




REINA SOFIA


CITRA CITY
SENTUL

An aerial photograph of a modern residential complex nestled in a lush, green valley. The sun is rising over distant mountains, casting a warm, golden glow across the scene. The sky is filled with soft, white clouds. In the foreground, several multi-story apartment buildings with balconies are visible, surrounded by manicured lawns and trees. A winding road or path leads through the landscape. The overall atmosphere is peaceful and serene.

EXPERIENCE THE OPULENT LIVING IN THE TRANQUIL HILLS

Imagine waking up to breathtaking views of lush green hills
and a spectacular golf course every morning.
Experience the luxury of living in a masterpiece divine
surrounded by nature's splendor.



A JOURNEY TO COMPLETE HARMONY



WELCOME TO YOUR PRESTIGE HAVEN



THE Breezewalk

CRYSTAL POND

Witness the beauty of nature unfold in this enchanting koi pond.



PUZZLE PUTTERS

Test off for a day of fun and friendly competition on our outdoor golf course.



SONGBIRD PAVILION

Nestle into tranquility in our unique birdcage seating area, surrounded by the beauty of nature.



WHISPERING WOODS

Step into serenity as you pass under the captivating wooden block entrance.



TECHNOFLUX LOUNGE

Relax in our futuristic style seating areas, where comfort meets innovation.



KID PLAYGROUND

Adventure awaits in our vibrant kids' playground, a haven for endless fun and imagination.





ENJOY THE MOMENT
WITH YOUR LOVED ONE



Lantai 1



Lantai 2

LB / LT : 120 M² / 120 M² (8 X 15)

4+1
 smart door lock (main door)
 smart home system

Unwind and relax
in the comforting ambiance
of this cozy living room,
where warmth sets the tone.





Lantai 1



Lantai 2

LB / LT : 142 M² / 150 M² (10 X 15)

4+1
 smart door lock (main door)
 smart home system



SITEPLAN

- ① CRYSTAL POND
- ② WHISPERING WOODS
- ③ LONGBEAD PAVILION
- ④ FIDDE'S PUTTERS
- ⑤ TECHNIO FLEX LOUNGE
- ⑥ KID'S PLAYGROUND



- DALI
LB / LT : 120 MP / 120 MP (8 X 15)
- DALI FACELIFT
LB / LT : 130 MP / 120 MP (8 X 15)
- PICASSO
LB / LT : 142 MP / 150 MP (10 X 15)
- PICASSO FACELIFT
LB / LT : 155 MP / 150 MP (10 X 15)
- CHAMPAGNE
LB / LT : 90 MP / 105 MP (7 X 15)
- CHAMPAGNE FACELIFT
LB / LT : 95 MP / 105 MP (7 X 15)
- CHARLIS
LB / LT : 88 MP / 90 MP (6 X 15)
- CHARLIS FACELIFT
LB / LT : 77 MP / 90 MP (6 X 15)

MASTERPLAN



TECHNICAL SPECIFICATIONS

PONDASI

Tiang pancang/Bored pile batu kali

STRUKTUR

Struktur beton bertulang

DINDING

Bata / bata ringan finish plester aci & cat

Dinding pembatas

Pagar pembatas

Das Dasterin

Das Interior

Granite Base

- double dinding
- bata / bata ringan finish plester aci & cat
- ac, Jatin Anti Red & Ultra Clean / seters
- ac Jatin / seters
- Homogeneous tile 80x80 ac, Roman Grande / seters

PLAFOND

Ruang dalam

Overlaid, lens & ktp/WC

- Gypsum
- Gypsum Wt

LANTAI

Lantai utama

Lantai dapur

Tangga

R. luar pembantu

R. service

Teras

Kamar mandi

Garage

- Homogeneous tile 80x80 ac, Roman Grande / seters
- Homogeneous tile 80x80 ac, Roman Grande / seters
- Homogeneous tile 80x80 ac, Roman Grande / seters
- Keramik 30x30 ac, Roman / Seters
- Keramik 30x30 ac, Roman / Seters (R. Jatin & seters)
- Homogeneous tile 80x80 ac, Roman / seters
- Homogeneous tile 80x80 ac, Roman / seters
- Homogeneous tile 80x80 ac, Roman / seters

SANITAIR

Shower ac, Tolo / seters

Wastafel ac, Tolo / seters

Closet Dapur & Kcp Wastafel ac, Tolo / seters

RANGKAIKAP

Baja ringan

PENUTUPAN

Atap Genteng Keramik ac, Karmul atau seters

JENDELA

Kusen

Daun Jendela

- Aluminium powder coating ac, YKK / seters
- Aluminium powder coating ac, YKK / seters + kaca bening

PINTU

Kusen

Daun pintu utama

- Aluminium powder coating ac, YKK / seters
- Engineering solid wood finish melamin / duco semiklas

INSTALASI LISTRIK

RUN 5500 W

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- Tipe Plasse dan Dali
- Tipe Champagne dan Chella

INSTALASI AIR

Air Bersih Standar RSM

Ground Water Tensi regasitas 1000 liter termasuk pompa

INSTALASI AC

Ruang keluarga

Ruang tidur

Unit AC tidak termasuk

INSTALASI TELEPON

1 Line Telepon (Langsung-Kong)

Gata 1 Tahun Abademen Sejak Serah Terima

INSTALASI INTERNET

Koneksi internet & TV Kabel

Gata 1 Tahun Sejak Serah Terima

FITUR SMART HOME

Smart door lock

Smart Switch

IR remote

Vision sensor

Smart downlight

Smart alarm

CC TV outdoor & indoor

FITUR GREEN CONCEPT

Biological septik tank

Instalasi jaringan listrik dalam tanah

Instalasi labir telapak beton tanah

Pemaman air tenaga surya

Seluruh drainase tertutup

Jalan dalam dan jalan lingkungan 80x80

Batas jalan 3 meter

Drainase di lingkungan

Pemaman air dan beton & Hama

System keamanan lingkungan - CCTV system

STP umum

KU LED

DESIRABLE LOCATION





Marketing Office

Jl. Citra City Boulevard No. 1
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