



GOLF HORIZON
R E S I D E N C E

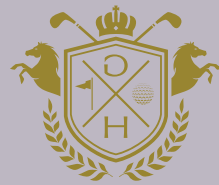


CITRA CITY
SENTUL



NATURE
IS FULL OF INFINITE CAUSES
THAT HAVE NEVER OCCURRED
IN EXPERIENCE

“ LEONARDO DA VINCI “



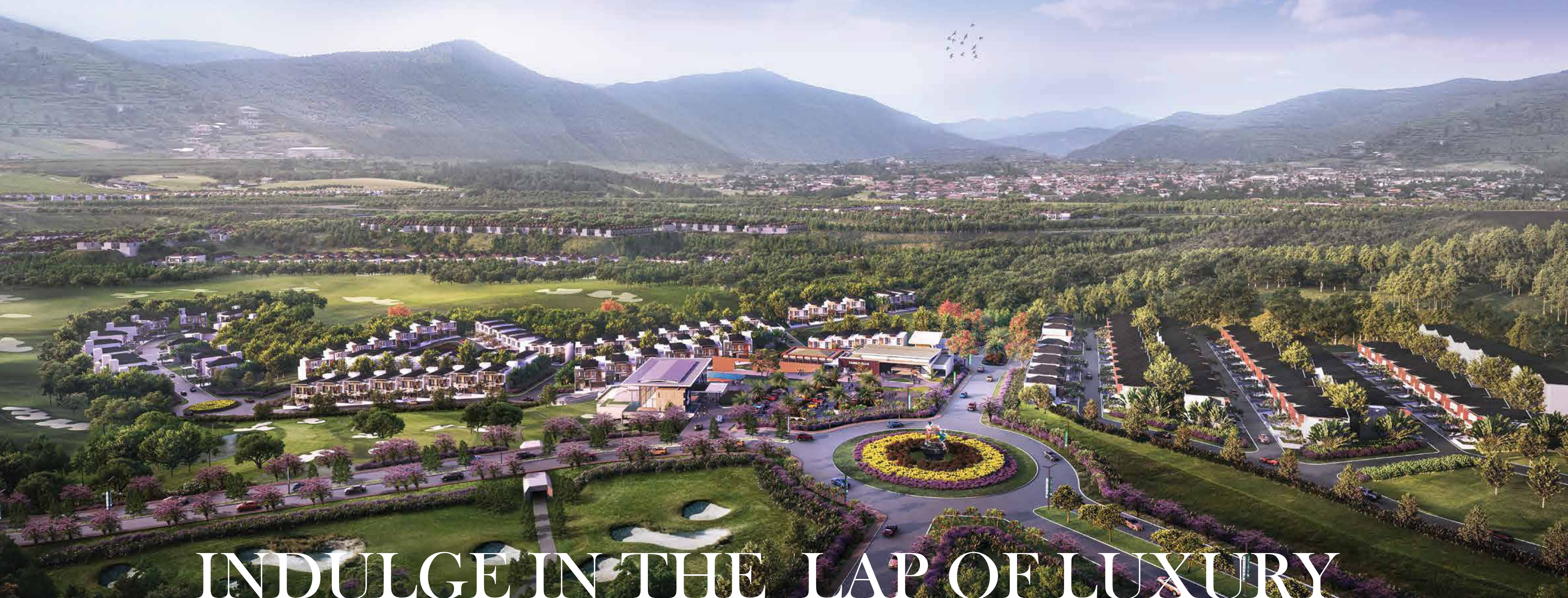
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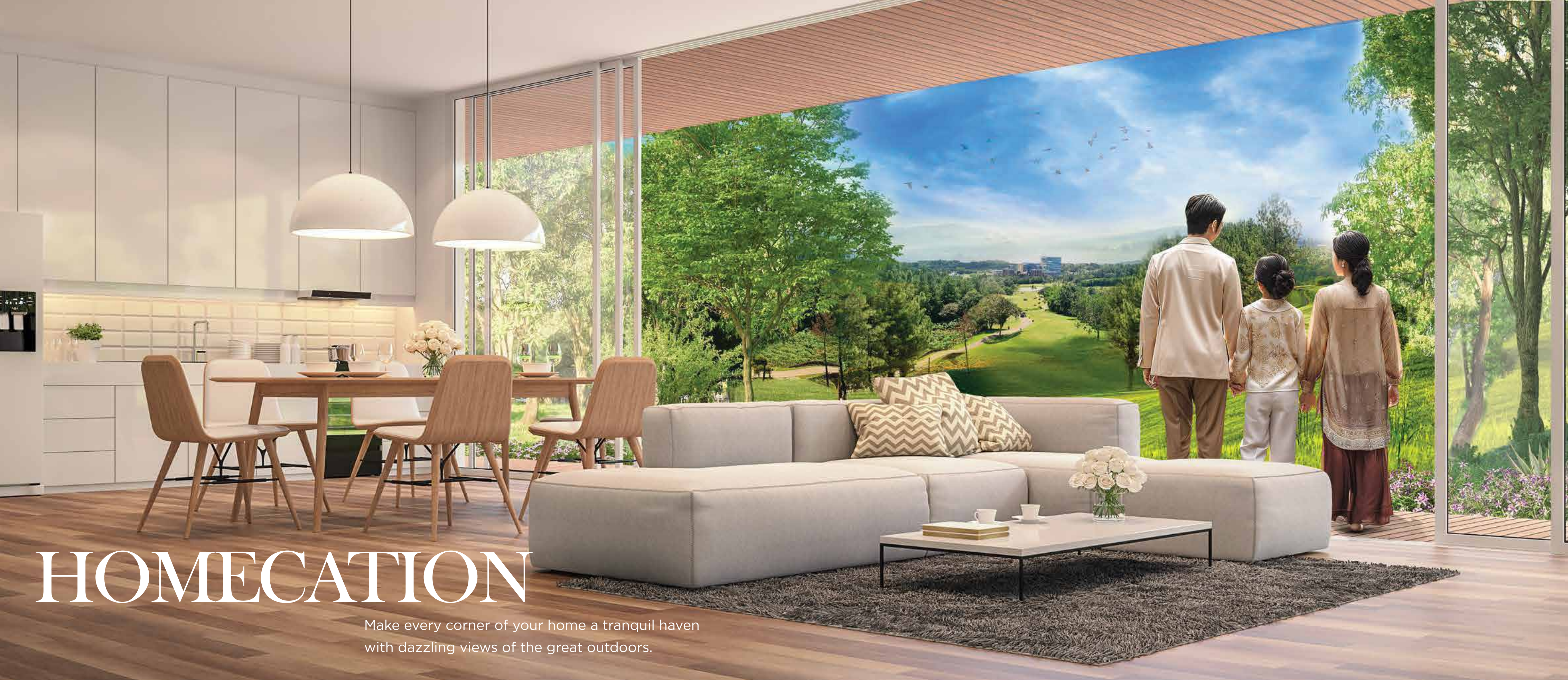
INDULGE IN THE LAP OF LUXURY

Immerse Yourself in Majestic Nature Views on a Scenic Golf Course



A SYMPHONY OF LUXURY

Find Your Ideal Home and Embrace the Unmatched Experience of Success and Tranquil Living."



HOMECATION

Make every corner of your home a tranquil haven
with dazzling views of the great outdoors.



Splendor

Skillfully crafted homes for an exclusive and truly refined living experience

MODERN ▲



MODERN 



Lantai 1



Lantai 2

LB / LT : 200 M² / 180 M² (10 X 18)



4+1



smart door lock (main door)



smart home system



 CLASSIC



MODERN ▲



Grandeur

A masterful blend of visionary design and craftsmanship to create the ultimate comfort and luxury



Lantai 1



Lantai 2



ROOF TERRACE

LB / LT : 251 M² / 240 M² (12 X 20)



MODERN ▲



4+1

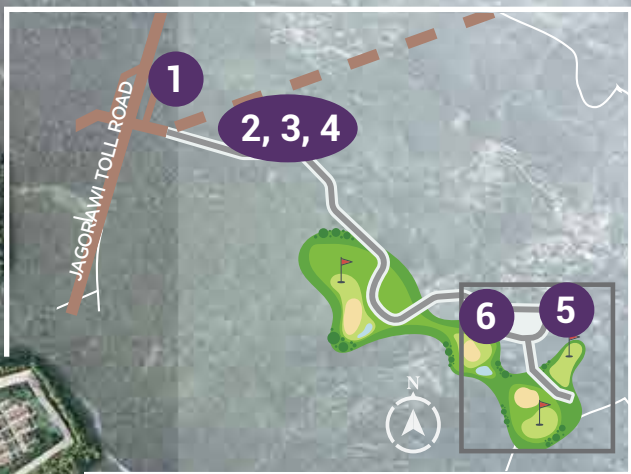


smart door lock (main door)



smart home system

▲ CLASSIC



1 AKSES TOL (EXIT SENTUL SELATAN)



2 EMC Hospital



3 IKEA



4 AEON Mall



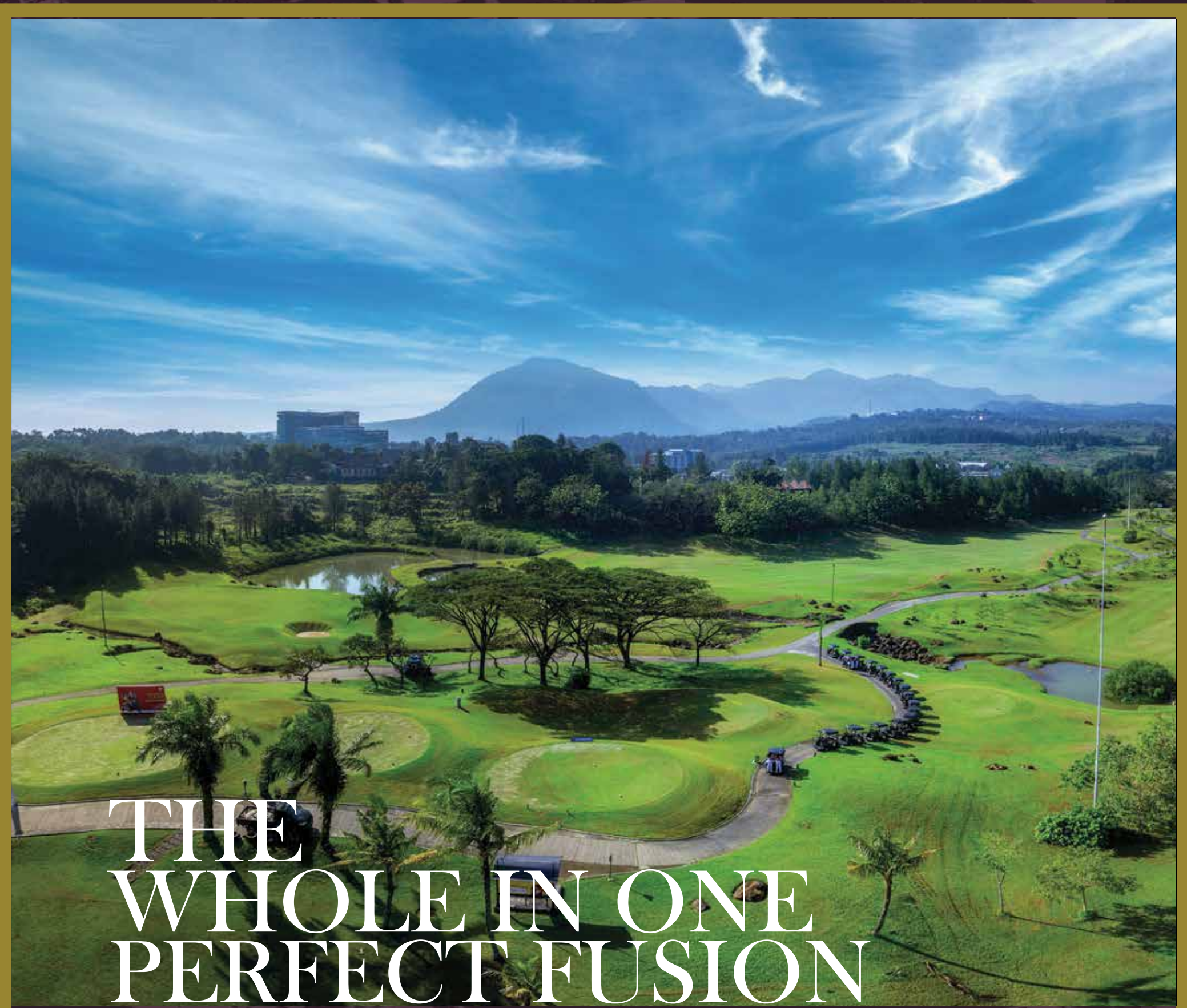
5 TAMAN BUDAYA



6 SENTUL HIGHLANDS



MASTERPLAN



THE
WHOLE IN ONE
PERFECT FUSION



MASTERPLAN



SITEPLAN

- SPLENDOR**
LB / LT : 200 M2 / 180 M2 (10 X 18)
- GRANDEUR**
LB / LT : 251 M2 / 240 M2 (12 X 20)

- 1 GOLF HORIZON GATE
- 2 SPORTS CLUB
- 3 GREENVIEW WALK
- 4 HILLTOP TRAILS
- 5 PLAY PARK
- 6 GOLFVIEW WALK
- 7 GOLFVIEW TERRACE



TECHNICAL SPECIFICATIONS

PONDASI

Tiang pancang/Bored Pile, batu kali

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 ex. Roman / setara

PLAFOND

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

LANTAI

Lantai utama • Homogeneous tile 100x100 ex. Roman Grande / setara
 • Marmer Import (Blok B08 No. 02, 06, 08, 10, 12, 16, 18, 20; Blok B06 No. 18)
 Lantai dapur bersih • Homogeneous tile 100x100 ex. Roman Grande / setara
 • Marmer Import (Blok B08 No. 02, 06, 08, 10, 12, 16, 18, 20; Blok B06 No. 18)
 Tangga • Homogeneous tile 100x100 ex. Roman Grande / setara
 • Marmer Import (Blok B08 No. 02, 06, 08, 10, 12, 16, 18, 20; Blok B06 No. 18)
 Teras depan • Homogeneous tile 60x60 ex. Roman / setara
 • Marmer Import (Blok B08 No. 02, 06, 08, 10, 12, 16, 18, 20; Blok B06 No. 18)
 Kamar Tidur • Homogeneous tile 100x100 ex. Roman Grande / setara
 • Vinyl (Blok B08 No. 02, 06, 08, 10, 12, 16, 18, 20; Blok B06 No. 18)
 R. tidur pembantu • Keramik 30x30 ex. Roman / Setara
 R. service • Keramik 30x30 ex. Roman / Setara (R. jemur & selasar)
 Teras Belakang, Garasi, Gudang, dapur kotor • Homogeneous tile 60x60 ex. Roman / setara
 Kamar mandi utama • Lantai : Homogeneous tile 60x60 ex. Roman / setara
 • Dinding : Homogeneous tile 120x60 ex. Roman / setara
 Kamar mandi • Lantai : Homogeneous tile 60x60 ex. Roman / setara
 • Dinding : Homogeneous tile 60x60 ex. Roman / setara
 Carport • Homogeneous tile 60x60 ex. Roman / setara

SANITAIR

Shower ex. Toto Premium / Setara
 Wastafel ex. Toto Premium / Setara
 Closet Duduk & Eco Washer ex. Toto Premium / setara

RANGKA ATAP

Baja ringan

PENUTUP ATAP

Atap Bitumen ex. CTI atau setara

JENDELA

Kusen • Aluminium powder coating ex. YKK (Nexta dan Madela) / setara
 Daun Jendela • Aluminium powder coating ex. YKK (Nexta dan Madela) / setara + kaca bening

PINTU

Kusen • Aluminium powder coating ex. YKK (Nexta dan Madela) / setara
 Daun pintu utama • Engineering solid wood finish melamik / ducco semi•gloss

KANOPI CARPORT

Besi Hollow (Tipe Modern)
 Beton bertulang (Tipe Classic)
 Kaca Tempered Glass

INSTALASI LISTRIK

PLN 4400 W • Semua tipe rumah

INSTALASI AIR

Air Bersih Standar PAM
 Ground Water Tank kapasitas 1000 liter termasuk pompa

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

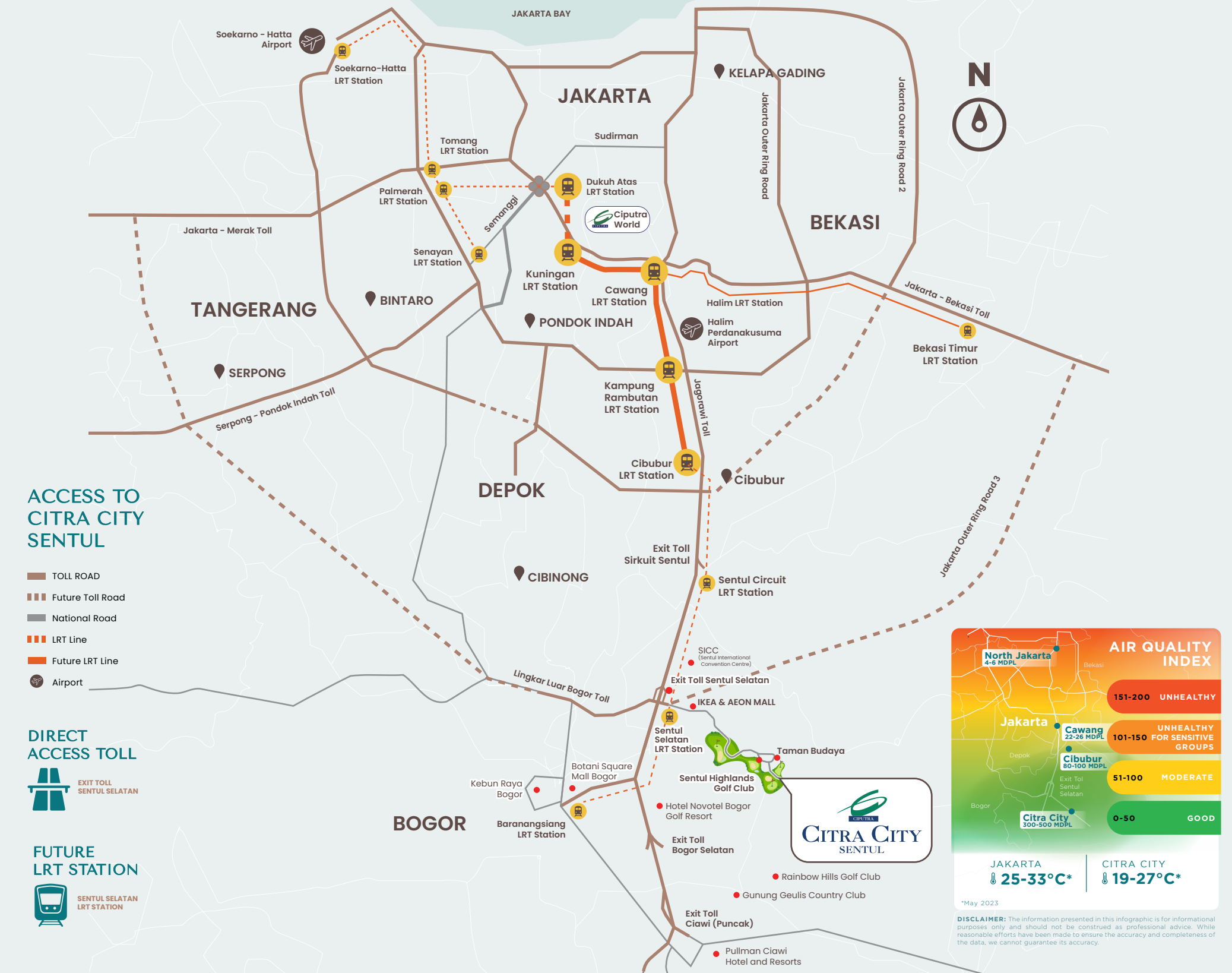
FITUR SMART HOME

Smart door lock
 Smart Switch
 IR remote
 Motion sensor
 Smart downlight
 Smart alarm
 Smart Curtain
 CCTV outdoor & Indoor

FITUR GREEN CONCEPT

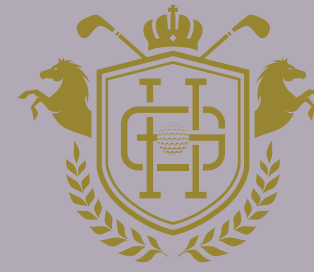
Biological septictank
 Instalasi jaringan listrik dalam tanah
 Instalasi kabel telepon bawah tanah
 Pemanas air tenaga surya
 Saluran drainase tertutup
 Jalan cluster dan jalan lingkungan ROW 13 dan ROW 11
 Badan jalan 7 meter
 Children playground
 Perkerasan jalan dari beton & hotmix
 System keamanan lingkungan : CCTV system
 STP komunal
 PJU LED

DESIRABLE LOCATION





ELEVATE YOUR LIVING TO THE NEW HEIGHTS WHERE TRANQUILITY AND LUXURY COEXIST AT **GOLF HORIZON**





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