



REINA SOFIA



CITRA CITY
SENTUL

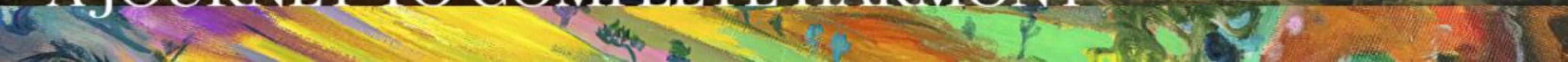
An aerial photograph of a luxury residential development in the Tranquil Hills. The scene is captured at sunrise, with a golden sun low on the horizon behind a range of mountains, casting a warm glow over the landscape. In the foreground, several modern, multi-story apartment buildings with glass facades are clustered together. To the right, a well-maintained golf course with green fairways and a winding path is visible. The background shows a vast valley with rolling hills and a cityscape in the distance, all under a sky filled with soft, white clouds.

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

1 CRYSTAL POND

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



2 PEEK PUTTERS

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



3 SONGBIRD PAVILION

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



4 WHISPERING WOODS

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



5 TECHNOFLX LOUNGE

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



6 KID PLAYGROUND

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





ENJOY THE MOMENT
WITH YOUR LOVED ONE



DALI

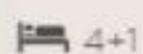


Lantai 1



Lantai 2

LB / LT : 120 M² / 120 M² (8 X 15)



4+1



smart door lock (main door)



smart home system

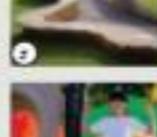
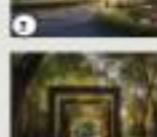
Unwind and relax
in the comforting ambiance
of this cozy living room,
where warmth sets the tone.





SITEPLAN

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



- DALI**
LB / LT: 120 MP / 120 MP (8 X 15)
- DALI FACELIFT**
LB / LT: 150 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: 89 MP / 90 MP (5 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 Dada / bata ringan finish plester aci & cat Dinding pembatas Dapur tembok Dua Dasterin Dua Interior Damaran Basal	<ul style="list-style-type: none"> • double dinding • bata / bata ringan finish plester aci & cat • aci Jatur Anti Tada & Ultra Clean / setara • aci Jatur / setara • Homogeneous tile 60x60 aci Roman Grand / setara
PLAFOND Ruang dalam Dasterin, lensa & kpl/WC	<ul style="list-style-type: none"> • Duplum • Duplum WTC
LANTAI Lantai utama Lantai dapur Tangga R. lajur pembantu R. service Teras Kamar mandi Carport	<ul style="list-style-type: none"> • Homogeneous tile 60x60 aci Roman Grand / setara • Homogeneous tile 60x60 aci Roman Grand / setara • Homogeneous tile 60x60 aci Roman Grand / setara • Keramik 30x30 aci Roman / Setara • Keramik 30x30 aci Roman / Setara (R. Jatur & service) • Homogeneous tile 60x60 aci Roman / setara • Homogeneous tile 60x60 aci Roman / setara • Homogeneous tile 60x60 aci Roman / setara
SANITAIR Shower aci. Toto / setara Wastafel aci. Toto / setara Closet Duduk & Eco Washer aci. Toto / setara	
BANGUNAN Bata ringan	
PENUTUPAN Atap Genteng Keramik aci. Konmur atau setara	
JENDELA Kusen Daur Jendela	<ul style="list-style-type: none"> • Aluminium powder coating aci. YKK / setara • Aluminium powder coating aci. YKK / setara + kaca bening

PINTU Kusen Daur pintu utama	<ul style="list-style-type: none"> • Aluminium powder coating aci. YKK / setara • Engineering solid wood finish melamin / duco semigloss
INSTALASI LISTRIK PLN 2500 W PLN 2200 W	<ul style="list-style-type: none"> • Tipe Piasa dan Del • Tipe Champagne dan Chella
INSTALASI AIR Air Bersih Standar RUM Ground Water Teras kapasitas 1000 liter termasuk pompa	
INSTALASI AC Ruang keluarga Ruang tidur Unit AC tidak termasuk	
INSTALASI TELEPON 1 Line Telepon (Langsung-Ring) 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 Motion sensor Smart downlight Smart alarm GCTV / outdoor & indoor	
FITUR GREEN CONCEPT Biological septictank Instalasi jaringan drainase dalam tanah Instalasi labir drainase bawah tanah Demarasi air terpadu surya Sistem drainase terpadu Jalan daster dan jalan lingkungan 60x60 Daster jalan 3 meter Children playground Terselesaikan jalan dan beton & Hardsu System keamanan lingkungan - CCTV system 24/7 security SOL LED	

DESIRABLE LOCATION





Marketing Office

Jl. Citra City Boulevard No. 1
Bogor, Jawa Barat 16810
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