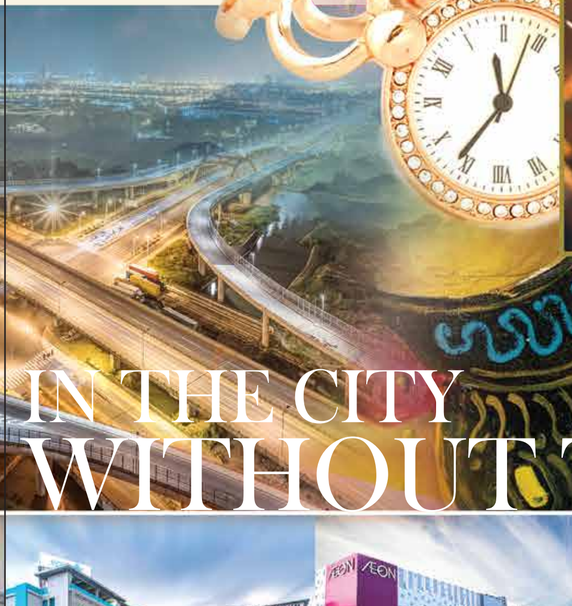
CORVINA
CIPUTRA
CITRA CITY
SENTUL



# THE PERKS OF LIVING IN THE CITY WITHOUT THE HASSLES

Every important convenience is located just steps outside your door. You're not just residing, you're experiencing a hassle-free life where the city's vibrancy seamlessly blends with your desire for utmost comfort.

TAMAN BUDAYA (LIFESTYLE CENTER)

SCHOOL & UNIVERSITY

EMC HOSPITAL

AEON MALL

IKEA

SENTUL HIGHLANDS GOLF CLUB

Elevate your living experience

Where nature and fresh air fill your day

You can truly escape the hustle

and bustle of city life.

# MAGICAL MOMENTS AWAIT YOU

With every detail designed to make your life easy and convenient. It's time to start living and creating joyful memories with your family.

# COMFORT MEETS ELEGANCE

Step into a home where comfort intertwines with elegance, creating a sanctuary that transcends ordinary living, embraced by the soothing touch of nature.

# YOUR HOME, YOUR HAPPY HAVEN

Building forever memories with your family. This is a perfect home for you to watch your kids grow.

# A SANCTUARY OF MODERN ELEGANCE AND COMFORT

From the moment you step inside, you'll be greeted by exquisite details and experience unparalleled comfort, turning this house into your personal sanctuary.

# AUDE - W

LB / LT : 31 M² / 60 M² (5 X 12)

2 smart door lock (main door)

# NEW AUBE - W

LB / LT : 40 M² / 72 M² (6 X 12)

2 smart door lock (main door)

# ALSACE - W

LB / LT : 42 M² / 90 M² (6 X 15)

2 smart door lock (main door)

# BURGUNDY - W

LB / LT : 48 M² / 96 M² (8 X 12)

3 smart door lock (main door)

# CHABLIS - W

Lantai 1

Lantai 2

LB / LT : 69 M² / 90 M² (6 X 15)

3 smart door lock (main door) smart home system

# CHAMPAGNE - W

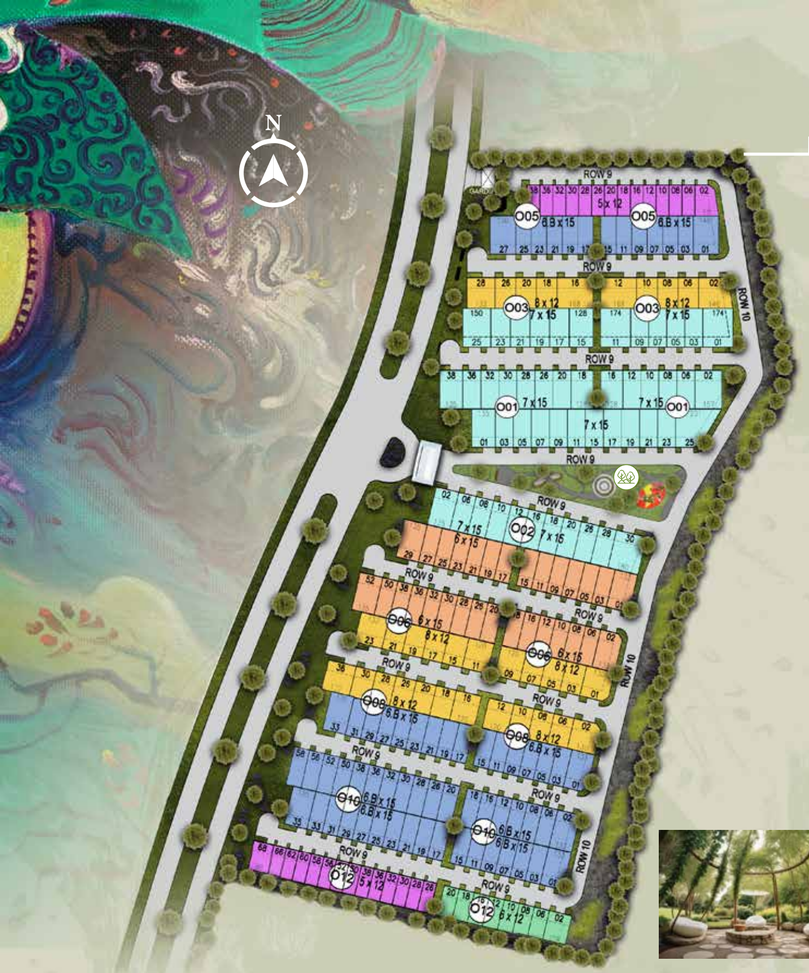
Lantai 1

Lantai 2

LB / LT : 90 M² / 105 M² (7 X 15)

3 smart door lock (main door) smart home system

# SITEPLAN




## CORVINA

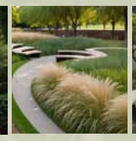
**RUMAH 1 LANTAI :**

- **AUDE-W**
  LB / LT : 31 M² / 60 M² (5 X 12)
- **NEW AUBE-W**
  LB / LT : 40 M² / 72 M² (6 X 12)
- **ALSACE-W**
  LB / LT : 42 M² / 90 M² (6 X 15)
- **BURGUNDY-W**
  LB / LT : 48 M² / 96 M² (8 X 12)

**RUMAH 2 LANTAI :**

- **CHABLIS-W**
  LB / LT : 69 M² / 90 M² (6 X 15)
- **CHAMPAGNE-W**
  LB / LT : 90 M² / 105 M² (7 X 15)

**SYMPHONY GARDEN**



**Green Area that Sing,** with:
Sound of the wind, Sound of the birds
Crowds and cheers of residents.

# MASTERPLAN

AKSES TOL (EXIT SENTUL SELATAN)


2 EMC Hospital





4 AEON Mall


TAMAN BUDAYA


6 SENTUL HIGHLANDS


7 MARKETING OFFICE

# TECHNICAL SPECIFICATIONS

**PONDASI**
Batu kali (1 lantai)
Tiang pancang/Bored pile, batu kali (2 lantai)

**STRUKTUR**
Struktur beton bertulang

**DINDING**
Bata / bata ringan finish plester aci & cat

| | |
|---|---|
| Dinding pembatas | • double dinding |
| Pagar belakang | • bata / bata ringan finish plester aci & cat |
| Cat Eksterior | • ex. Jotun Anti Fade & Ultra Clean / setara |
| Cat Interior | • ex. Jotun / setara |
| Ornamen Fasad | • Homogeneous tile 60x60 cutting ex. Roman / setara |
| | • Homogeneous tile 90x15 ex. Roman / setara |

**PLAFOND**

| | |
|---|---|
| Ruang dalam | • Gypsum |
| Overstek, teras & KM/WC | • Gypsum WR |

**LANTAI**

| | |
|---|---|
| Lantai utama | • Homogeneous Tile 60x60 ex. Roman / setara |
| Lantai dapur | • Homogeneous Tile 60x60 ex. Roman / setara |
| Tangga | • Homogeneous Tile 60x60 ex. Roman / setara |
| Teras | • Homogeneous tile 60x60 ex. Roman / setara |
| Kamar mandi | • Homogeneous tile 60x60 ex. Roman / setara |
| Carport | • Homogeneous tile 60x60 ex. Roman / setara |
| | • Rabat Beton |

**SANITAIR**
Shower ex. American Standard / Setara (1 lantai)
Shower ex. Toto / Setara (2 lantai)
Wastafel ex. American Standard (1 lantai)
Wastafel ex. Toto / Setara (2 lantai)
Closet Duduk ex. American Standard / setara (1 lantai)
Closet Duduk ex. Toto / setara (2 lantai)

**RANGKA ATAP**
Baja ringan

**PENUTUP ATAP**
Atap Genteng Beton ex. Moenir atau setara

**JENDELA**

| | |
|---|---|
| Kusen | •Aluminium powder coating ex. YKK / setara |
| Daun Jendela | •Aluminium powder coating ex. YKK / setara + kaca bening |

**PINTU**

| | |
|---|---|
| Kusen | • Aluminium powder coating ex. YKK / setara |
| Daun pintu utama | • Engineering solid wood finish melamik / ducco semi•gloss |

**INSTALASI LISTRIK**
PLN 2200 W • Semua tipe rumah

**INSTALASI AIR**
Air Bersih Standar PAM

**INSTALASI AC**
Ruang Keluarga
Ruang Tidur
Unit AC tidak termasuk

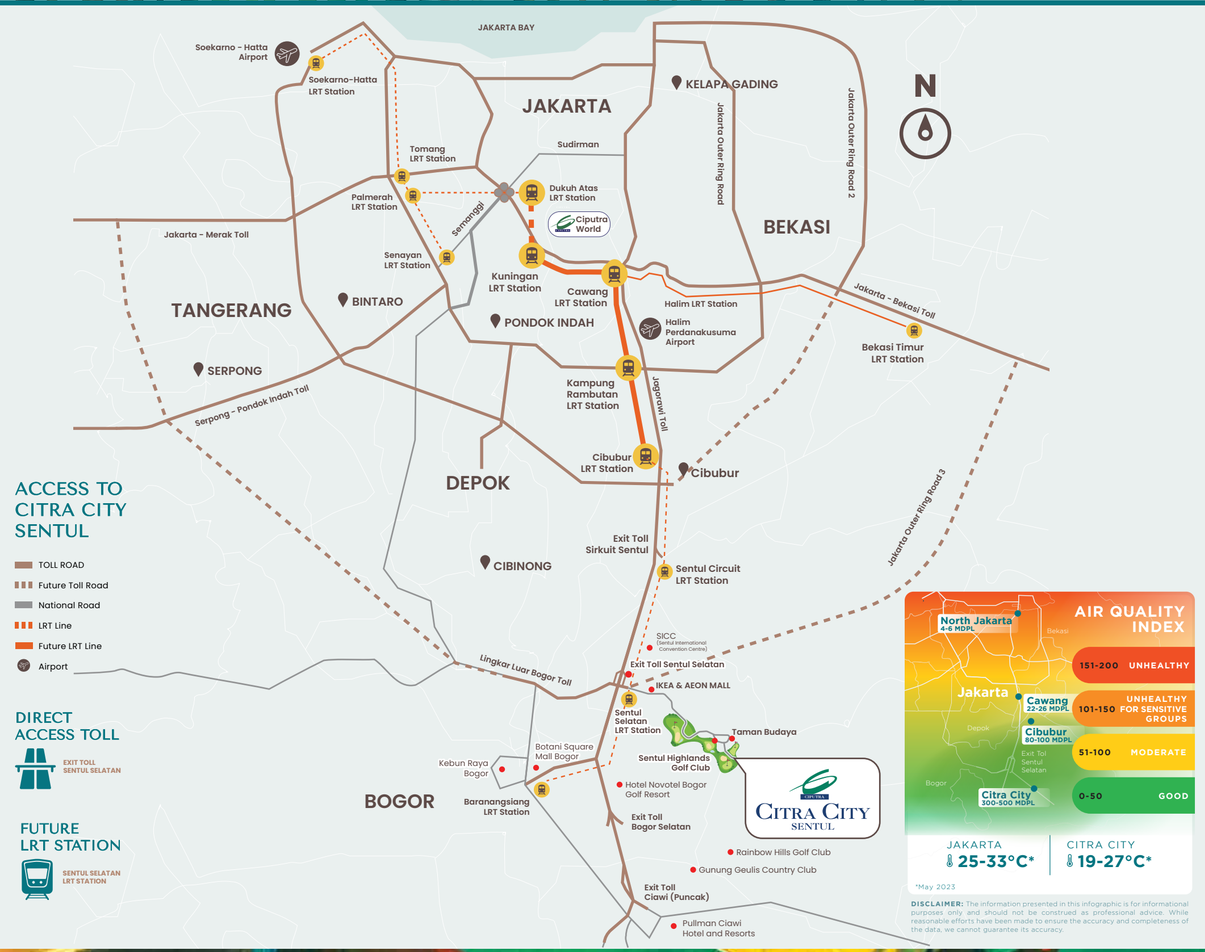
**INSTALASI TELEPON**
1 Line Telepon (Langsung Kring) Gratis 1 Tahun Abodemen Sejak Serah Terima

**INSTALASI INTERNET**
Koneksi Internet & TV Kabel Gratis 1 Tahun Sejak Serah Terima

**FITUR SMART HOME**
Smart door lock
Smart Switch (2 lantai)
CCTV outdoor & Indoor (2 lantai)

**FITUR GREEN CONCEPT**
Biological septictank
Instalasi jaringan listrik dalam tanah
Instalasi kabel telepon bawah tanah
Pemanas air tenaga surya (2 lantai)
Saluran drainase tertutup
Jalan cluster dan jalan lingkungan ROW 9
Badan jalan 5 meter
Tembok belakang tinggi 3 meter
Children playground
Perkerasan jalan dari beton & hotmix
System keamanan lingkungan : CCTV system
STP komunal
PJU LED

# DESIRABLE LOCATION



CIPUTRA

ECO CULTURE

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