A Part of

ROYAL BOTANICA PARK
LIVING REDEFINED

THE GRANDIS

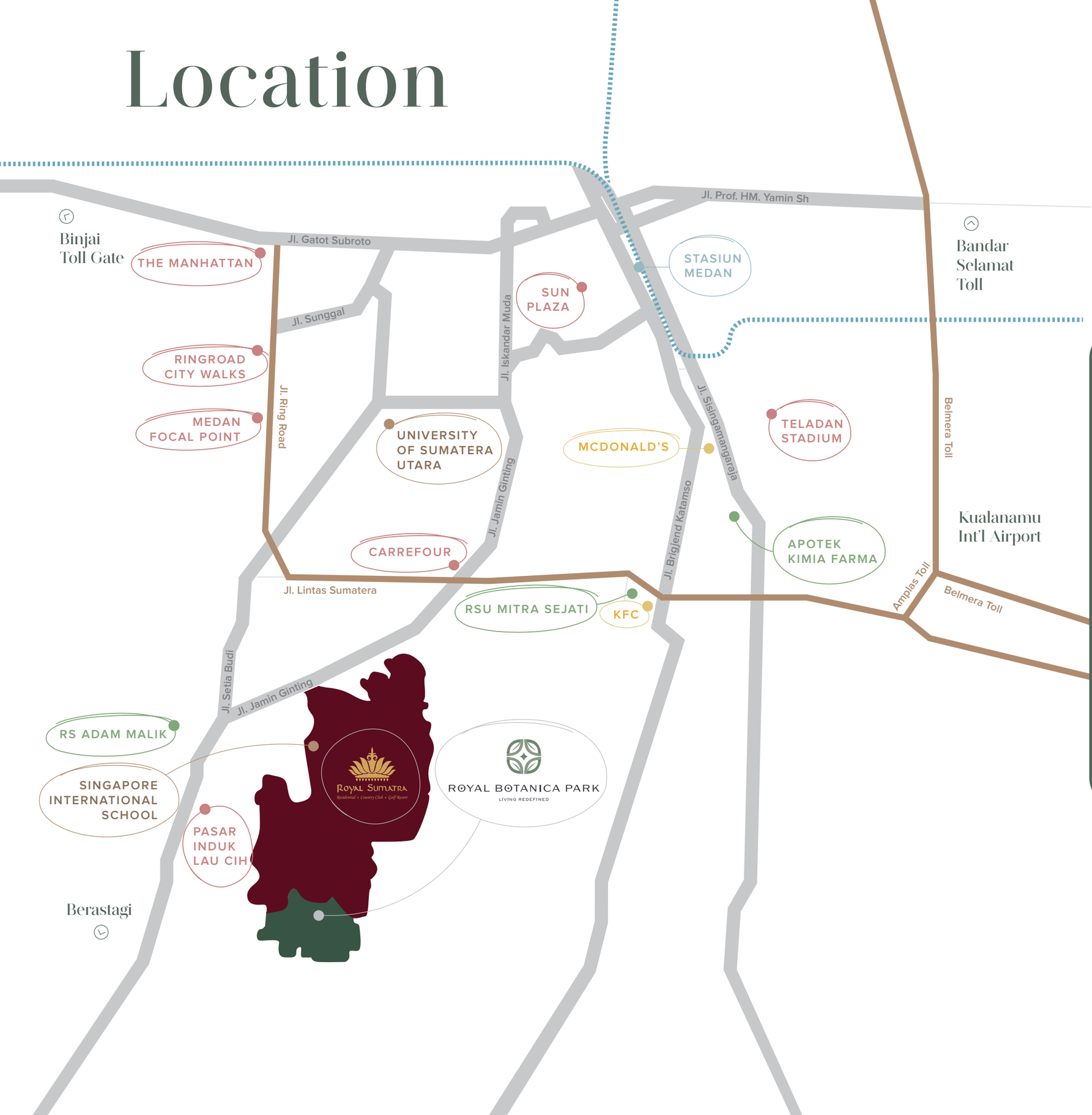
Healing Di Rumah Aja

Developed by

ROYAL SUMATRA
Residential • Country Club • Golf Resort

royalsumatra_official | www.royal-sumatra.com

Location



Royal Sumatra

Residential • Country Club • Golf Resort

LEGEND:

- Main Road
- Toll Road
- Train Lane
- Royal Sumatera Area
- Royal Botanica Park Area
- Education
- Hospital
- Transportation
- Food & Beverages
- Entertaiment & Retail

SCAN FOR MAP LOCATION

Experience life to the fullest with Royal Botanica Park and our future development

Picture shown in this page are for illustration purpose only. Actual product may vary due to product enhancement.

THE GRANDIS

A Part of

ROYAL BOTANICA PARK
LIVING REDEFINED

LEGEND:

1. **Golf course**
2. **Royal Botanica Park**
3. **Botanica Lake**
4. **Mixed-use**
5. **Future cluster**
6. **Boulevard Towards Clubhouse**

Enjoy our utmost plan for your stay with us, with everything you needed just a corner away. We'll provide you solutions that will keep innovating through the years.

Phase 1 : Cluster Grandis & Botanica Lake

Phase 2 : Residential clusters

Phase 3 : Botanica Park & mixed use

First lakeside residence with promenade in Royal Sumatra, giving you the ultimate resort style living

THE GRANDIS

Bringing your holiday directly to your door

Facilities

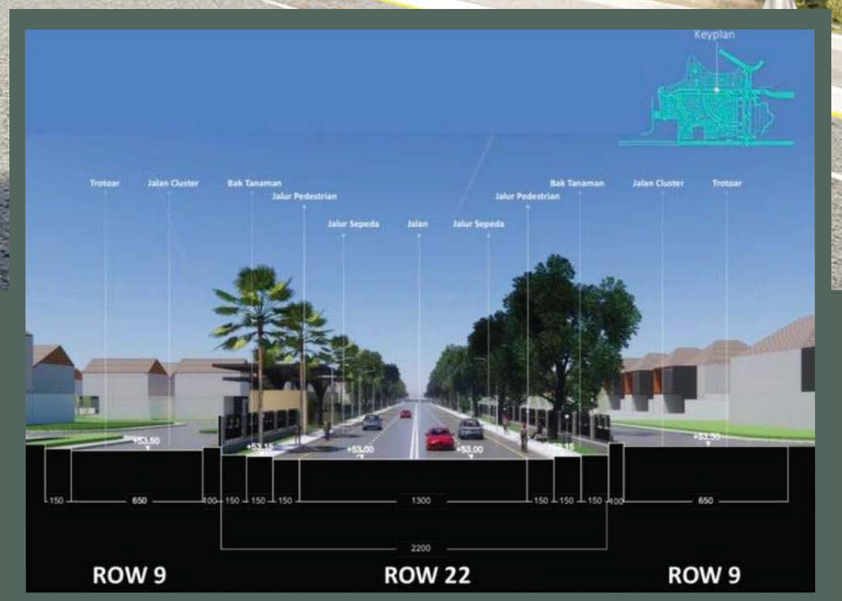
- Jogging Track
- Infinity pool (Lake View)
- Kids Pool & Playground
- Yoga Deck
- Lounge
- Clubhouse
- Restaurant
- International Golf Course
- International School SIS
- Outdoor GYM
- 24 Hours Security
- Lake Side Garden Party
- City Walk Commercial Area
- Function Room

Royal Botanica Lake

Clubhouse

Infinity pool

Jogging Track & Yoga Deck



20 meter boulevard with dedicated pedestrian and bike lane

Lifestyle & Business

THE GRANDIS

9x17

Albasia

Type 9

Total Building Area 123m²

- Living Room
- Dining Room
- Kitchen
- Storage
- 3 Bedrooms
- 4 Bathrooms
- Service Area
- Carport 1 Car
- Maid Bedroom &Bathroom

Albasia Type 9 Ground Floor

Albasia Type 9 Upper Floor

LEGEND:

1. Carport
2. Front Porch
3. Foyer
4. Living Room
5. Kitchen
6. Dining Area
7. Bedroom #1
8. Bathroom #1
9. Powder Room
10. Terrace
11. Backyard
12. Maid Bathroom
13. Maid Bedroom
14. Family Area
15. Bedroom #2
16. Bathroom #2
17. Master Bedroom
18. Master Bathroom
19. Balcony

THE GRANDIS

10x17

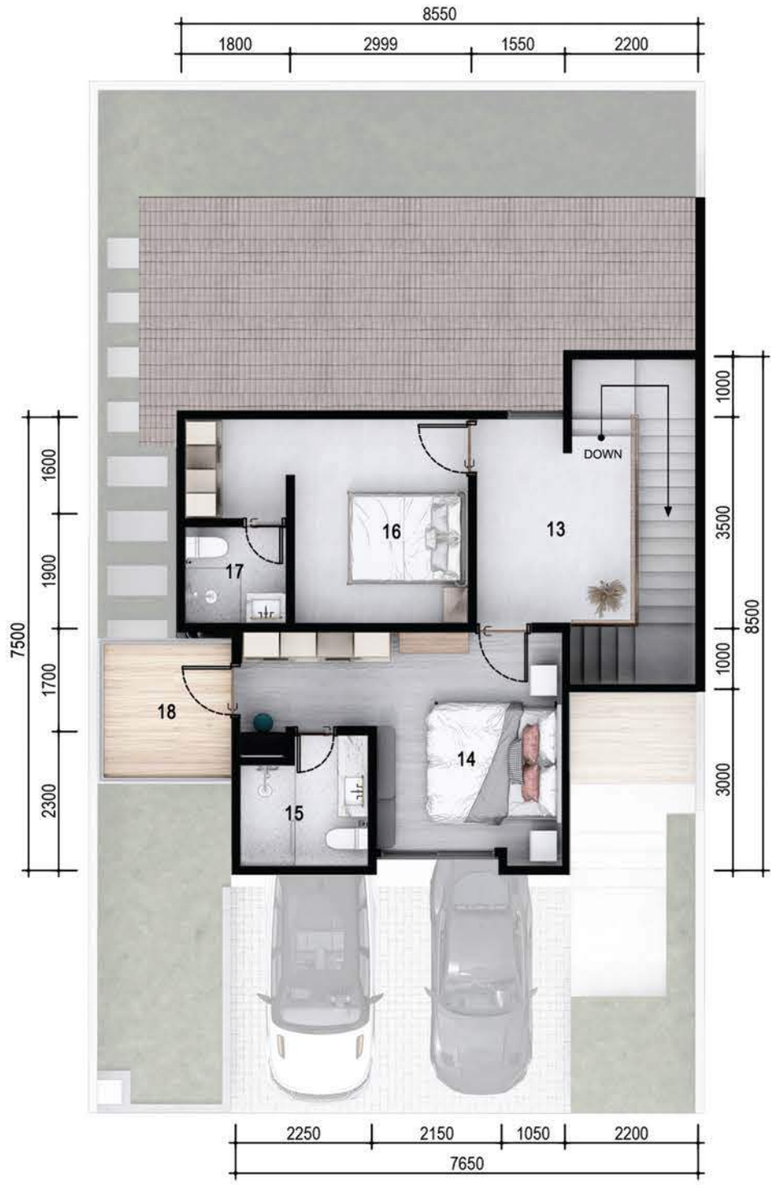
Dyera

Type 10

Total Building Area 130m²

- Living Room
- Dining Room
- Kitchen
- Storage
- 3 Bedrooms
- 4 Bathrooms
- Service Area
- Carport 2 Car
- Maid Bedroom &Bathroom

Dyera Type 10 Ground Floor



Dyera Type 10 Upper Floor

LEGEND:

1. Carport
2. Front Porch
3. Foyer
4. Living Room
5. Dining Area
6. Dry Kitchen
7. Bedroom #1
8. Bathroom #1
9. Powder Room
10. Wet Kitchen
11. Terrace
12. Backyard
13. Corridor
14. Master Bedroom
15. Master Bathroom
16. Bedroom #2
17. Bathroom #2
18. Balcony

THE GRANDIS

10x17

Dyera

Type 10 Extended

Total Building Area 150m²

- Living Room
- Dining Room
- Kitchen
- Storage
- 4 Bedrooms
- 4 Bathrooms
- Service Area
- Carport 2 Car
- Maid Bedroom &Bathroom

Dyera Type 10 Ground Floor

Dyera Type 10 Upper Floor

LEGEND:

1. Carport
2. Front Porch
3. Foyer
4. Living Room
5. Dining Area
6. Dry Kitchen
7. Bedroom #1
8. Bathroom #1
9. Powder Room
10. Wet Kitchen
11. Terrace
12. Backyard
13. Corridor
14. Master Bedroom
15. Master Bathroom
16. Bedroom #2
17. Shared Bathroom
18. Bathroom #2
19. Balcony

THE GRANDIS

12x18

Magnolia

Type 12

Total Building Area 198m²

- Living Room
- Dining Room
- Kitchen
- Storage
- 4 Bedrooms
- 6 Bathrooms
- Service Area
- Carport 2 Car
- Maid Bedroom &Bathroom

Magnolia Type 12 Ground Floor

Magnolia Type 12 Upper Floor

LEGEND:

1. Carport
2. Generator + Recycling Area
3. Entryway
4. Reflective Pond
5. Front Porch
6. Living Area
7. Sitting Area
8. Dining Area
9. Dry Kitchen
10. Wet Kitchen
11. Maid Bathroom
12. Service Corridor
13. Powder Room
14. Maid Bedroom
15. Bedroom #1
16. Bathroom #1
17. Terrace
18 Backyard
19. Living Area
20. Reading Nook
21. Master Bedroom (Resting)
22. Master Bedroom (WIC)
23. Master Bathroom
24. Bedroom #2
25. Bathroom #2
26. Laundry Area
27. Balcony

THE GRANDIS

12x18

Magnolia

Type 12 Extended

Total Building Area 277m²

- Living Room
- Dining Room
- Kitchen
- Storage
- 5 Bedrooms
- 7 Bathrooms
- Service Area
- Carport 2 Car
- Maid Bedroom &Bathroom

Magnolia Type 12 Ground Floor

Magnolia Type 12 Upper Floor

LEGEND:

1. Carport
2. Generator + Recycling Area
3. Entryway
4. Reflective Pond
5. Front Porch
6. Living Area
7. Sitting Area
8. Dining Area
9. Dry Kitchen
10. Wet Kitchen
11. Maid Bathroom
12. Service Corridor
13. Powder Room
14. Maid Bedroom
15. Bedroom #1
16. Bathroom #1
17. Mini Bar Area
18 Multipurpose Area
19. Family Area
20. Outdoor Dining Area
21. Backyard
22. Living Area
23. Reading Nook
24. Bedroom #2 (Resting)
25. Bedroom #2 (WIC)
26. Bathroom #2
27. Bedroom #3
28. Bathroom #3
29. Laundry Area
30. Master Bathroom
31. Master Bedroom (WCI)
32. Master Bedroom (Resting)
33. Balcony

THE GRANDIS

14x18

Tristan

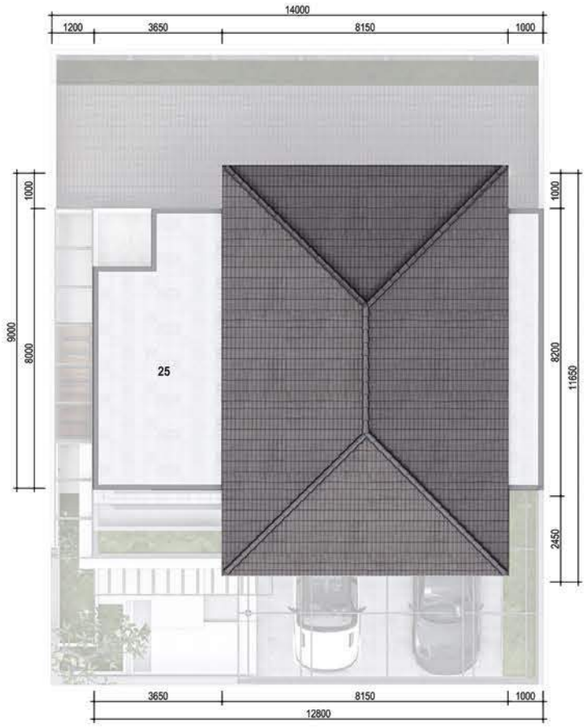
Type 14

Total Building Area 240m²

- Living Room
- Dining Room
- Kitchen
- Storage
- 4 Bedrooms
- 5 Bathrooms
- Service Srea
- Carport 2 Car
- Maid Bedroom &Bathroom

Tristan Type 14 Ground Floor

Tristan Type 14 Second Floor



Tristan Type 14 Third Floor

LEGEND:

1. Carport
2. Generator + Recycling Area
3. Entryway
4. Reflective Pond
5. Front Porch
6. Foyer
7. Bedroom #1
8. Bathroom #1
9. Living Room
10. Dining Area
11. Dry Kitchen
12. Wet Kitchen
13. Maid Bedroom
14. Maid Bathroom
15. Powder Room
16. Service Corridor
17. Backyard
18. Corridor
19. Family Area
20. Service Balcony
21. Bathroom #2
22. Badroom #2
23. Master Bedroom
24. Master Bathroom
25. Dag

THE GRANDIS

14x20

Tristan

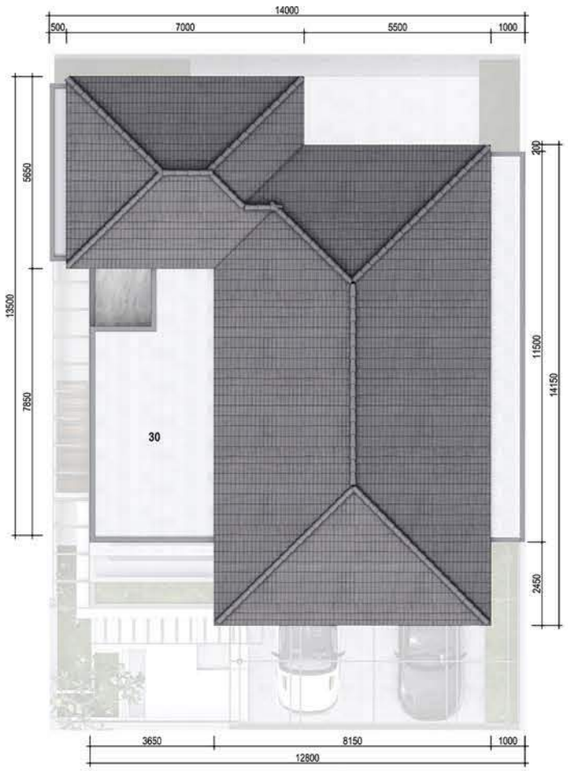
Type 14 Extended

Total Building Area 294m²

- Living Room
- Dining Room
- Kitchen
- Storage
- 5 Bedrooms
- 7 Bathrooms
- Service Area
- Carport 2 Car
- Maid Bedroom &Bathroom

Tristan Type 14 Ground Floor

Tristan Type 14 Second Floor



Tristan Type 14 Third Floor

LEGEND:

1. Carport
2. Generator + Recycling Area
3. Entryway
4. Reflective Pond
5. Front Porch
6. Foyer
7. Bedroom #1
8. Bathroom #1
9. Living Room
10. Dining Area
11. Dry Kitchen
12. Powder Room
13. Storage
14. Service Corridor
15. Wet Kitchen
16. Maid Bathroom
17. Maid Bedroom
18. Outdoor Sitting Area
19. Backyard
20. Corridor
21. Family Area
22. Study Area
23. Master Bedroom
24. Master Bathroom
25. Bedroom #2
26. Bathroom #2
27. Laundry Area
28. Bathroom #3
29. Common Bathroom
30. Dag

THE GRANDIS

15x20

Folia

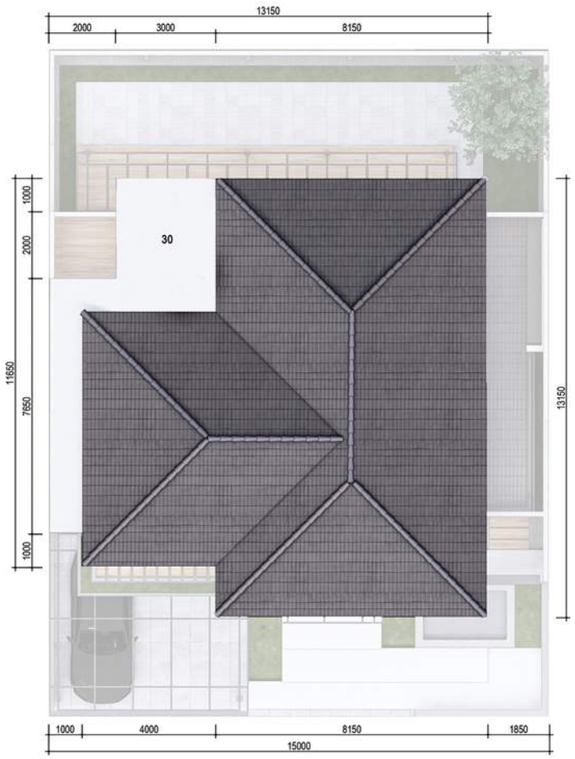
Type 15

Total Building Area 259m²

- Living Room
- Dining Room
- Kitchen
- Storage
- 4 Bedrooms
- 6 Bathrooms
- Service Area
- Carport 4 Car
- Maid Bedroom &Bathroom

Tristan Type 15 Ground Floor

Tristan Type 15 Second Floor



Tristan Type 15 Third Floor

LEGEND:

1. Carport
2. Reflective Pond
3. Generator + Recycling Area
4. Entryway
5. Front Porch
6. Living Area
7. Bedroom #1
8. Bathroom #1
9. Dining Area
10. Dry Kitchen
11. Outdoor Dining
12. Sitting Area
13. Decking
14. Courtyard
15. Storage
16. Wet Kitchen
17. Service Corridor
18. Maid Bedroom
19. Maid Bathroom
20. Powder Room
21. Backyard
22. Sitting Area
23. Master Bedroom
24. Master Bathroom
25. Bedroom #2
26. Bathroom #2
27. Laundry Area
28. Service Balcony
29. Balcony
30. Dag

THE GRANDIS

15x23

Folia

Type 15 Extended

Total Building Area 3594m²

- Living Room
- Dining Room
- Kitchen
- Storage
- 5 Bedrooms
- 7 Bathrooms
- Service Area
- Carport 4 Car
- Maid Bedroom &Bathroom

Tristan Type 15 Ground Floor

Tristan Type 15 Second Floor

Tristan Type 15 Third Floor

LEGEND:

1. Carport
2. Garage
3. Reflective Pond
4. Generator + Recycling Area
5. Entryway
6. Front Porch
7. Foyer
8. Living Area
9. Decking
10. Courtyard
11. Storage
12. Bedroom #1
13. Bathroom #1
14. Sitting Area
15. Dining Area
16. Dry Kitchen
17. Wet Kitchen
18. Service Corridor
19. Maid Bedroom
20. Maid Bathroom
21. Powder Room
22. Terrace
23. Backyard
24. Sitting Area
25. Bedroom #2
26. Bathroom #2
27. Bedroom #3
28. Bathroom #3
29. Laundry Area
30. Service Balcony
31. Balcony
32. Master Bedroom
33. Walk-in Closet
34. Master Bathroom

Specification

THE GRANDIS

Pondasi	Beton bertulang
Struktur	Beton bertulang
Dinding	Bata diplaster dan dicat, Dinding luar: cat weathershield Dinding luar: finishing woodplank/keramik/setara
Lantai	Lantai utama: homogenous tile, Ruang servis, teras, kamar mandi/wc: ceramic tile
Kusen & Pintu	Kusen eksterior (pintu utama): engineering wood, Daun pintu: engineering wood Kusen interior: engineering wood, Kusen jendela: aluminium powder coating ex YKK/setara
Plafond	Rangka metal dan gypsum dicat
Atap	Rangka baja ringan, Penutup atap genteng beton, Lisplang Grc panel
Sanitary	Kamar mandi utama: ex Grohe/setara, Kamar mandi lain/servis: ex American Standard/setara
Instalasi Air	Pipa PVC
Listrik	5500 VA