

Indonesia's First Wellness City



Sequoia Hills

The Wellness City

WHERE THE CITY CAN **FINALLY BREATHE.**



The
Wellness
City

The Anatomy of A Living City

A true wellness city isn't built on a single idea. It's an ecosystem layered, interconnected, alive. Just as the Sequoia draws strength from its roots, its water, and the life that surrounds it, Sequoia Hills is designed around three foundational forces that work together to make you feel and live at your absolute best.



The
Wellness
City

The forces that make **Sequoia Hills** not just a place to live, but a true practice of living well, where every moment is shaped with intention and quiet refinement.

Three Pillars. One City.

One Life, Built To Last.

01 Longevity

02 Harvest

03 Roots

Longevity

SEQUOIA COUNTRY CLUB — 8 HECTARES

01

The
Wellness
City



Move. Recover. Outlive.

YOUR BODY IS THE FIRST INVESTMENT WORTH MAKING.

At the heart of **Sequoia Hills** sits the **Sequoia Country Club**, 8 hectares of world-class wellness infrastructure built for one purpose: to help you perform at your peak and recover like it's part of the plan. This isn't a gym with a view. This is a full performance ecosystem, built for the way serious people actually live.



The Wellness City

Running in polluted air is like training your body while forcing it to fight invisible toxins. The more you run, the more you inhale in high AQI areas, that can create more harm than benefit.

At Sequoia Hills, residents can enjoy a private running loop with an Air Quality Index around 50. Runners, it's not just your finish line, it's your HOME.

The
Wellness
City

3.5 km MULTI-ZONE

Sequoia Running Loop



More than amenities, these are **everyday rituals designed for a life well-lived.**

The
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— **Bespoke Gym Studio** with customized personal training



— **Hyrox Training Zone** competition-grade, built for performance



— **Himalayan Salt Sauna & Cold Plunge** therapy



— **Performance Assessment Lab**
know your numbers, own your longevity



— **Tennis, Padel & Basketball Courts**



— **Olympic-size Pool**



— **Protein Bar & Café**

Harvest

02



Grown Here. Eaten Here. Lived Here.

THE CITY THAT REPRODUCES ITSELF.

Most cities consume. **Sequoia Hills** gives back. We designed a closed-loop food ecosystem where the distance between your garden and your plate is measured in steps, not supply chains. Here, nourishment isn't a chore. It's a daily ritual, built into the architecture of how you live.

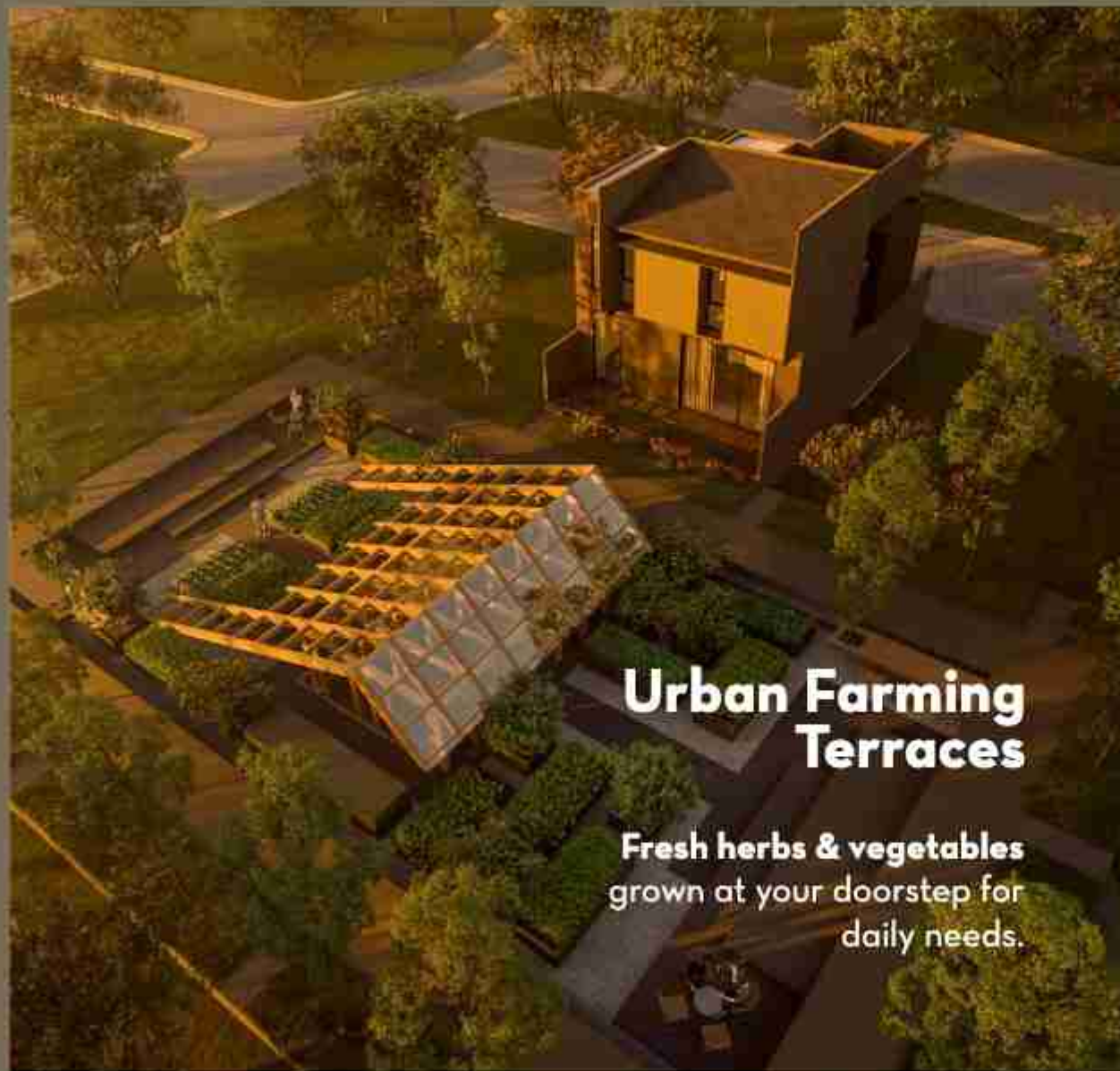
Organic Market

Farm to table, sourced from within the development itself.



Urban Farming Terraces

Fresh herbs & vegetables
grown at your doorstep for
daily needs.



Roots

The
Wellness
City



A Neighborhood With Soul.

03

FROM REAL ESTATE TO COMMUNITY ESTATE.

Masterplanned by urban+, the studio behind Ibukota Nusantara, Indonesia's new capital city. Every corner, every pathway, every open space was designed with a single intention: to make people want to show up for each other. This is not a gated community that happens to have amenities. This is a city built around the belief that belonging is the most underrated form of wellness.

The
Wellness
City



10-Hectare Botanical Park

A living green spine
connecting every
residential cluster.



Farmers Market

Quarterly festival of local
producers, arts & food,
keeping residents rooted
to the land and each other.

Sequoia Hills is Indonesia's answer to a question the world is finally asking:
What if where you live was the single best investment in your health,
your food, and the people around you?



Sequoia Hills
The Wellness City

Indonesia's First Wellness City

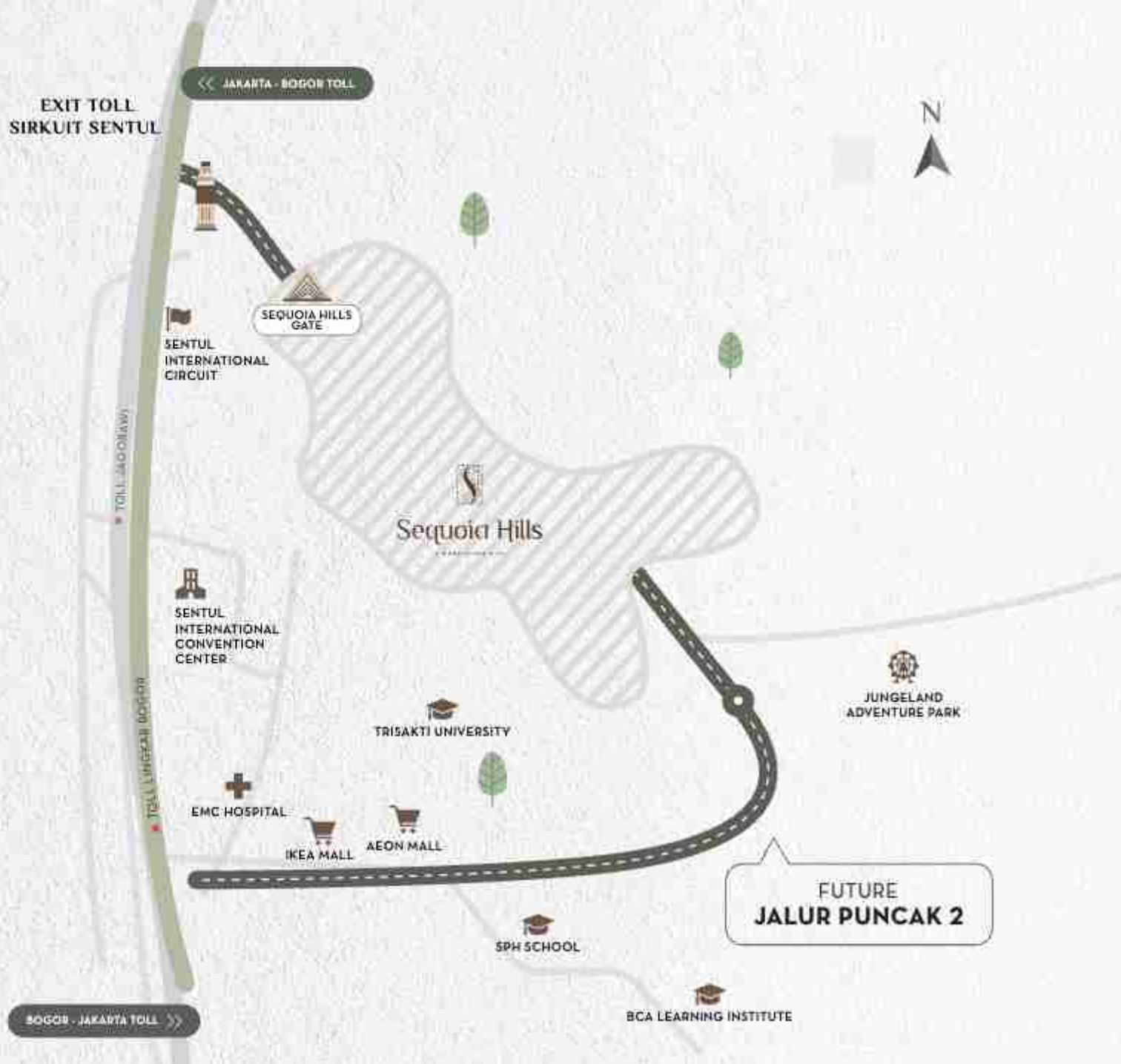
SENTUL, BOGOR

LOCATION

- Next** to Sentul International Circuit
- 3 Mins** from Toll Exit Sirkuit Sentul
- 10 Mins** to Sentul International Convention Center
- 12 Mins** to AEON Mall
- 12 Mins** to Trisakti University
- 14 Mins** to IKEA
- 14 Mins** to EMC Hospital
- 16 Mins** to SPH School
- 20 Mins** to BCA Learning Institute
- 20 Mins** to Jungleland Adventure Park



ROW 30 METERS



Powered by World-class Infrastructure

Sentul combines the upcoming LRT station with a TOD city concept, creating a lifestyle that's connected, efficient, and sustainable.



Sentul enjoys seamless connectivity to Jakarta, Serpong, and Soekarno–Hatta Airport



The completion of Cinere–Jagorawi
Toll Road (JORR II)

Trusted to Host International Events

Sentul International Circuit

Where speed, passion, and world-class events come alive.



Sentul International Convention Center

Where ideas, business, and culture converge, Sentul Convention Center sets the stage for world-class events.

MASTERPLAN

- 1 Entrance Gate
- 2 Living Gallery
- 3 Country Club
- 4 Sequoia Falls Food Adventure
- 5 Commercials
- 6 Condovilla
- 7 Hotel & Resort
- 8 River Park and Trails
- 9 Forest Park
- 10 Organic Market
- 11 Botanica Park
- 12 Wellness Center
- 13 Bicycle Loop
- 14 Landed Houses





A STAYCATION HOME

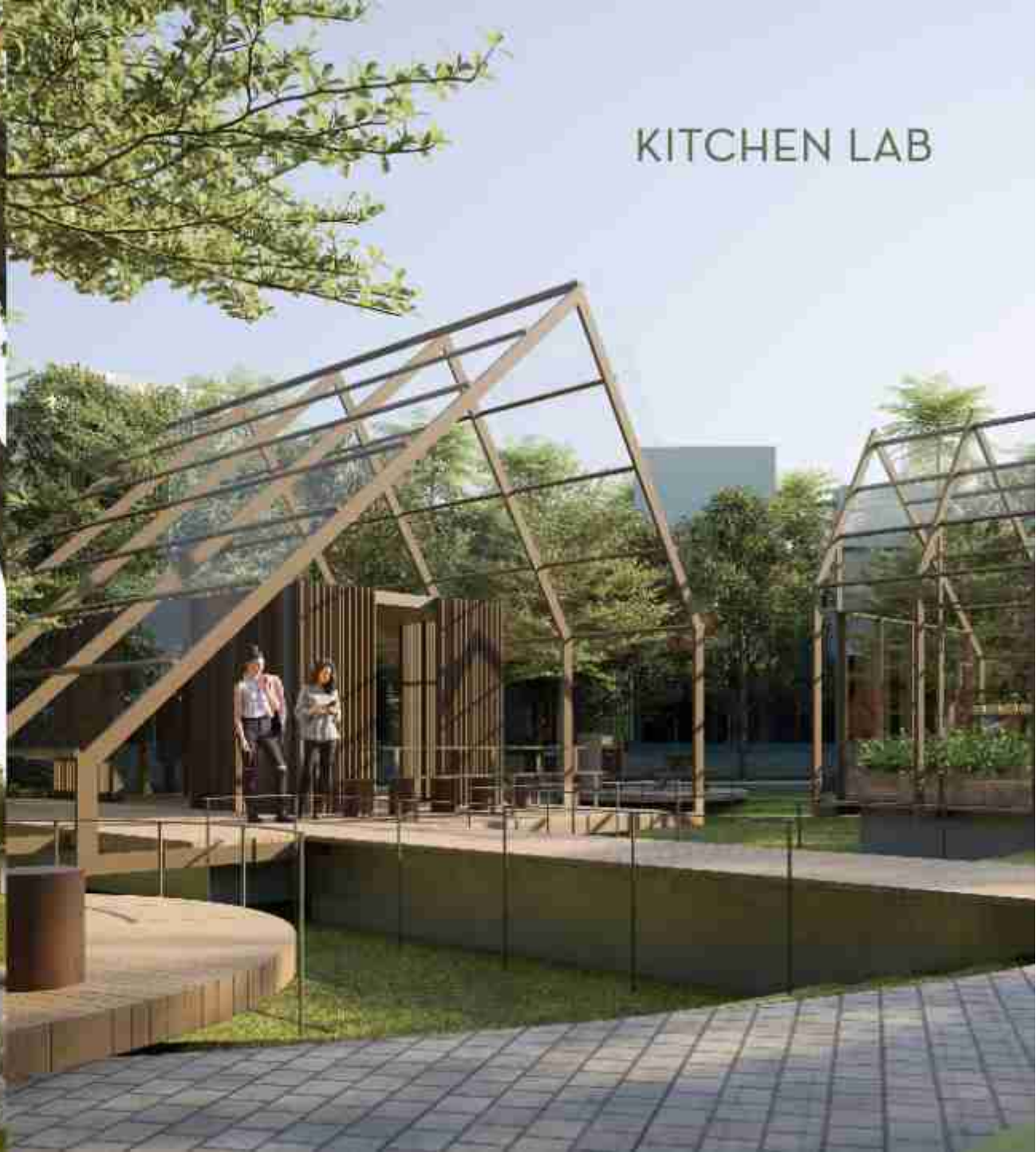


MAIN GATE

YOGA DECK
& BBQ PIT



KITCHEN LAB



CAMPING GROUND



JOGGING TRACK



PLAYGROUND

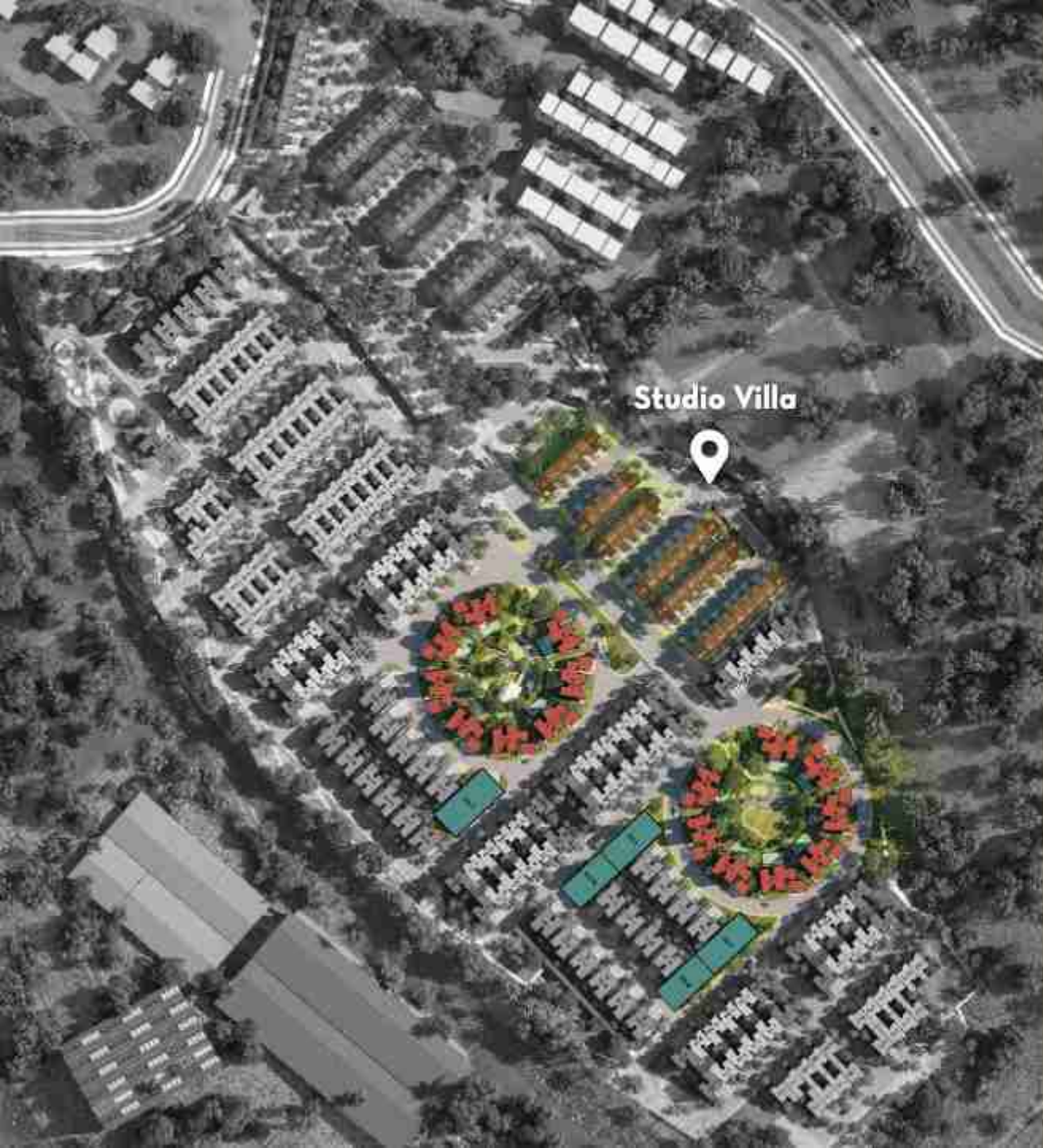


PET'S PARK

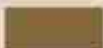
RIVERWALK



BASKETBALL COURT



SITEPLAN

-
-  Type 12 Circle
 -  Type 12 Kavling Corner
 -  Type Studio Villa
 -  Type Studio Villa Corner
-

Studio Villa

A NEW WAY TO STAY, OWN, AND GROW



Where weekends become **a lifestyle**,
and ownership becomes **opportunity**.





2.9m

6m

High Ceiling

Open Air. Breathe Freely.



LIVING ROOM

Your Perfect Weekend Family Retreat

Imagine arriving just 30 minutes from the city,
leaving behind the noise, the rush, the routine.



MEZZANINE



Studio Villa

LAND AREA : 90 m²
BUILDING AREA : 40 m²

 1 Bedroom

 1 Bathroom





Studio Villa — AFTER EXPANSION



Studio Villa — AFTER EXPANSION



Studio Villa

AFTER EXPANSION

LAND AREA : 90 m²
BUILDING AREA : 50 m²

-  2 Bedroom
-  2 Bathroom





Studio Villa

Studio Villa Corner

Phase 1

**ONLY 18 UNITS
AVAILABLE**

Additional Land for Future Expansion

Whether it's adding a private pool,
an outdoor lounge, or extending your
living area,

Your villa evolves, just like your lifestyle.



Professionally Managed by an Experienced Operator

You don't just own a villa,
you own a fully managed asset.

Effortless. Seamless. Worry-free.



STUDIO VILLA

Potential Gross Yield Income*

8 - 12%

10 - 15%

AFTER EXPANSION

*Returns are based on simulations and may change depending on market conditions

A MASTERPIECE BY



About Triniti Land

Triniti Land is a visionary property developer dedicated to crafting high-quality, innovative, and sustainable real estate developments in Indonesia. Established in 2009, PT Perintis Triniti Properti Tbk has built a strong reputation with landmark projects that redefine urban living.

Milestones

In 16 years, Triniti Land has developed more than 15 million square meters with a gross development value of IDR 16 trillion, spread from Jabodetabek, Batam, Lampung, and NTT.

Achievements

Recognized as one of Indonesia's Top 10 Best Developers (BCI Asia Awards 2021).