

KOTA BARU
PARAHYANGAN
MANDIRI · MADANI · ALAMI

TATAR JAYAPRAKASA

Simplify Your Space, Amplify Your Life

www.kotabaruparahyangan.com



Melanjutkan 25 tahun pengembangan Kota Mandiri pertama dan terluas di Bandung Raya, Kota Baru Parahyangan (KBP) dengan Visi Awal mengembangkan proyek berskala kota yang akan menampung segala fasilitas dan fungsi perkotaan termasuk menyediakan hunian berkualitas bagi berbagai segmen, termasuk bagi **Generasi Muda** dan usia produktif.

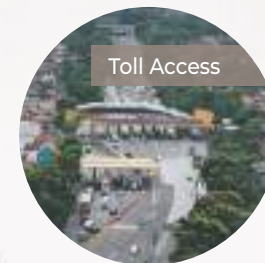
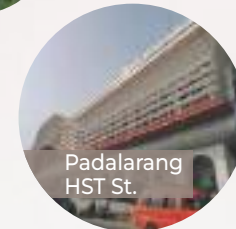
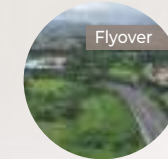
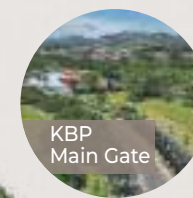
Keberadaan KBP sebagai kota penyangga Bandung Raya kini semakin berkembang dengan menghadirkan **Ekosistem Hunian** yang tidak hanya strategis dan terintegrasi dengan infrastruktur modern, tetapi juga mendukung gaya hidup dinamis serta memberikan aksesibilitas terhadap berbagai peluang ekonomi.

Terinspirasi oleh nama seorang bangsawan Pajajaran yang dikenal kepemimpinan, kebijaksanaan, dan dedikasinya dalam menjaga adat serta budaya Sunda, Kota Baru Parahyangan mempersembahkan **Tatar Jayaprakasa**.

Simplify Your Space,
Amplify Your Life



KOTA BARU PARAHYANGAN
Towards Sustainable City



- 1 Tatar Tarubhawana
- 2 Nayapati Residence
- 3 Tatar Lokacitra
- 4 Tatar Simakirana
- 5 Anggapati Residence
- 6 Tatar Punawangi
- 7 Tatar Nilapadmi
- 8 Tatar Spatirismi
- 9 Tatar Paramawati
- 10 Tatar Surawisesa

- 11 Tatar Jayaprakasa
- Show House @Marketing Gallery

- 1 IKEA
- 2 Bumi Hejo
Urban Park, Green Spine, Bumi Skate Park,
Bumi Play Park, Yogya Junction, RSIA
Parahyangan, Kopi Nako, Casa Le Savoye,
Suki Time & Two Cents, Noah's Barn
Coming Soon : Hejo Square
- 3 Pasar Parahyangan
- 4 Wahoo Waterworld
- 5 Ruko Sasakirana
Neighborhood Commercial
- 6 Bumiluhur Tea House
- 7 Bumiluhur Country Club
- 8 Parahyangan Golf



Tatar Jayaprakasa, tatar terbaru di Kota Baru Parahyangan yang menghadirkan rumah dua lantai dengan pilihan 2 atau 3 kamar tidur. Mengusung desain rumah homy, interior open plan yang fleksibel, serta dilengkapi fitur smart home yang mendukung gaya hidup generasi digital savvy. Sangat cocok untuk dijadikan rumah pertama maupun aset investasi masa depan.

CLUSTER FACILITIES



Gated System



Integrated Cluster Security



Thematic Garden



Security Patrols



Cluster CCTV

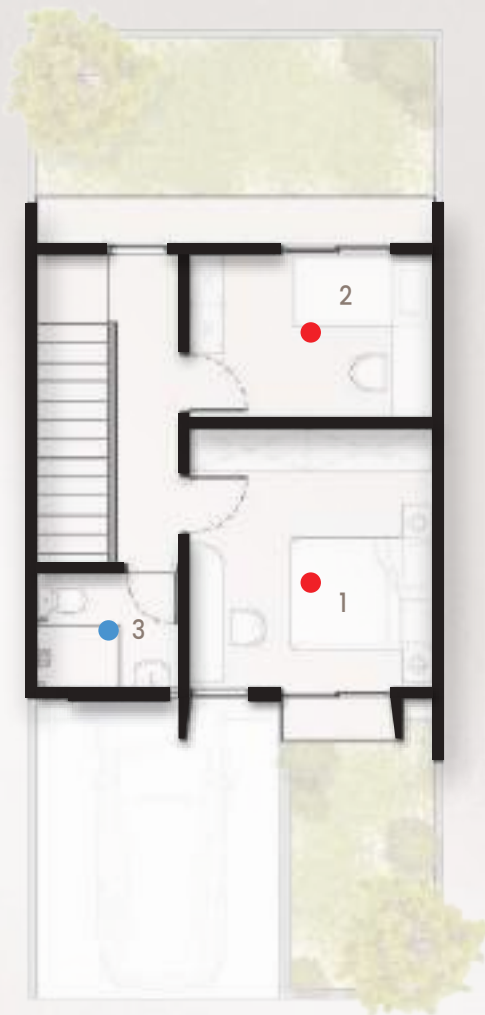


Balancing aesthetics
and efficiency





1st Floor



2nd Floor

JAYATAMA

Build Area 80 m² | Land Area 84 m²



2
Bedroom



2
Bathroom

+



Smart Home

1st Floor

1. Carport
2. Garden
3. Living & Dining Area
4. Bathroom
5. Kitchen

2nd Floor

1. Main Bedroom + Balcony
2. Kid's Bedroom
3. Bathroom

JAYAPRABU

Build Area 104 m2 | Land Area 84 m2



3
Bedroom



3
Bathroom



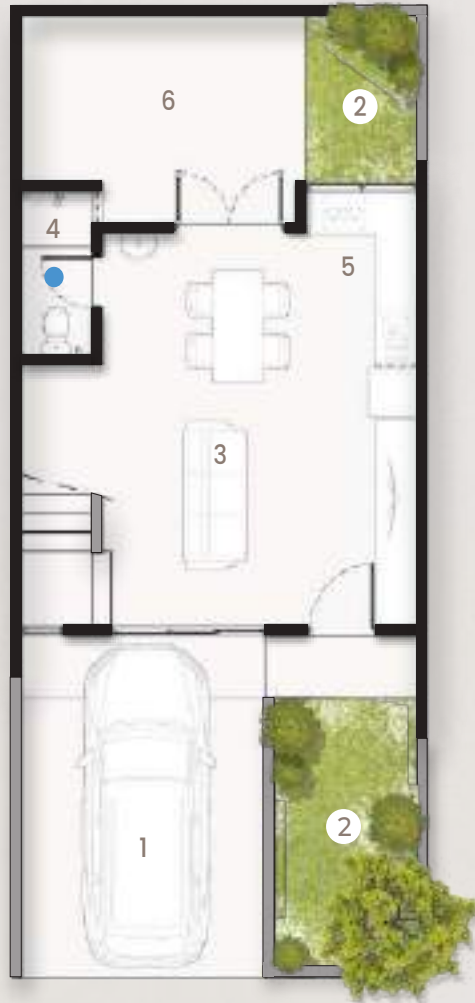
Smart
Home

1st Floor

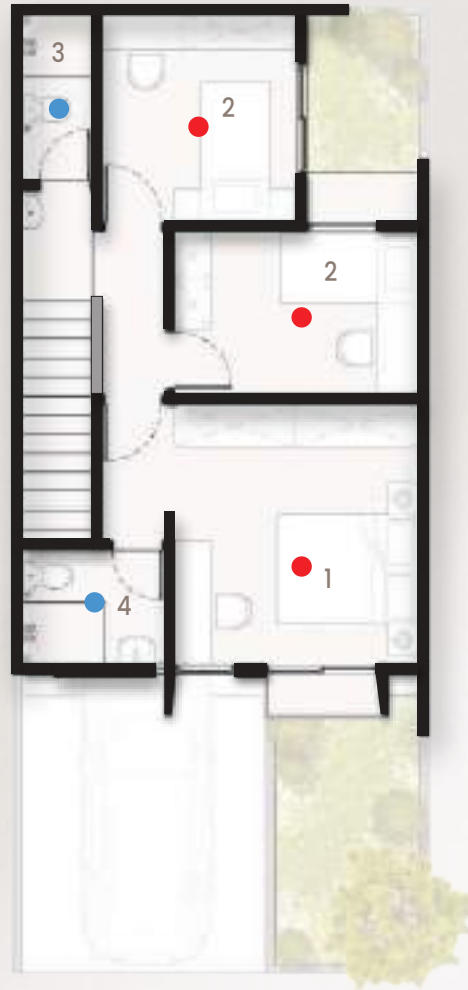
1. Carport
2. Garden
3. Living & Dining Area
4. Bathroom
5. Kitchen
6. Extension Area

2nd Floor

1. Main Bedroom + Balcony
2. Kid's Bedroom
3. Bathroom
4. Main Bathroom



1st Floor



2nd Floor

A flexible open space,
ready for various needs



| LIVING & DINING AREA





LIVING & DINING AREA



| MAIN BEDROOM

Bringing a modern touch to
every detail of the home



| KID'S BEDROOM

SPECIFICATIONS

PONDASI

Pondasi Pancang/Strauss Pile dan
Pondasi Batu Kali

DINDING

Pasangan Bata / Bata Ringan + Sistem
Dry Mortar / Setara

FINISHING CAT

- Interior
 - Eksterior
 - Dinding Batas Kavling
- Cat Tembok Vinilex, Ex. Nippon / Setara
Cat Tembok Weathebond, Ex. Nippon /
Setara
Finish Plester + Kamprot

FINISHING LANTAI

- Teras
 - Lantai Utama
 - R. Tidur Lt. 1
 - R. Tidur Lt. 2
 - R. Tidur Utama
- Roman 30 x 30
Roman 40 x 40
Roman 40 x 40
Roman 40 x 40
Roman 40 x 40

KM/WC

- Lantai KM/WC Lt.1
 - Dinding KM/WC Lt.1
 - Lantai KM/WC Lt.2
 - Dinding KM/WC Lt.2
 - Lantai Dapur
- Roman 40 x 40
Roman 40 x 40
Roman 30 x 30
Roman 30 x 60
Roman 40 x 40

ATAP

- Rangka Atap
 - Genteng
 - Listplang
- Baja Ringan
Genteng Beton Ex. Cisangkan
Woodplank, Fin. Cat

CARPORT

- Lantai
- Paving Block

PLAFOND

- Rangka Plafond
 - Penutup Plafond Utama
 - Penutup Plafond KM/WC
 - Penutup Teritisan Atap Utama
- Hollow / Metal Furing
Gypsum 9 mm + List
Gypsum 9 mm Water Resist 9mm + List
Gypsum 9 mm Water Resist 9mm + List

KUSEN

- Pintu Utama
 - Pintu Interior
 - Pintu Sliding
 - Jendela
- Aluminium Anodized / Setara
Kayu Engineering, Fin. Ecosheet
Aluminium Ex. YKK, Anodized / Setara
Aluminium Ex. YKK, Anodized / Setara

PINTU & JENDELA

- Daun Pintu Utama
 - Daun Pintu Interior
 - Daun Pintu KM/WC
 - Daun Jendela
- Pintu Panel Aluminium Fin. Anodized
Plus
Kayu Engineering, Fin. Ecosheet
Kayu Engineering, Fin. Ecosheet
Aluminium Ex. YKK, Anodized / Setara

SANITAIR

TOTO / Setara

KITCHEN SINK

Stainless Steel

LISTRIK

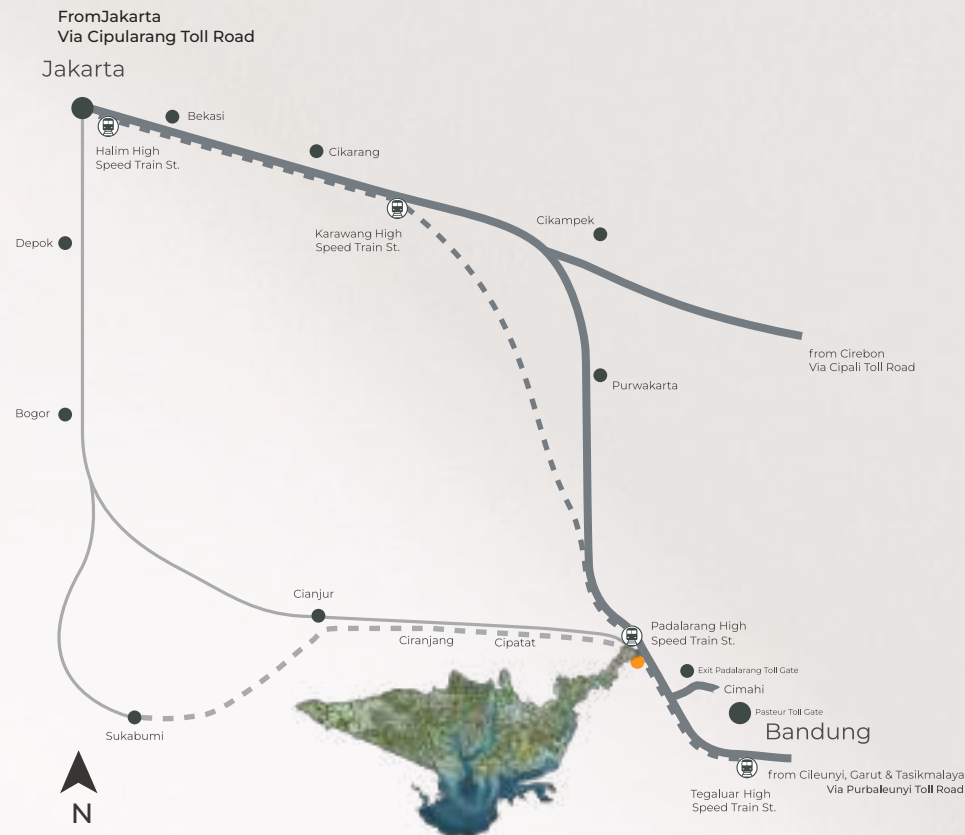
2200 VA

TANGKI AIR

500 lt. Fiberglass

SEPTICTANK

1 Unit Biofilter



30 Minutes
Jakarta to KBP
Via High Speed Train



SHUTTLE CAR
Padalarang HST St. to KBP



SHUTTLE EV
Internal KBP Route

Exit Padalarang Toll Gate
120 KM from Jakarta
12 KM from Bandung
30 Minutes from Jakarta to Kota Baru Parahyangan by HST

- National Route
- Toll Road Access
- - - Toll Road (Sukabumi - Ciranjang - Padalarang) on Progress
- ... HST Route Jakarta - Bandung
- 🚆 High Speed Train Station
- Direct Access Toll Gate Padalarang via Flyover Simpang Padalarang

KOTA BARU PARAHYANGAN

EDUCATION

• Akademi Bahasa Asing Internasional • Al-Irsyad Satya Islamic School • Bale Seni Barli • Bandung Alliance Intercultural School • Bina Persada School • BPK Penabur School • Cahaya Bangsa Classical School
• Damian School • Sundial Science Center • Universitas Kristen Maranatha • Universitas St. Borromeus

PUBLIC FACILITIES

Al-Irsyad Satya Mosque • Santo Benedictus Church • Fire Station • Police Station • Shell Gas Station • Pertamina Gas Station • SPKLU (Bumi Hejo, Mason Pine Hotel, Marketing Gallery, Balepare)
• Green Spine • Shuttle Bus Damri • Shuttle Bus Trans Metro Pasundan • Shuttle Car KBP to Padalarang Station • Bicycle Lane

HEALTH CARE

• Cahya Kawaluyan Hospital • RSIA Parahyangan • Zen Reflexology

STAYCATION AND SPORTS RECREATION

• Mason Pine Hotel • Bumi Pancasona Sports Club • Parahyangan Golf • Wahoo Waterworld • Bumi Hejo (Bumi Skate Park, Bumi Play Park) • Bale Pare Bike Park

BANK

• BCA • CIMB NIAGA • OCBC • BNI • MANDIRI • BJB

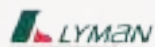
SHOPPING AND GROCERIES

• IKEA Store • Yogya Junction Kota Baru Parahyangan • Pasar Parahyangan

COMING SOON • Hejo Square at Bumi Hejo

CULINARY

• Ambrogio Patisserie • Baby Dutch Pancake • Casa by Lesavoye • Eastern Restaurant • Giggle Box • KFC • Karnivor • Kopi Nako • La Pantry
• Mc Donald's • Noah's Barn • Pizza HUT • Royal Pho • Starbucks • Suki & Grill Time • 2 Cents • Urban Park



PT INTIMITRA JAYAINVESTA

