



REINA SOFIA



CITRA CITY  
SENTUL



An aerial photograph of a luxury residential development in the Tranquil Hills. The scene is captured at sunrise, with a golden sun low on the horizon, casting a warm glow over the landscape. The sky is filled with soft, white and blue clouds. In the foreground, several modern, multi-story apartment buildings with balconies are visible, surrounded by lush greenery and a winding road. A large, well-maintained golf course stretches across the middle ground, with a prominent green fairway and a small pond. The background shows rolling hills and a distant cityscape under a hazy sky.

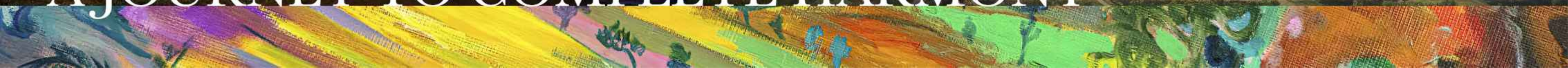
# EXPERIENCE THE OPULENT LIVING IN THE TRANQUIL HILLS

Imagine waking up to breathtaking views of lush green hills and a spectacular golf course every morning. Experience the luxury of living in a masterpiece divine surrounded by nature's splendor





A JOURNEY TO COMPLETE HARMONY







WELCOME TO YOUR PRESTIGE HAVEN



# THE Breezewalk

1

## CRYSTAL POND

Witness the beauty of nature unfold in this enchanting koi pond.

2

## PIXIE PUTTERS

Tee off for a day of fun and friendly competition on our putt-putt golf course.

3

## SONGBIRD PAVILION

Nestle into tranquility in our unique birdcage seating areas, surrounded by the beauty of nature.

4

## WHISPERING WOODS

Step into serenity as you pass under the captivating wooden block entrance.

5

## TECHNOFLEX LOUNGE

Relax in our futuristic style seating areas, where comfort meets innovation.

6

## KID PLAYGROUND

Adventure awaits in our vibrant kids' playground, a haven for endless fun and imagination.







ENJOY THE MOMENT  
WITH YOUR LOVED ONE





DALI



Lantai 1



Lantai 2

LB / LT : 120 M<sup>2</sup> / 120 M<sup>2</sup> ( 8 X 15 )

-  4+1
-  smart door lock (main door)
-  smart home system



Unwind and relax  
in the comforting ambiance  
of this cozy living room,  
where warmth sets the tone.







# PICASSO



Lantai 1



Lantai 2

LB / LT : 142 M<sup>2</sup> / 150 M<sup>2</sup> ( 10 X 15 )

-  4+1
-  smart door lock (main door)
-  smart home system







# SITEPLAN

- ① CRYSTAL POND
- ② WHISPERING WOODS
- ③ SONGBIRD PAVILION
- ④ PIXIE'S PUTTERS
- ⑤ TECHNO FLEX LOUNGE
- ⑥ KID'S PLAYGROUND



**REINA SOFIA**

- DALI  
LB / LT : 120 M<sup>2</sup> / 120 M<sup>2</sup> ( 8 X 15 )
- PICASSO  
LB / LT : 142 M<sup>2</sup> / 150 M<sup>2</sup> ( 10 X 15 )



# MASTERPLAN





# TECHNICAL SPECIFICATIONS

## PONDASI

Tiang pancang/Bored pile, batu kali

## STRUKTUR

Struktur beton bertulang

## DINDING

Bata / bata ringan finish plester aci & cat.

Dinding pembatas

Pagar belakang

Cat Eksterior

Cat Interior

Ornamen Fasad

- double dinding
- bata / bata ringan finish plester aci & cat
- ex. Jotun Anti Fade & Ultra Clean / setara
- ex. Jotun / setara
- Homogeneous tile 60x120 ex. Roman Grande / setara

## PLAFOND

Ruang dalam

Overstek, teras & KM/WC

- Gypsum
- Gypsum WR

## LANTAI

Lantai utama

Lantai dapur

Tangga

R. tidur pembantu

R. service

Teras

Kamar mandi

Carport

- Homogeneous tile 80x80 ex. Roman Grande / setara
- Homogeneous tile 80x80 ex. Roman Grande / setara
- Homogeneous tile 80x80 ex. Roman Grande / setara
- Kramik 30x30 ex. Roman / Setara
- Kramik 30x30 ex. Roman / Setara (R. jamur & selasar)
- Homogeneous tile 60x60 ex. Roman / setara
- Homogeneous tile 60x60 ex. Roman / setara
- Homogeneous tile 60x60 ex. Roman / setara

## SANITAIR

Shower ex. Toto / setara

Wastafel ex. Toto / setara

Closet Duduk & Eco Washer ex. Toto / setara

## RANGKAATAP

Baja ringan

## PENUTUPATAP

Atap Genteng Kramik ex. Kanmuri atau setara

## JENDELA

Kusen

Daun Jendela

- Aluminium powder coating ex. YKK / setara
- Aluminium powder coating ex. YKK / setara + kaca bening

## PINTU

Kusen

Daun pintu utama

- Aluminium powder coating ex. YKK / setara
- Engineering solid wood finish melamik / ducoo semi-gloss

## INSTALASI LISTRIK

PLN 3500 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

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 9

Badan jalan 5 meter

Children playground

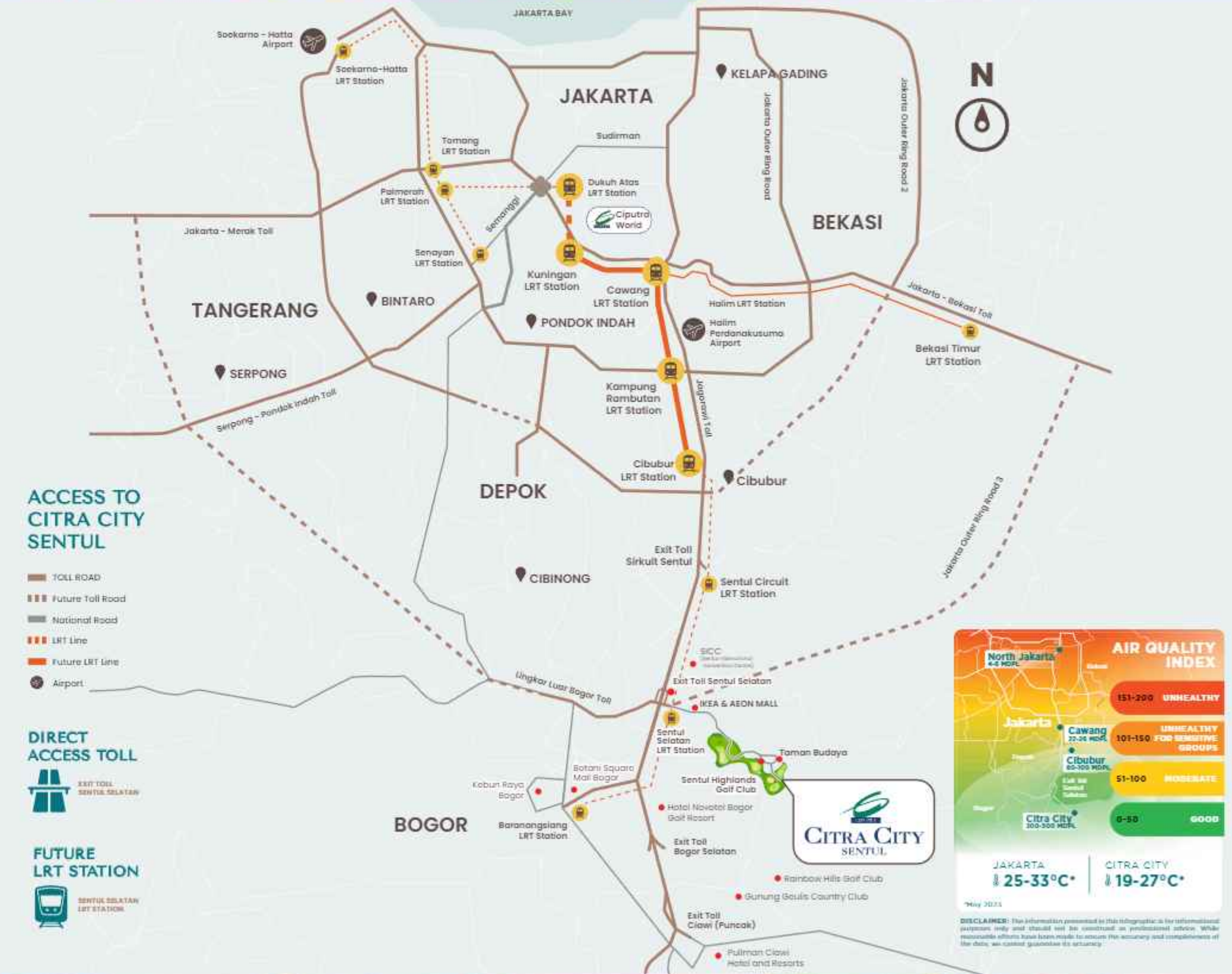
Perkerasan jalan dari beton & hotmix

System keamanan lingkungan : CCTV system

STP komunal

RJU LED

# DESIRABLE LOCATION



JAKARTA 25-33°C  
CITRA CITY 19-27°C

DISCLAIMER: The information presented in this infographic is for informational purposes only and should not be construed as professional advice. While reasonable efforts have been made to ensure the accuracy and completeness of the data, we cannot guarantee its accuracy.