



MONO

THE INTROVERT
HOUSE



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.

A photograph of a modern building with a green roof and a car in the foreground. The building has a curved, tiered design with lush green plants growing on its roof. In the foreground, a dark-colored car is parked on a paved area, and two people are standing near it. The background shows tall pine trees under a clear blue sky.

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

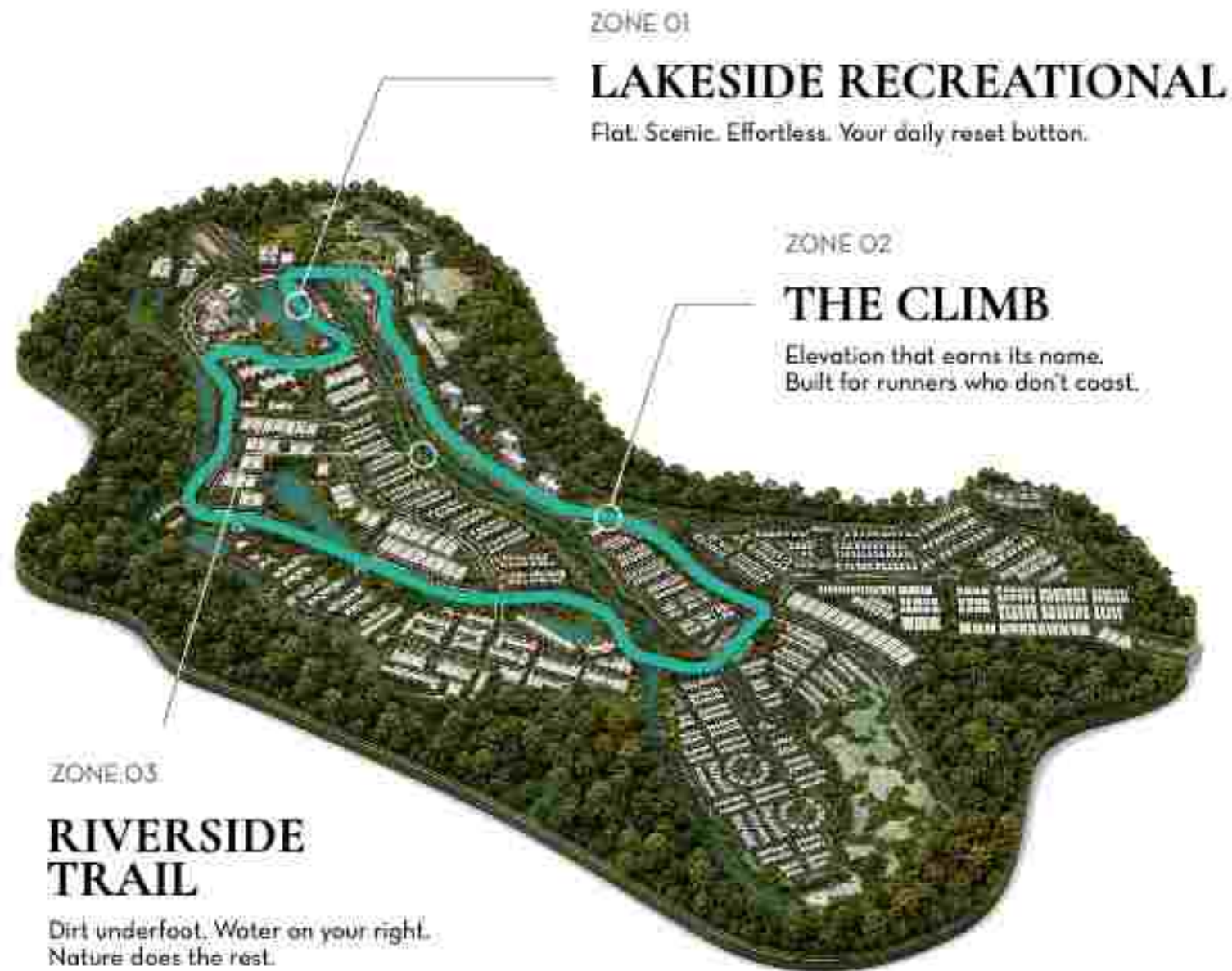
Running in polluted air is like training your body while forcing it to fight invisible toxins. The more you run, the more you inhale in high AQI areas, that can create more harm than benefit.

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
Wellness
City



■ **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



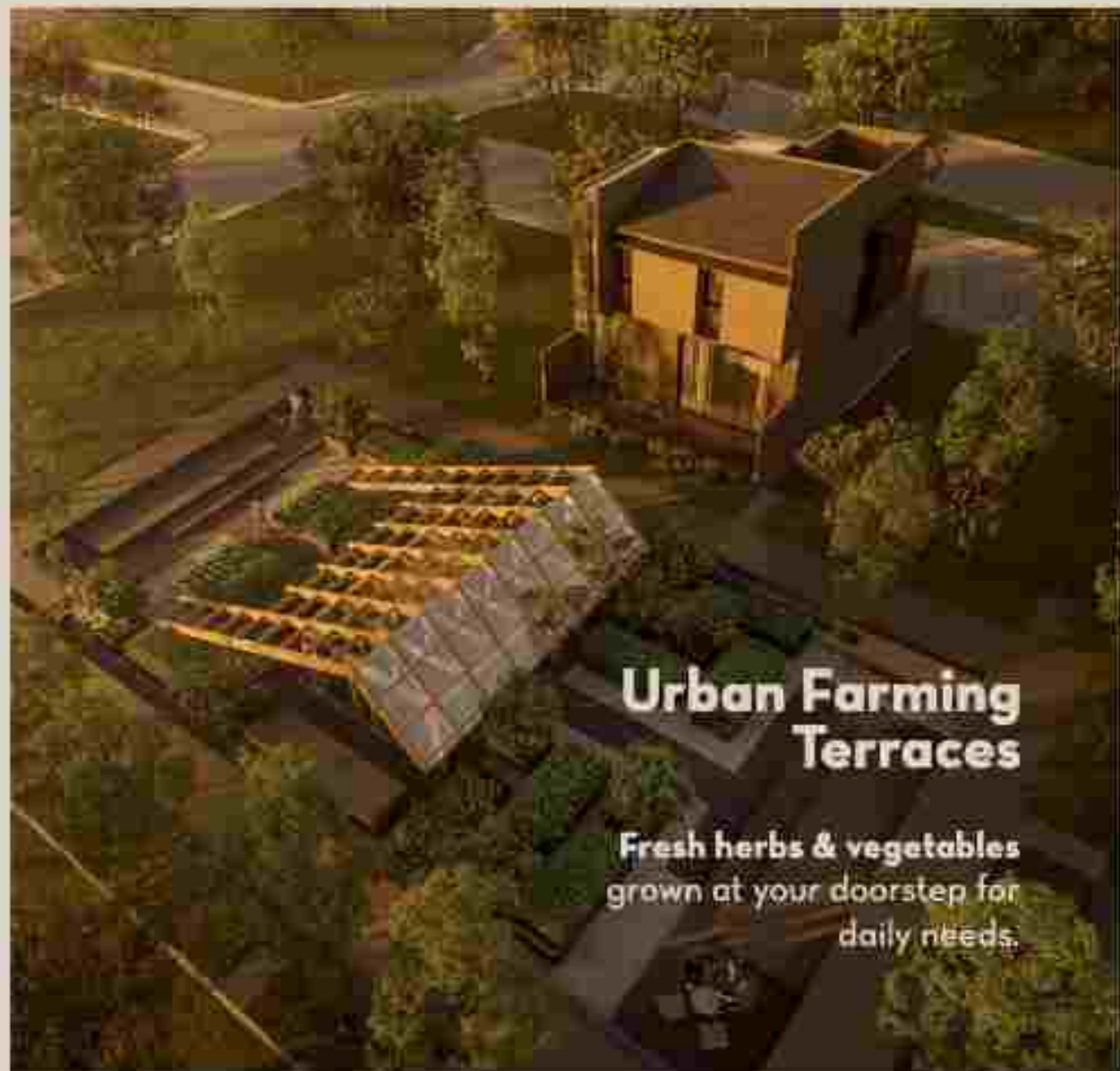
Grown Here. Eaten Here. Lived Here.

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

A Breathing City

A 95-hectare sustainable township development in Sentul

950.000

Sqm

DEVELOPMENT AREA

3.500

HOMES

100.000

Sqm

MIXED COMMERCIALS

IDR 15 Trillion

DEVELOPMENT AREA

70%

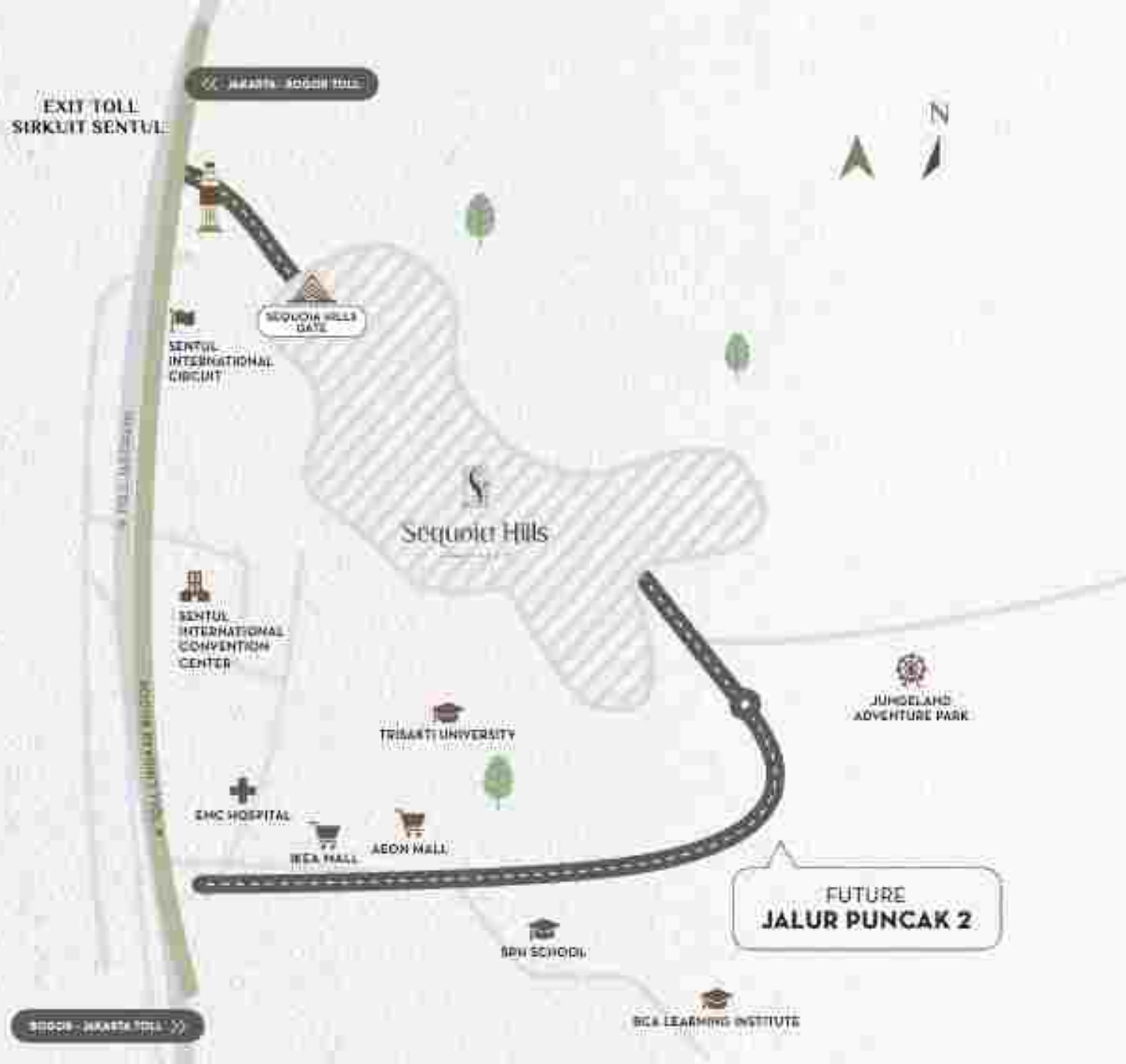
GREEN COVERAGE

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



SENTUL

an International-standard City

Powered by
World-class Infrastructure

Trusted to
Host International Events

Preferred address for
Global Companies

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.



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

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

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.

PREFERRED ADDRESS

for Global Companies



IKEA



AEON Mall Sentul



Genting Highland

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

JAPAN-INSPIRED INTROVERT HOUSE

A TRUE APPRECIATION OF PERSONAL SPACE

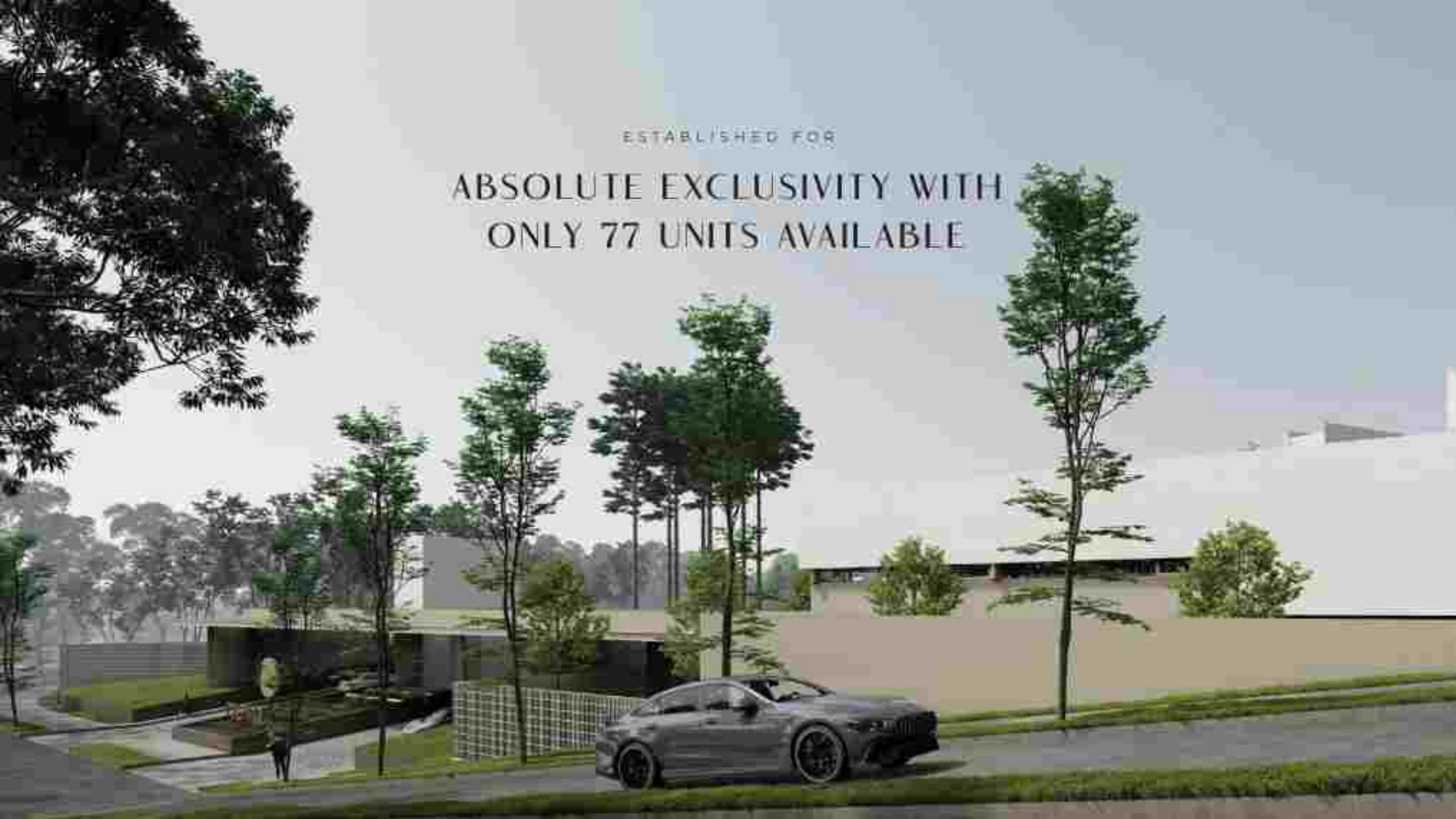
Known for its captivating cultures, Japan puts the art of appreciation as an essential way of living. The appreciation of personal space – the art of being mindful of one's privacy and solitude – elegantly revitalizes our wellbeing.

Inspired by this philosophy, MONO delivers a Japanese-inspired introvert house concept with avid enthusiasm. Our craftsmanship starts from the prestigiously private establishment, the soothing ambience we set in your house, and the facilities that allure you to mentally reset and rejuvenate.

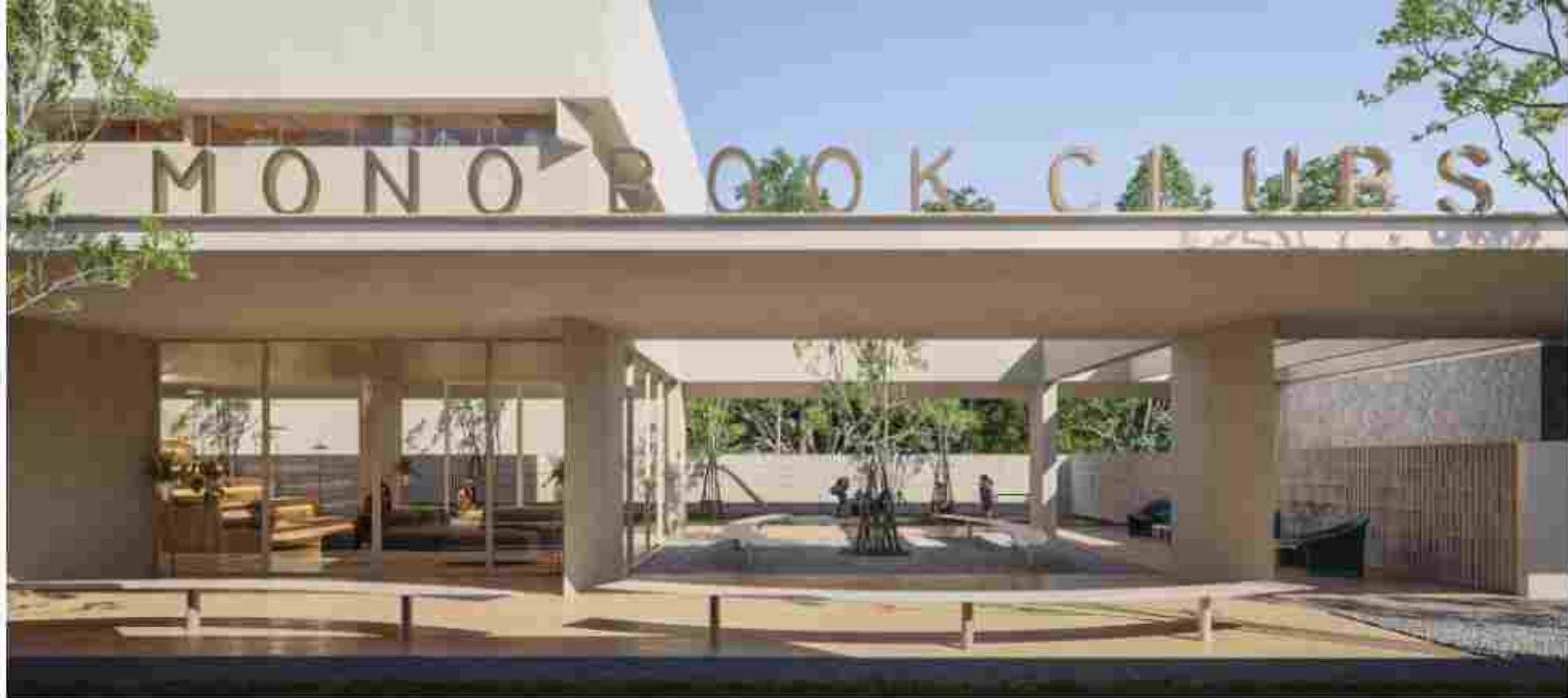
"Everything is designed for you to celebrate your inner introversion."



ESTABLISHED FOR
ABSOLUTE EXCLUSIVITY WITH
ONLY 77 UNITS AVAILABLE







MONO BOOK CLUB

Creating space for connection, health, and gratitude, residents can enjoy the delight of teas and quality readings go hand-in cup. Complemented with mini library, seating areas, and a meeting room, every sip and taste should be an experience of delight.

MINI LIBRARY





READING AREA

MEETING AREA



LOUNGE





COMMUNITY PARK



GREEN OPEN SPACE



PLAYGROUND

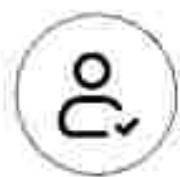


SERVING YOU A DOUBLE PRIVACY AND SECURITY EXPERIENCE

Welcoming residents with beautiful ambience that emanates calm, each house is poised with an elegant private gate at the front yard. For double privacy and security, MONO has its own cluster gate as well.



INVITING YOU TO BE PART OF AN EXCLUSIVE NEIGHBORHOOD



Offering a high-class introversion experience, MONO is intended to be exclusive. Encompassing a smaller project area compared to its sister clusters at Sequoia Hills, the residents in MONO are the most privileged ones; carefully selected through an in-depth profile background check.



SPOILING YOUR SENSORY WITH HYPNOTIC RIVER SIDE SOUND

Residents are spoiled with the hypnotic sound of the river side which can serenaded directly from the living room and the bedroom. This naturally built ASMR sound relaxes, energizes, and rejuvenates the mind and soul.





REDEFINING THE LUXURY OF SILENCE WITH SERENE ZEN GARDEN IN YOUR HOUSE

Reinventing personal space, a Zen Garden adorns the house with an outstanding Japanese aesthetics and wisdom
- a meditation nook which redefines the experience of owning the luxury of silence.



PURIFYING YOUR HEALTH WITH CLEAN DRINKABLE WATER

Adopting advanced filtration technology from BWT Germany, our filtered tap water is purified to be healthy and safe to consume.





EXTENDING YOUR PRIVACY WITH AN ENERGY EFFICIENT HOME-GATE COMMUNICATION

Providing a home-gate communication to each house, homeowners can comfortably ensure the safety of your surroundings and communicate with visitors without wasting movements such as stepping outside the house.



FOSTERING GREEN LIVING WITH HYBRID SOLAR PANEL

Our dedication to nourish an Immersive green experience is demonstrated through hybrid solar panel facilitation to each house which efficiently saves electricity consumption up to 50%.





SITEPLAN



- Type 8
- Type 10
- Type 12

A modern, multi-story residential building with a light-colored facade and large windows. The building features a series of vertical, white, rectangular elements that create a rhythmic pattern. Greenery is integrated into the design, with plants growing on the balconies and a large tree in the foreground. A glass fence runs along the front of the building, and a paved area is visible in the foreground. The sky is clear and blue.

T8



First Floor



Second Floor



Third Floor

T8

Land Area:

128 sqm

Building Area:

188 sqm

3 Bedrooms

2 Bathrooms

1 Powder Room



T8 | CARPORCH & SERVICE AREA



T8 | LIVING AREA



T8 | DINING AREA



T8 | MASTER BEDROOM

T8 | MASTER BATHROOM





T8 | BEDROOM



T8 | BALCONY

T8 | HOBBY ROOM



An architectural rendering of a modern, multi-story residential complex at dusk. The building features a mix of light-colored concrete and dark, vertical-slat cladding. Large windows and balconies are illuminated from within, casting a warm glow. The building is set back from a dark, paved street by a low wall and a row of young trees. A dark car is parked on the street to the right. The sky is a deep blue, and the overall atmosphere is serene and sophisticated.

T10



First Floor



Second Floor



Third Floor

T10

Land Area:

180 sqm

Building Area:

272 sqm

3 + 1 Bedrooms

3 + 1 Bathrooms

1 Powder Room



T10 | CARPORCH & SERVICE AREA



T10 | LIVING AREA



T10 | DINING AREA



T10 | MASTER BEDROOM

T10 | MASTER BATHROOM





T10 | BALCONY



T10 | HOME AREA

A photograph of a modern, multi-story building at dusk. The building features a central section with a prominent, illuminated, grid-like facade. The ground floor is a glass-enclosed space, possibly a courtyard or entrance area, with a dark interior. The building is surrounded by trees and landscaping. A large, white, stylized number '112' is overlaid on the bottom left of the image.

112



First Floor



Second Floor



Third Floor

T12

Land Area:

252 sqm

Building Area:

375 sqm

4 + 1 Bedrooms

4 + 1 Bathrooms

1 Powder Room



T12 | CARPORCH & SERVICE AREA



T12 | GARDEN



T12 | LIVING AREA



T12 | DINING AREA



T12 | MASTER BEDROOM





02 | MASTER BATHROOM



112 | GUEST BEDROOM



T12 | BALCONY

An architectural rendering of a modern, multi-story house. The house features a prominent glass-enclosed garage on the ground floor, which is partially obscured by a low stone retaining wall. Above the garage, there are large windows and a balcony with a green railing. The upper floors have a mix of solid white walls and large glass panels. A small tree stands to the right of the house, and a dense forest is visible in the background. The sky is clear and blue.

T12

HOOK



T12 HOOK | SIDE VIEW



T12 HOOK | BACK VIEW

SPECIFICATIONS



FOUNDATION		: Mini piles (based on site condition)	FLOOR FINISHES	- Carport and Garage	: Natural Stone or Equivalent
MAIN STRUCTURE		: Reinforced Concrete		- Stair	: Engineered Wood in Laminate Finishes
WALL	- Exterior	: Light Brick Wall in Weathershield Protection		- Terrace Balcony	: Homogenous Tile
	- Finishes (combination)	: Textured Paint Finishes		- General Room	: Homogenous Tile
		: Breeze Block Brick in Painted Finishes		- Living Room	: Big Signature Homogenous Slab
		: Matt White Mosaic Tiles		- Bedroom	: Engineered Wood in Laminate Finishes
		: Stick on Wall Limestone Rock		- Bathroom	: Homogenous Tile
	- Interior	: Light Brick Wall in Plastered Finishes	SANITARY WARES	- Sanitary	: Grohe or Equivalent
	- General Finishes	: Light Colour Paint Finishes		- Fitting	: Grohe or Equivalent
	- Bathroom finishes	: Homogenous Tile	WATER		: PDAM
CEILING	- Exterior	: GRC Board in light colour finishes			: BWT Water Treatment, Made in Germany
	- Interior	: Gypsum Board in light colour finishes	ELECTRICITY	- PLN	: Type 8 : 4,400 VA
ROOF		: Bitumen Roof on Lightweight Steel Roof Structure			: Type 10 : 5,500 VA
DOOR	- Main Entrance Door	: Solid Engineered Wood			: Type 12 : 6,600 VA
	- Carport Door	: White Painted Metal Folding Door	SMART LIVING		: Home-Gate Communication
	- Garage Door	: White Painted Folding Door			: CCTV Security
	- Interior Door	: Engineered Wood in veneer or laminate finish			: Smart Door Key System
WINDOW	- General	: Glass with Aluminum Frame in Powder Coated Finishes			: Solar Panel
KITCHEN		: Top Table Sintered Stone Finishes	UPGRADE OPTIONS	- Living Room and General Room	: Marble Finishes
				- Master Bathroom	: Marble Finishes

FINELY CRAFTED BY



Initiated in 2019, PT Perintis Trinita Properti, Tbk. (Trinita Land) commenced its journey with its first 5-hectare land development project. Developments of iconic projects started in 2014 until 2017, introducing thoughtful lands, namely, Brooklyn, Springwood Residence, Yukata Suites, The Smith, Collins Boulevard, and Marcs Boulevard. The success brought Trinita Property Group to emerged with a new face, named Trinita Land. Trinita Land has listed its initial shares on the Indonesia Stock Exchange (IDX) through an Initial Public Offering (IPO) scheme on 15 January 2020 and strives to create more masterplans to build township-scale development projects in Jakarta, Tangerang, and Batam. By 2022, Trinita Land has been endeavoring two eminent development projects, Sequoia Hills in Santul, elite neighborhoods medley with \$1 billion gross development value, and TanaMori in Labuan Bajo, a tourist destination encircled by captivating landscapes of exotic tropical nature.



AWARDS

Triniti Land

TOP 10 BEST DEVELOPER 2022 - BCI ASIA AWARDS

Triniti Land

ASIA BEST BOUTIQUE DEVELOPER

Triniti Land

BEST INNOVATIVE DEVELOPER

Triniti Land

BEST LIFESTYLE DEVELOPER

Sequoia Hills

BEST HOUSING LANDSCAPE ARCHITECTURAL DESIGN

Sequoia Hills

**BEST HIGH-END HOUSING ARCHITECTURAL DESIGN
INDONESIA PROPERTY AWARDS 2025**

Sequoia Hills

**BEST HIGH-END HOUSING ARCHITECTURAL DESIGN
ASIA PROPERTY AWARDS 2025**

Sequoia Hills

**BEST PREMIUM HOUSING PROJECT GOLDEN
PROPERTY AWARDS 2025**