

KOTA BARU PARAHYANGAN  
KOTA MANDIRI BERWAWASAN PENDIDIKAN



**NEW CLUSTER**

# TATAR TARUBHAWANA

 eco smart home

[www.kotabaruparahyangan.com](http://www.kotabaruparahyangan.com)

# LOCATION



Tatar Tarubhawana terletak di lokasi yang strategis di Kota Baru Parahyangan dekat dengan ;

1. Town Center
2. Ikea Store Kota Baru Parahyangan
3. Water Theme Park
4. Parahyangan Golf

Suasana hunian asri dan nyaman dengan menghadirkan taman tematik '**science of trees**' bagi penghuni sebagai tempat beraktivitas di luar ruang namun dekat dengan rumah.

# THEMATIC GARDEN

'Science of Trees'



# TARUWANOJA HOUSE

Layout rumah yang didesain kompak di atas lahan yang luas dikemas dalam Arsitektur berlanggam Modern Tropical House dan dimanjakan oleh fitur 'eco smart home'.

Tersedia dalam 2 pilihan tipe Standar (94/120) dan Sudut (99/165).



Taruwanoja Standard House



Taruwanoja Corner House

# INTERIOR



Master Bedroom Tipe 94 / 120 m<sup>2</sup>



Balkon menjadi 'katalis' ruang dalam & alam yang asri di semua ruang tidur lantai atas.

# INTERIOR



Study Room Tipe 94 / 120 m<sup>2</sup>



Living & Dining Room Tipe 94 / 120 m<sup>2</sup>

# INTERIOR

## Living and Dining

Tipe 99 / 165 m<sup>2</sup>



# INTERIOR



Master Bedroom Tipe 99 / 165 m<sup>2</sup>



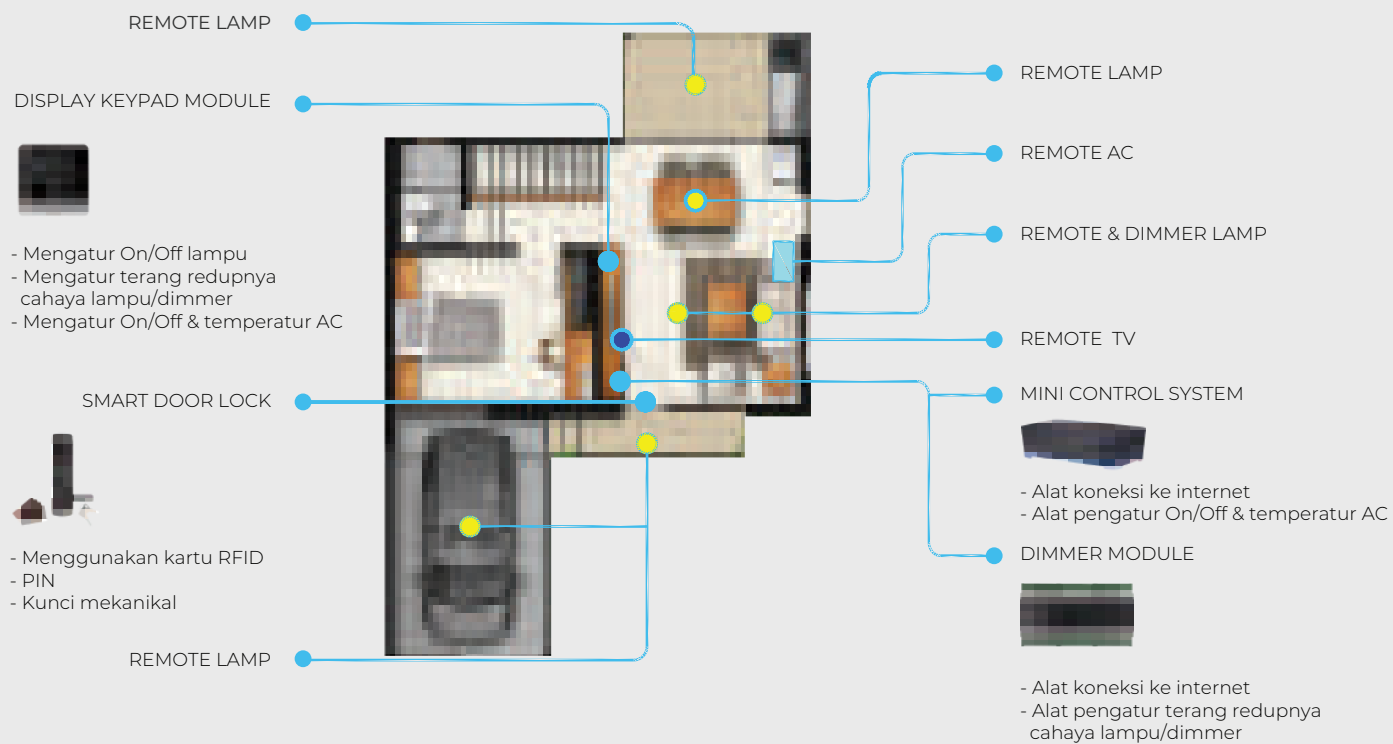
Study Room Tipe 99 / 165 m<sup>2</sup>

work  
creatively  
@ homy  
space



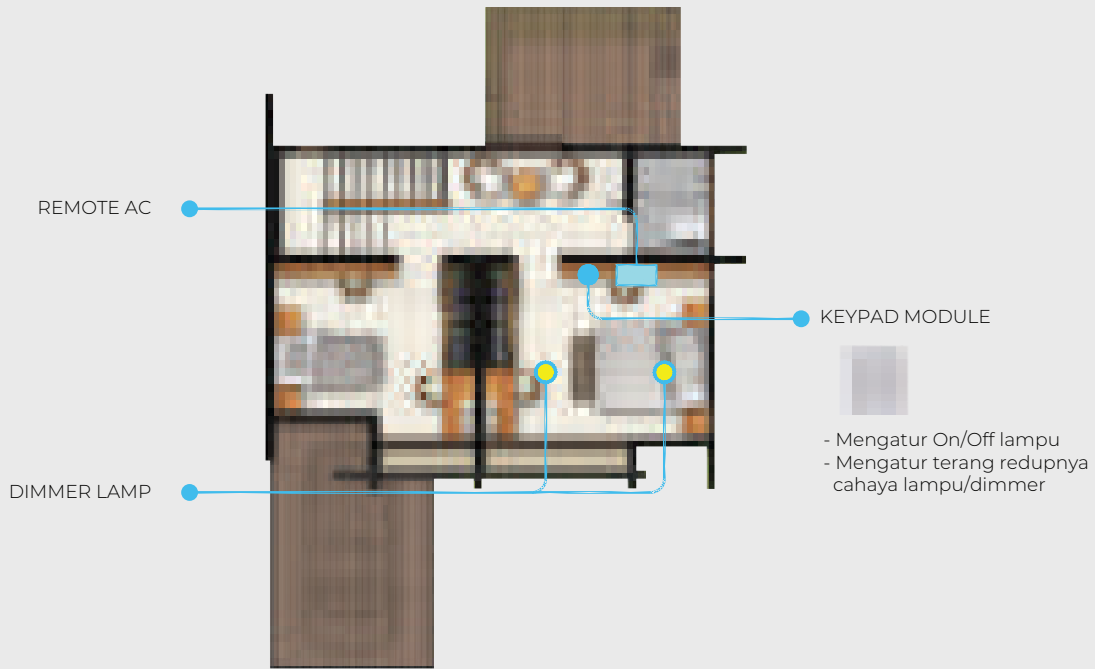
# FEATURE eco smart home

## :: LANTAI 1

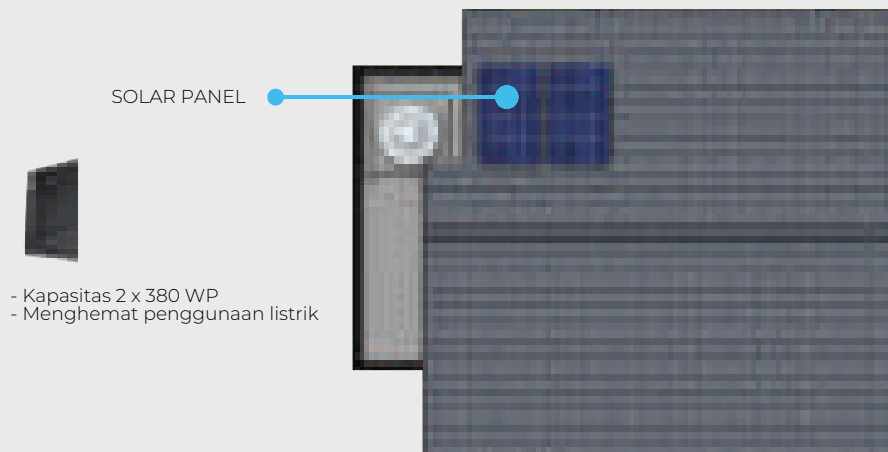


# FEATURE eco smart home

## :: LANTAI 2



## :: ATAP



# FLOOR PLAN

Taruwanoja Standard House  
94 / 120 m<sup>2</sup>



Lantai 1



Lantai 2

# SPECIFICATION

## Taruwanoja Standard House

94 / 120 m<sup>2</sup>

|                            |                                |                                                      |
|----------------------------|--------------------------------|------------------------------------------------------|
| <b>PONDASI</b>             |                                | Pondasi Pancang / Strauss Pile dan Pondasi Batu Kali |
| <b>DINDING</b>             |                                | Pasangan Bata + Sistem Dry Mortar / Setara           |
| <b>FINISHING CAT</b>       | - Interior                     | Cat Tembok Cendana, Ex. Mowilex / Setara             |
|                            | - Eksterior                    | Cat Tembok Weathercoat, Ex. Mowilex / Setara         |
|                            | - Dinding batas kavling        | Finish Plester + Kamprot                             |
| <b>FINISHING LANTAI</b>    | - Teras                        | Roman Gress 30 x 30                                  |
|                            | - Lantai Utama                 | Roman Granit 60 x 60                                 |
|                            | - R. Tidur Lt. 1               | Roman Granit 60 x 60                                 |
|                            | - R. Tidur Lt. 2               | Roman Granit 60 x 60                                 |
|                            | - R. Tidur Utama               | Roman Granit 60 x 60                                 |
|                            | - Dapur                        | Roman Gress 30 x 30                                  |
| <b>KM/WC</b>               | - Lantai KM/WC Lt.1            | Roman 30 x 30                                        |
|                            | - Dinding KM/WC Lt.1           | Roman 30 x 60                                        |
|                            | - Lantai KM/WC Lt.2            | Roman 30 x 30                                        |
|                            | - Dinding KM/WC Lt.2           | Roman 30 x 60                                        |
| <b>ATAP</b>                | - Rangka Atap                  | Baja Ringan                                          |
|                            | - Genteng                      | Genteng Keramik Ex. Kanmuri                          |
|                            | - Listplang                    | Woodplank, Fin. Cat                                  |
|                            | - Atap Carport & Dapur         | Polycarbonate + Rangka Besi Hollow                   |
| <b>CARPORT</b>             | - Lantai                       | Paving Block                                         |
| <b>PLAFOND</b>             | - Rangka Plafond               | Hollow / Metal Furing                                |
|                            | - Penutup Plafond Utama        | Gypsum 9 mm + List                                   |
|                            | - Penutup Plafond KM/WC        | Gypsum 9 mm Water Resist 9mm + List                  |
|                            | - Penutup Teritisan Atap Utama | Gypsum 9 mm Water Resist 9mm + List                  |
| <b>KUSEN</b>               | - Pintu Eksterior              | Aluminium Ex. YKK, Anodized / Setara                 |
|                            | - Pintu Interior               | Kayu Engineering + Veneer, Fin. Melamik              |
|                            | - Pintu Sliding                | Aluminium Ex. YKK, Anodized / Setara                 |
|                            | - Jendela                      | Aluminium Ex. YKK, Anodized / Setara                 |
| <b>PINTU &amp; JENDELA</b> | - Daun Pintu Utama             | Pintu Panel Ex. YKK, Fin. Anodized Plus              |
|                            | - Daun Pintu Ruangan           | Kayu Engineering + Veneer, Fin. Melamik              |
|                            | - Daun Pintu KM/WC             | Kayu Engineering + Veneer, Fin. Melamik              |
|                            | - Daun Jendela                 | Aluminium Ex. YKK, Anodized / Setara                 |
| <b>SANITAIR</b>            |                                | TOTO / Setara                                        |
| <b>KITCHEN SINK</b>        |                                | Stainless Steel                                      |
| <b>LISTRİK</b>             |                                | 2200 VA                                              |
| <b>INSTALASI AIR PANAS</b> |                                | Listrik                                              |
| <b>TANGKI AIR</b>          |                                | 1000 lt. Fiberglass                                  |
| <b>SEPTICTANK</b>          |                                | 1 Unit Biofilter                                     |

# FLOOR PLAN

Taruwanoja Corner House  
99 / 165 m<sup>2</sup>



Lantai 1



Lantai 2

# SPECIFICATION

Taruwanoja Corner House

99 / 165 m<sup>2</sup>

|                            |                                |                                                      |
|----------------------------|--------------------------------|------------------------------------------------------|
| <b>PONDASI</b>             |                                | Pondasi Pancang / Strauss Pile dan Pondasi Batu Kali |
| <b>DINDING</b>             |                                | Pasangan Bata + Sistem Dry Mortar / Setara           |
| <b>FINISHING CAT</b>       | - Interior                     | Cat Tembok Cendana, Ex. Mowilex / Setara             |
|                            | - Eksterior                    | Cat Tembok Weathercoat, Ex. Mowilex / Setara         |
|                            | - Dinding batas kavling        | Finish Plester + Kamprot                             |
| <b>FINISHING LANTAI</b>    | - Teras                        | Roman Gress 30 x 30                                  |
|                            | - Lantai Utama                 | Roman Granit 60 x 60                                 |
|                            | - R. Tidur Lt. 1               | Roman Granit 60 x 60                                 |
|                            | - R. Tidur Lt. 2               | Roman Granit 60 x 60                                 |
|                            | - R. Tidur Utama               | Roman Granit 60 x 60                                 |
|                            | - Dapur                        | Roman Gress 30 x 30                                  |
| <b>KM/WC</b>               | - Lantai KM/WC Lt.1            | Roman 30 x 30                                        |
|                            | - Dinding KM/WC Lt.1           | Roman 30 x 60                                        |
|                            | - Lantai KM/WC Lt.2            | Roman 30 x 30                                        |
|                            | - Dinding KM/WC Lt.2           | Roman 30 x 60                                        |
| <b>ATAP</b>                | - Rangka Atap                  | Baja Ringan                                          |
|                            | - Genteng                      | Genteng Keramik Ex. Kanmuri                          |
|                            | - Listplang                    | Woodplank, Fin. Cat                                  |
|                            | - Atap Carport & Dapur         | Polycarbonate + Rangka Besi Hollow                   |
| <b>CARPORT</b>             | - Lantai                       | Paving Block                                         |
| <b>PLAFOND</b>             | - Rangka Plafond               | Hollow / Metal Furing                                |
|                            | - Penutup Plafond Utama        | Gypsum 9 mm + List                                   |
|                            | - Penutup Plafond KM/WC        | Gypsum 9 mm Water Resist 9mm + List                  |
|                            | - Penutup Teritisan Atap Utama | Gypsum 9 mm Water Resist 9mm + List                  |
| <b>KUSEN</b>               | - Pintu Eksterior              | Aluminium Ex. YKK, Anodized / Setara                 |
|                            | - Pintu Interior               | Kayu Engineering + Veneer, Fin. Melamik              |
|                            | - Pintu Sliding                | Aluminium Ex. YKK, Anodized / Setara                 |
|                            | - Jendela                      | Aluminium Ex. YKK, Anodized / Setara                 |
| <b>PINTU &amp; JENDELA</b> | - Daun Pintu Utama             | Pintu Panel Ex. YKK, Fin. Anodized Plus              |
|                            | - Daun Pintu Ruangan           | Kayu Engineering + Veneer, Fin. Melamik              |
|                            | - Daun Pintu KM/WC             | Kayu Engineering + Veneer, Fin. Melamik              |
|                            | - Daun Jendela                 | Aluminium Ex. YKK, Anodized / Setara                 |
| <b>SANITAIR</b>            |                                | TOTO / Setara                                        |
| <b>KITCHEN SINK</b>        |                                | Stainless Steel                                      |
| <b>LISTRİK</b>             |                                | 2200 VA                                              |
| <b>INSTALASI AIR PANAS</b> |                                | Listrik                                              |
| <b>TANGKI AIR</b>          |                                | 1000 lt. Fiberglass                                  |
| <b>SEPTICTANK</b>          |                                | 1 Unit Biofilter                                     |

# DIRECTION



KOTA BARU PARAHYANGAN

HST St. Tegalluar



## FASILITAS KOTA MANDIRI

· Al-Irsyad Satya Islamic School · Cahaya Bangsa Classical School · Bandung Alliance Intercultural School · Damian School · BPK Penabur School · Universitas Maranatha · STIKes Borromeus · Akademi Bahasa Asing Internasional · Bale Seni Barli · Parahyangan Golf · Mason Pine Hotel · Bale Pare · Bumi Pancasona Sports Club · Rumah Sakit Cahya Kawaluyan · Masjid Al-Irsyad Satya · Giant Supermarket · Jalur Sepeda · Shuttle Bus

IKEA Store Kota Baru Parahyangan  
 Water Theme Park (Upcoming Facility)

PT. BELA PARAHYANGAN INVESTINDO

Marketing Office - Tel: (022) 6803888, Fax: (022) 6803020

Email: [marketing@kotabaruparahyangan.com](mailto:marketing@kotabaruparahyangan.com) | [www.kotabaruparahyangan.com](http://www.kotabaruparahyangan.com)



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