



CITRA SENTUL RAYA



NEW PARK AVENUE

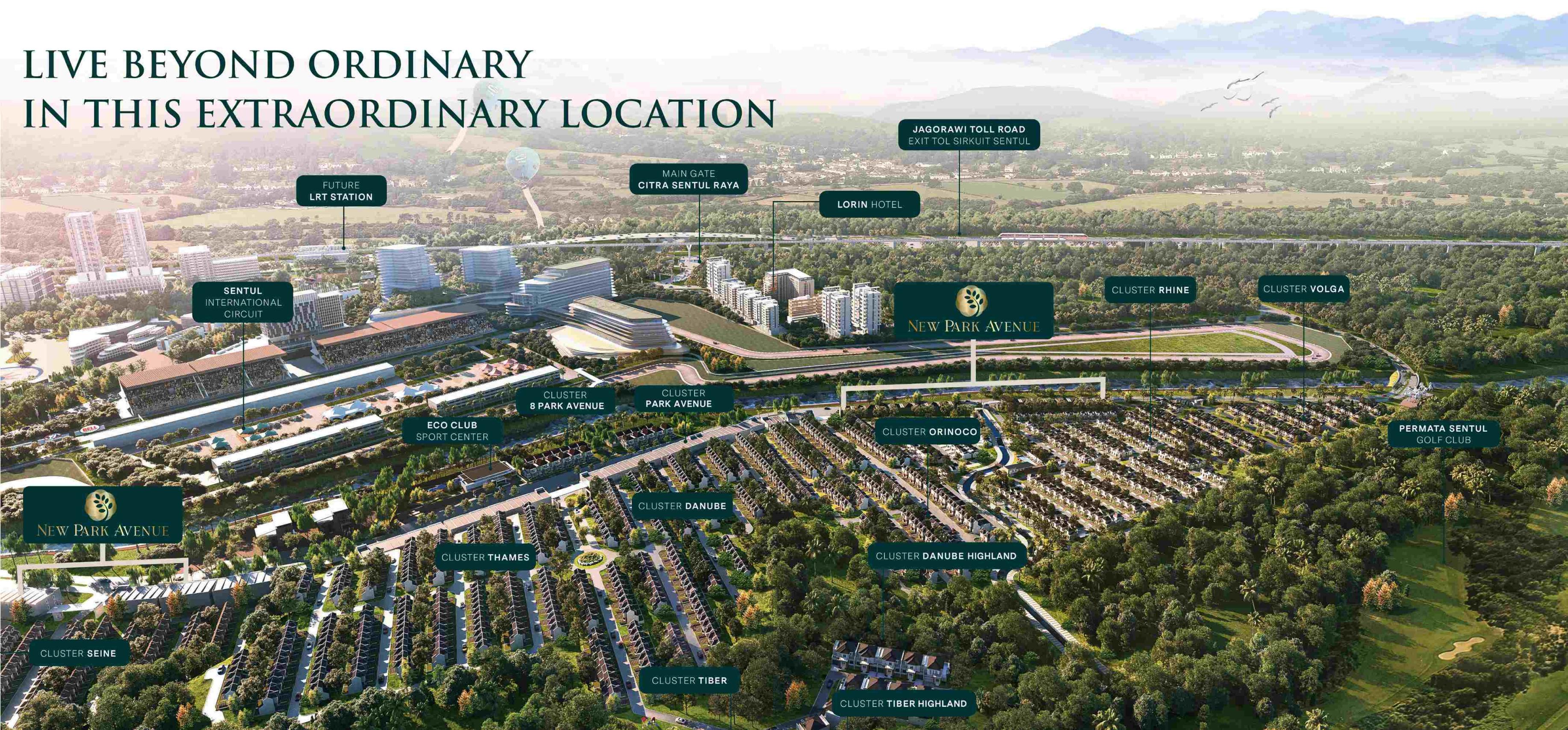
PRIME LOCATION, UNPARALLELED ELEGANCE
YOUR DREAM HOME AWAITS



THE SPARKLING URBAN HAVEN



LIVE BEYOND ORDINARY IN THIS EXTRAORDINARY LOCATION



FUTURE
LRT STATION

MAIN GATE
CITRA SENTUL RAYA

JAGORAWI TOLL ROAD
EXIT TOL SIRKUIT SENTUL

LORIN HOTEL

SENTUL
INTERNATIONAL
CIRCUIT

NEW PARK AVENUE

CLUSTER RHINE

CLUSTER VOLGA

CLUSTER
8 PARK AVENUE

CLUSTER
PARK AVENUE

ECO CLUB
SPORT CENTER

CLUSTER ORINOCO

PERMATA SENTUL
GOLF CLUB

NEW PARK AVENUE

CLUSTER DANUBE

CLUSTER DANUBE HIGHLAND

CLUSTER THAMES

CLUSTER SEINE

CLUSTER TIBER

CLUSTER TIBER HIGHLAND

THE ULTIMATE SANCTUARY WHERE GREEN
LANDSCAPES EMBRACE LAVISH LIVING



GREEN BOULEVARD





ECO Club



INFINITE POOL



FITNESS CENTER



FUNCTION HALL



BASKET 3 on 3



CONVENIENCE STORE

Our Eco Club Sports Center has state-of-the-art equipment and luxurious facilities. Surrounded by greenery and streams, Eco Club can be the perfect place to refresh your mind and body. Experience the best living in the most comfortable surroundings in the southern greater Jakarta area, enjoy all the warmth of the sun shine while all the places of interest are near you.



PERFECTLY LOCATED
AT MAIN BOULEVARD



CALTON

BUILD SIZE 99m² | LAND SIZE 120m² (6x20)



3 Bedrooms



2 Bathrooms



Smart Door Lock



Smart Home



1 Carport



1ST FLOOR



2ND FLOOR



SHOW UNIT TYPE CALTON

CASTELL

BUILD SIZE | LAND SIZE
109m² | 140m² (7x20)



3+1 Bedrooms



3+1 Bathrooms



Smart Door Lock



Smart Home



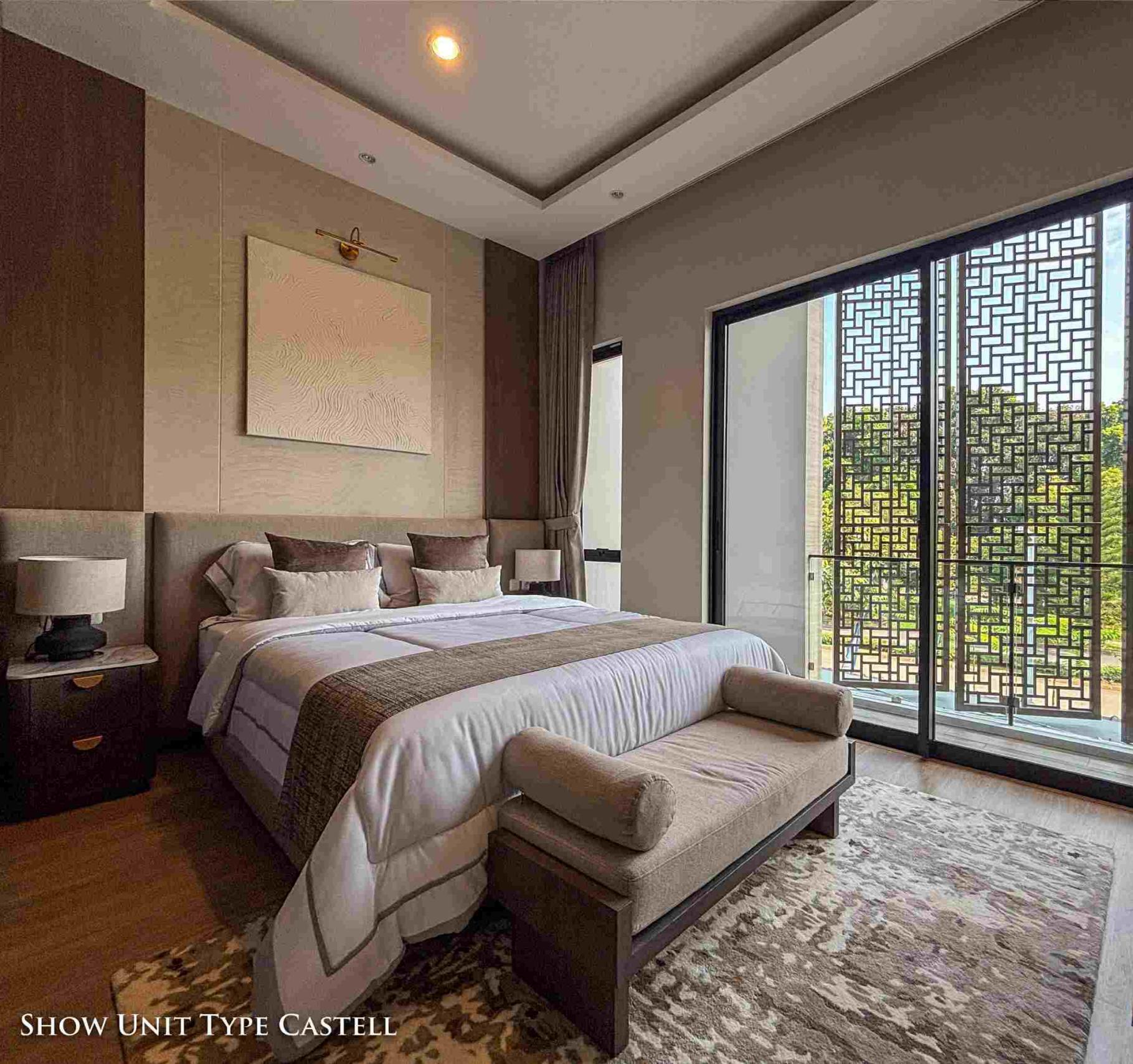
2 Carports



1ST FLOOR



2ND FLOOR



SHOW UNIT TYPE CASTELL

RODNA

BUILD SIZE | LAND SIZE
127m² | 152m² (8x19)



4+1 Bedrooms



3+1 Bathrooms



Smart Door Lock



Smart Home



2 Carports



1ST FLOOR



2ND FLOOR



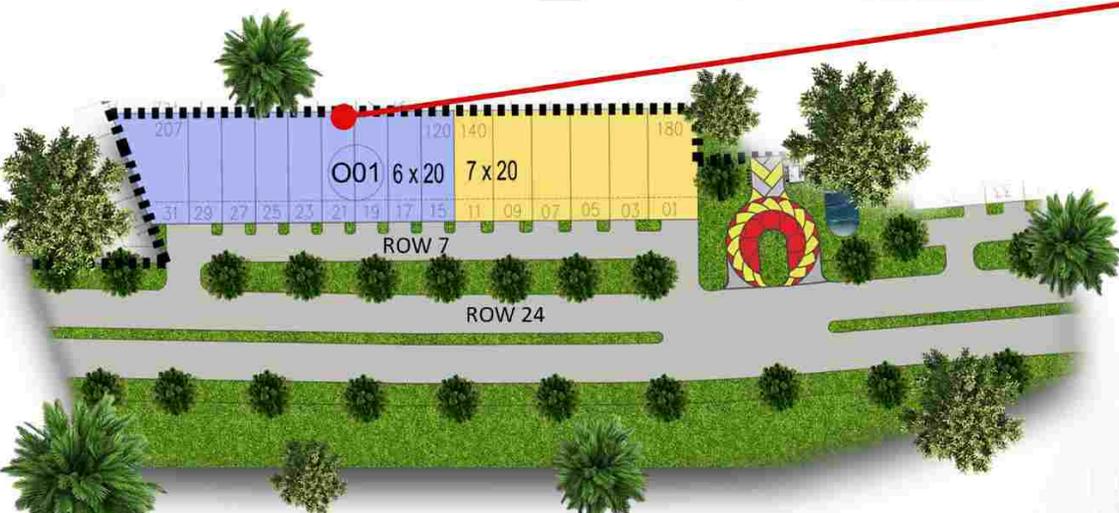
SHOW UNIT TYPE RODNA



SITE PLAN

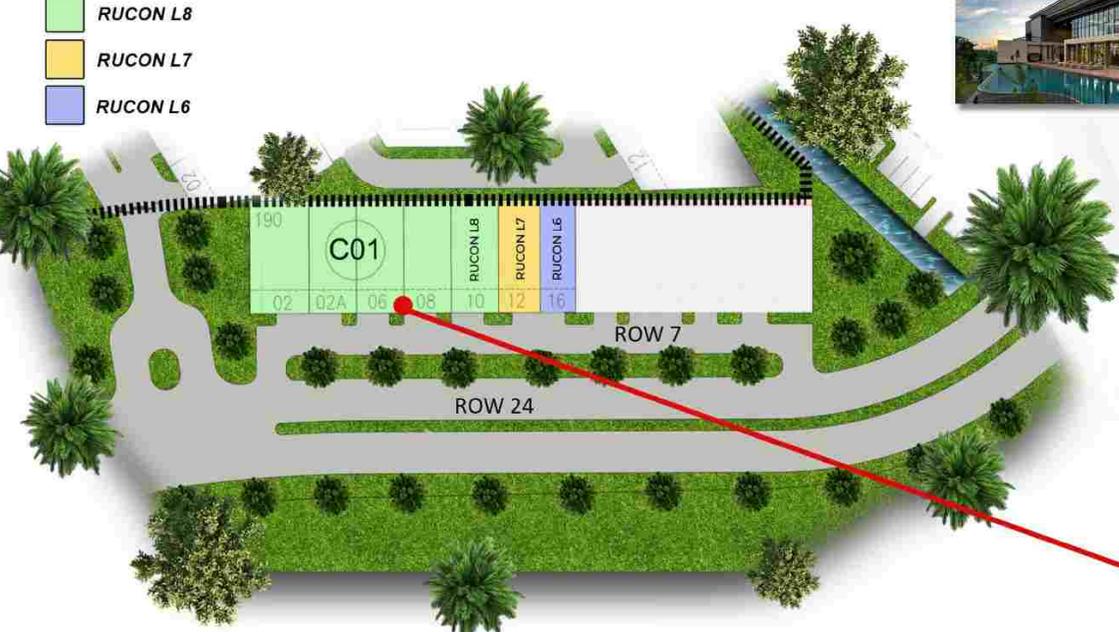
- TIPE CASTELL STD
TIPE CASTELL SUDUT
- TIPE CALTON STD
TIPE CALTON SUDUT

- LB/LT 109/140
LB/LT 109/VAR
- LB/LT 99/120
LB/LT 99/VAR



- TIPE RODNA STD
TIPE RODNA SUDUT
- RUCON L8
- RUCON L7
- RUCON L6

- LB/LT 127/152
LB/LT 127/190



SPESIFIKASI

PONDASI

- Pondasi Bor Pile

STRUKTUR

- Struktur Beton Bertulang

DINDING

- Bata / bata ringan finishing plaster aci dan cat
- Dinding pembatas - Double dinding
- Pagar belakang - bata ringan finish plester aci & cat
- Cat Eksterior - ex. Nippon Paint / Setara
- Cat Interior - ex. Nippon Paint / Setara
- Homogeneous Tile 60x120 Ex. Sandimas/ Setara
- Dinding Akses - Ex. Shera Wood

PLAFON

- Ruang Dalam - Gypsum
- Ruang Luar, KM, Teras, Entrance - Gypsum WR (Water Resistant)
- Plafond Overstek - Shunda Plafon/ Setara

LANTAI

- Homogeneous Tile 80x80 Ex. Sandimas/ Setara (Lantai R. Tamu, R. Makan, R. Tidur)
- Homogeneous Tile 60x60 Ex. Sandimas/ Setara (Lantai Meja Dapur dan Dinding Dapur)
- Homogeneous Tile 40x80 Ex. Sandimas/ Setara (Lantai Kamar Mandi)
- Homogeneous Tile 40x80 Ex. Sandimas/ Setara (Lantai Teras Depan dan Belakang)
- Homogeneous Tile 15x60 Ex. Sandimas/ Setara (Lantai Dapur L6)
- Homogeneous Tile 30x120 Ex. Sandimas/ Setara (Lantai Tangga Utama)
- Homogeneous Tile 15x60 Ex. Sandimas/ Setara (Lantai Balkon L2)
- Homogeneous Tile 15x60 Ex. Sandimas/ Setara (Lantai Taman Depan)
- Homogeneous Tile 60x60 Ex. Sandimas/ Setara (Lantai RT ART)
- Homogeneous Tile 60x60 Ex. Sandimas/ Setara (Lantai KM ART dan Area Cuci Jemur)
- SPC - K. Floor/ Setara (Lantai Kamar Utama)

SANITAIR

- Shower ex. Toto/ Setara
- Wastafel ex. Toto/ Setara
- Closet duduk ex. Toto/ Setara
- Smart Washer
- Pemanas Air ex. Wika SWH 130
- Sink ex. Sandimas

RANGKA ATAP

- Rangka Atap Baja Ringan - Ex. Karang Pilang/ Setara

PENUTUP ATAP

- Penutup Atap Metal Berpasir - Ex. Karang Pilang/ Setara

JENDELA

- Kusen-Aluminium Anodize ex. YKK/Setara
- Daun Jendela-Aluminium Anodize ex. YKK/setara + Kaca Bening (double loaded)

PINTU

- Kusen-Aluminium Anodize ex. YKK/Setara
- Daun Pintu-Engineering Door finish melamik
- Daun Pintu -Aluminium Anodize ex. YKK/setara + Kaca Bening (double loaded)

INSTALASI LISTRIK

- PLN 3500 W Semua tipe rumah

INSTALASI AIR

- Air Bersih standar PAM
- Ground Water Tank 750 Liter
- Pompa Air 125w

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 Cable
- Gratis 1 Tahun Sejak Serah Terima

FITUR SMART HOME

- Smart Door Lock (Pintu Utama)
- CCTV Indoor dan Outdoor
- Smart Switch Double ex. Onassis
- Smart Universal ex. Onassis
- Smart Alarm ex. Onassis
- Smart Motion ex. Onassis
- Smart Door Sensor ex. Onassis
- Google Nest

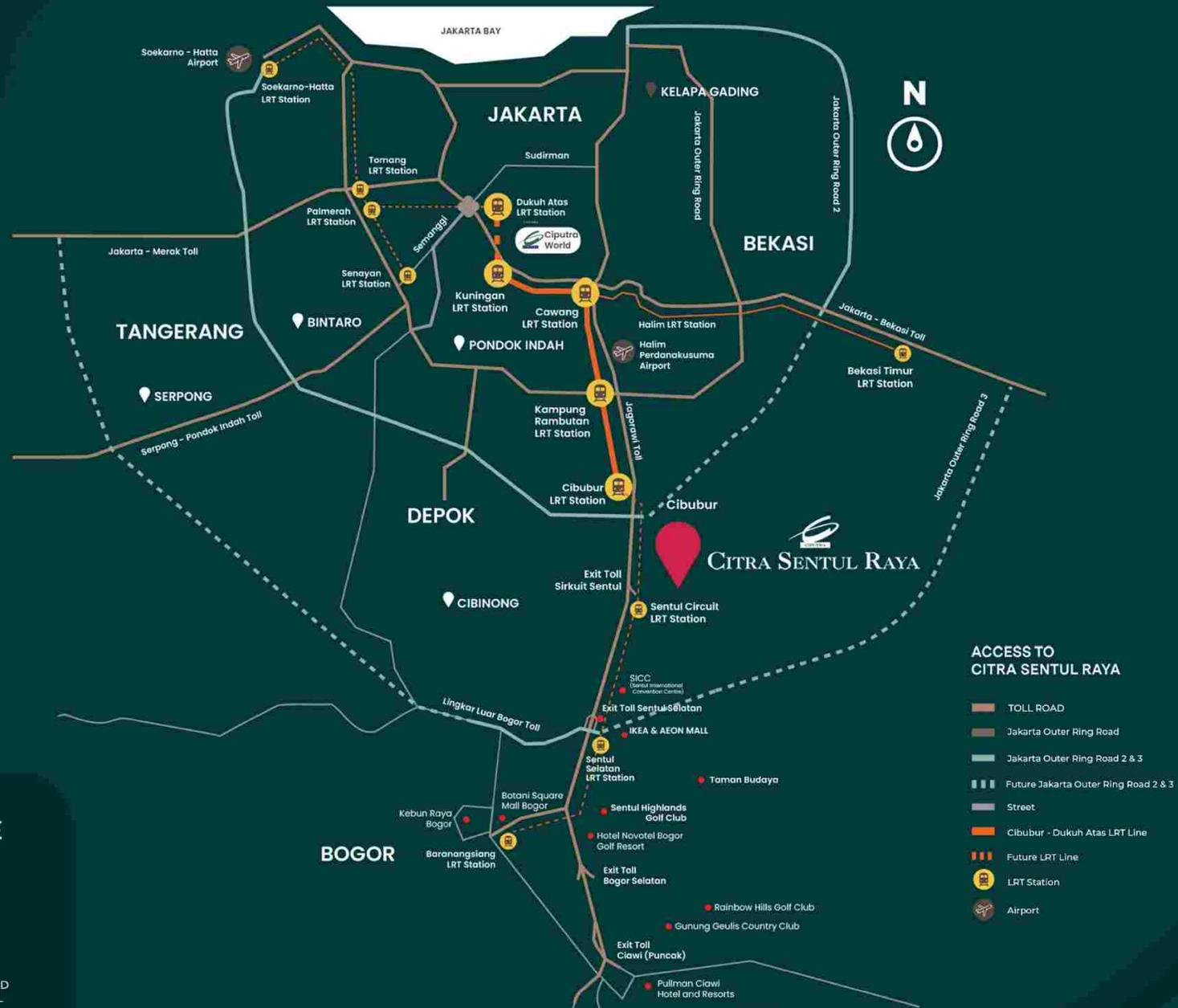
FITUR LINGKUNGAN

- Biological septictank
- Instalasi jaringan listrik bawah Tanah
- Saluran drainase tertutup
- Taman lingkungan
- Perkerasan jalan dari beton & hotmix
- Tembok belakang tinggi 2,8 meter
- Jalan cluster dan jalan lingkungan ROW 24 & ROW 7 meter
- Sistem keamanan lingkungan : CCTV Sistem
- Rumah berpagar



DISCLAIMER:
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STRATEGIC LOCATION



1 MINUTE FROM



JAGORAWI TOLL ROAD
EXIT SIRKUIT SENTUL



FUTURE LRT STATION
SIRKUIT SENTUL

THE BEST ADDRESS OF EVERYTHING

AEON MALL



IKEA



HOTEL



SCHOOL & UNIVERSITY



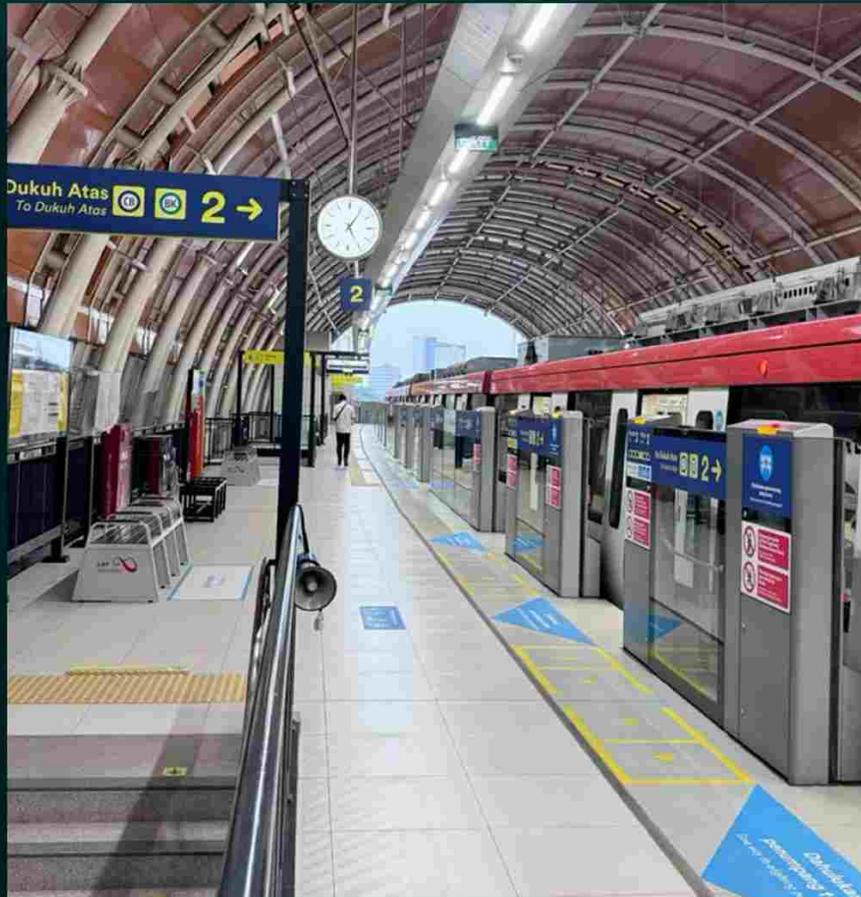
FRESH MARKET



HOSPITAL



DIRECT ACCESS to TOL



FUTURE LRT STATION



CITRA SENTUL RAYA



MARKETING OFFICE :

EXIT TOL SIRKUIT SENTUL KM.33
Jl. River Park Boulevard Blok A No. 1
Citra Sentul Raya - Bogor 16810

