

KOTA BARU
PARAHYANGAN
MANDIRI · MADANI · ALAMI

TATAR JAYAPRAKASA

Simplify Your Space, Amplify Your Life

www.kotabaruparahyangan.com



Melanjutkan 25 tahun pengembangan Kota Mandiri pertama dan terluas di Bandung Raya, Kota Baru Parahyangan (KBP) dengan Visi Awal mengembangkan proyek berskala kota yang akan menampung segala fasilitas dan fungsi perkotaan termasuk menyediakan hunian berkualitas bagi berbagai segmen, termasuk bagi **Generasi Muda** dan usia produktif.

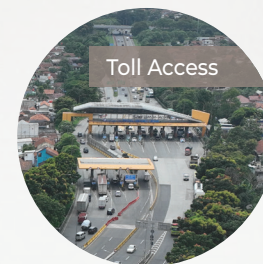
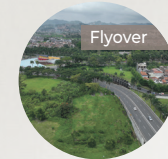
Keberadaan KBP sebagai kota penyangga Bandung Raya kini semakin berkembang dengan menghadirkan **Ekosistem Hunian** yang tidak hanya strategis dan terintegrasi dengan infrastruktur modern, tetapi juga mendukung gaya hidup dinamis serta memberikan aksesibilitas terhadap berbagai peluang ekonomi.

Terinspirasi oleh nama seorang bangsawan Pajajaran yang dikenal kepemimpinan, kebijaksanaan, dan dedikasinya dalam menjaga adat serta budaya Sunda, Kota Baru Parahyangan mempersembahkan **Tatar Jayaprakasa**.

Simplify Your Space,
Amplify Your Life



KOTA BARU PARAHYANGAN
Towards Sustainable City



- 1 Tatar Tarubhawana
- 2 Nayapati Residence
- 3 Tatar Lokacitra
- 4 Tatar Simakirana
- 5 Anggapati Residence
- 6 Tatar Punawangi
- 7 Tatar Nilapadmi
- 8 Tatar Spatirismi
- 9 Tatar Paramawati
- 10 Tatar Surawisesa

- 11 Tatar Jayaprakasa
- Show House @Marketing Gallery

- 1 IKEA
- 2 Bumi Hejo
- Urban Park, Green Spine, Bumi Skate Park, Bumi Play Park, Yogya Junction, RSIA Parahyangan, Kopi Nako, Casa Le Savoye, Suki Time & Two Cents, Noah's Barn
- Coming Soon : Hejo Square
- 3 Pasar Parahyangan
- 4 Wahoo Waterworld
- 5 Ruko Sasakirana
- Neighborhood Commercial
- 6 Bumiluhur Tea House
- 7 Bumiluhur Country Club
- 8 Parahyangan Golf



Tatar Jayaprakasa, tatar terbaru di Kota Baru Parahyangan yang menghadirkan rumah dua lantai dengan pilihan 2 atau 3 kamar tidur. Mengusung desain rumah homy, interior open plan yang fleksibel, serta dilengkapi fitur smart home yang mendukung gaya hidup generasi digital savvy. Sangat cocok untuk dijadikan rumah pertama maupun aset investasi masa depan.

CLUSTER FACILITIES



Gated System



Integrated Cluster Security



Thematic Garden



Security Patrols



Cluster CCTV



Balancing aesthetics
and efficiency



JAYATAMA

Build Area 80 m² | Land Area 84 m²


2
Bedroom


2
Bathroom

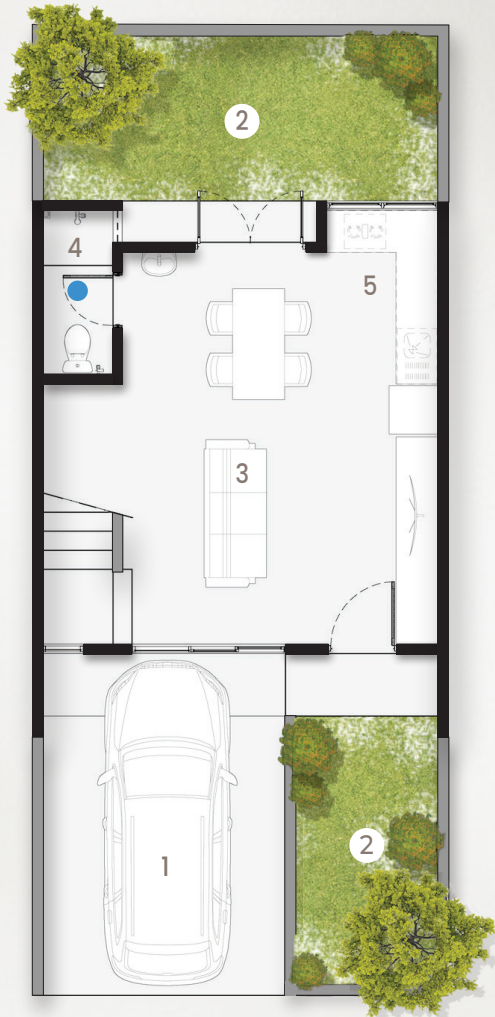
 **Smart Home**

1st Floor

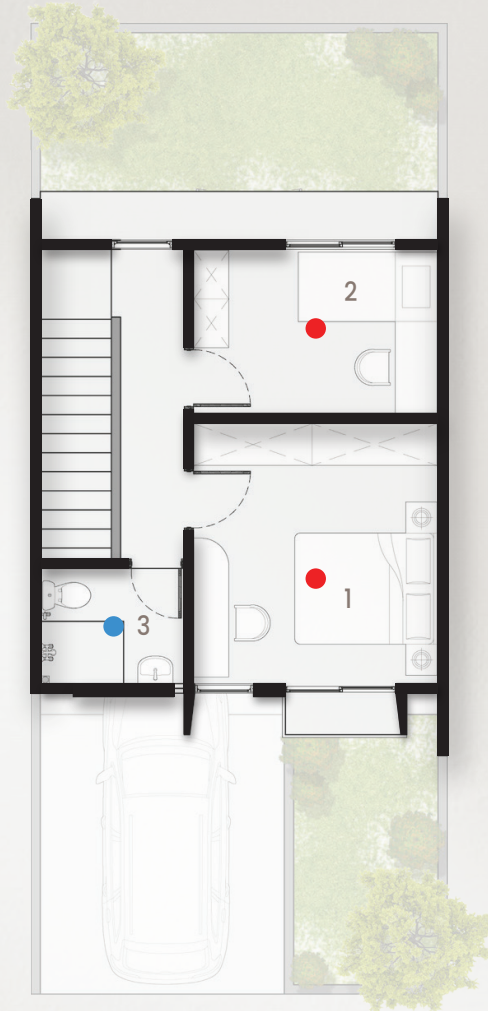
1. Carport
2. Garden
3. Living & Dining Area
4. Bathroom
5. Kitchen

2nd Floor

1. Main Bedroom + Balcony
2. Kid's Bedroom
3. Bathroom



1st Floor



2nd Floor

JAYAPRABU

Build Area 104 m2 | Land Area 84 m2



3
Bedroom



3
Bathroom



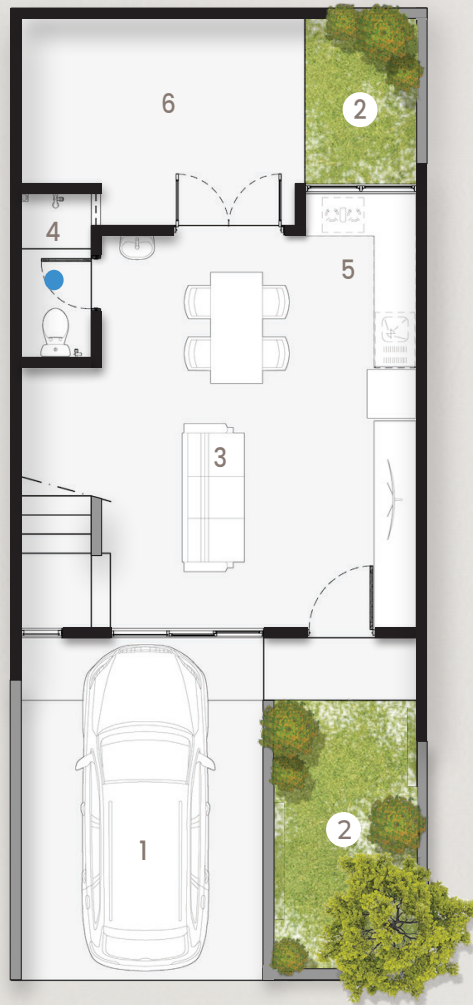
Smart
Home

1st Floor

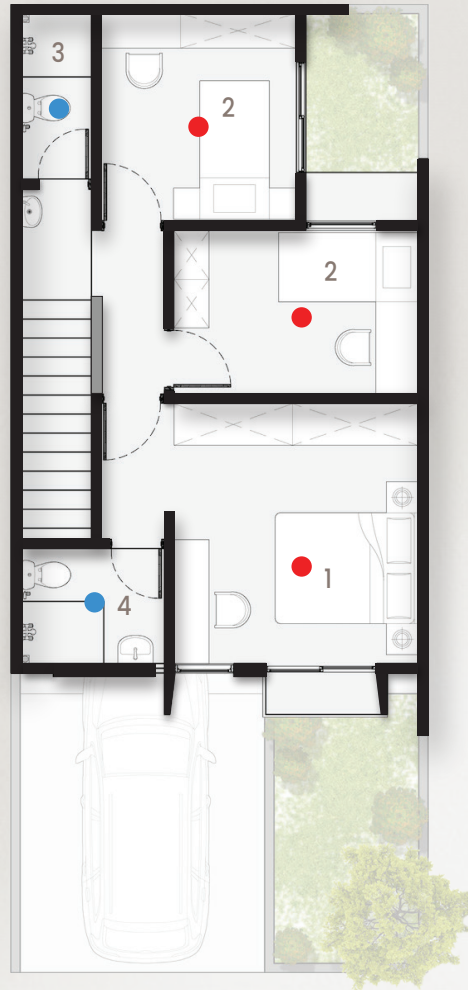
1. Carport
2. Garden
3. Living & Dining Area
4. Bathroom
5. Kitchen
6. Extension Area

2nd Floor

1. Main Bedroom + Balcony
2. Kid's Bedroom
3. Bathroom
4. Main Bathroom



1st Floor



2nd Floor

A modern, open-plan living and dining area. The living space features a large, light beige sofa with two patterned pillows, a large round pendant light made of woven material, and a large potted plant. The dining area has a round black table with four woven chairs. The background shows a kitchen area with wooden cabinetry and a dark countertop. The floor is covered with large light grey tiles and a large brown rug. The walls are white, and there are large windows with vertical blinds and sheer curtains.

A flexible open space,
ready for various needs

| LIVING & DINING AREA



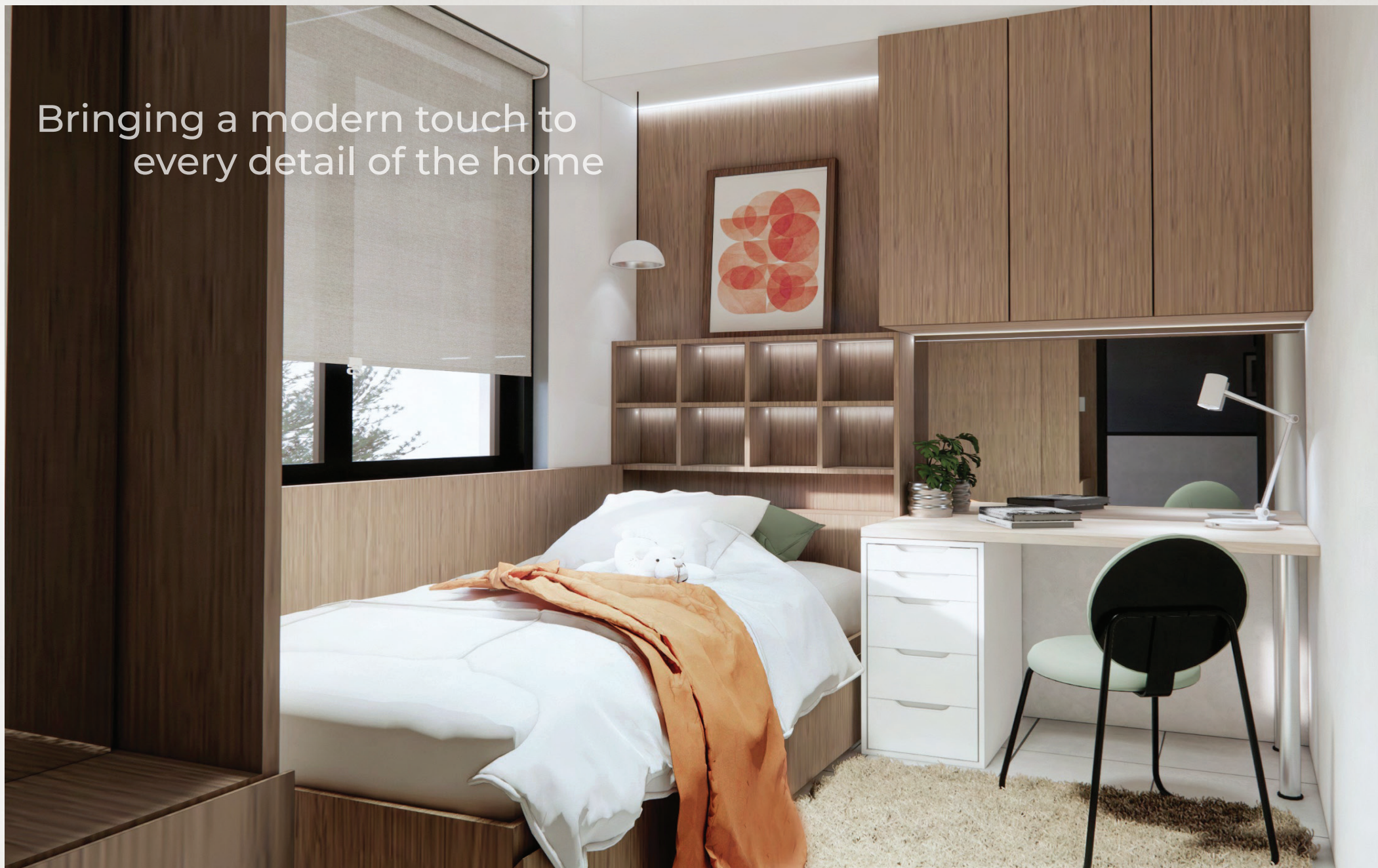


LIVING & DINING AREA



| MAIN BEDROOM

Bringing a modern touch to
every detail of the home



| KID'S BEDROOM

SPECIFICATIONS

PONDASI

Pondasi Pancang/Strauss Pile dan
Pondasi Batu Kali

DINDING

Pasangan Bata / Bata Ringan + Sistem
Dry Mortar / Setara

FINISHING CAT

- Interior Cat Tembok Vinilex, Ex. Nippon / Setara
- Eksterior Cat Tembok Weathebond, Ex. Nippon / Setara
- Dinding Batas Kavling Finish Plester + Kamprot

FINISHING LANTAI

- Teras Roman 30 x 30
- Lantai Utama Roman 40 x 40
- R. Tidur Lt. 1 Roman 40 x 40
- R. Tidur Lt. 2 Roman 40 x 40
- R. Tidur Utama Roman 40 x 40

KM/WC

- Lantai KM/WC Lt.1 Roman 40 x 40
- Dinding KM/WC Lt.1 Roman 40 x 40
- Lantai KM/WC Lt.2 Roman 30 x 30
- Dinding KM/WC Lt.2 Roman 30 x 60
- Lantai Dapur Roman 40 x 40

ATAP

- Rangka Atap Baja Ringan
- Genteng Genteng Beton Ex. Cisangkan
- Listplang Woodplank, Fin. Cat

CARPORT

- Lantai

Paving Block

PLAFOND

- Rangka Plafond
- Penutup Plafond Utama
- Penutup Plafond KM/WC
- Penutup Teritisan Atap Utama

Hollow / Metal Furing
Gypsum 9 mm + List
Gypsum 9 mm Water Resist 9mm + List
Gypsum 9 mm Water Resist 9mm + List

KUSEN

- Pintu Utama
- Pintu Interior
- Pintu Sliding
- Jendela

Aluminium Anodized / Setara
Kayu Engineering, Fin. Ecosheet
Aluminium Ex. YKK, Anodized / Setara
Aluminium Ex. YKK, Anodized / Setara

PINTU & JENDELA

- Daun Pintu Utama
- Daun Pintu Interior
- Daun Pintu KM/WC
- Daun Jendela

Pintu Panel Aluminium Fin. Anodized Plus
Kayu Engineering, Fin. Ecosheet
Kayu Engineering, Fin. Ecosheet
Aluminium Ex. YKK, Anodized / Setara

SANITAIR

TOTO / Setara

KITCHEN SINK

Stainless Steel

LISTRIK

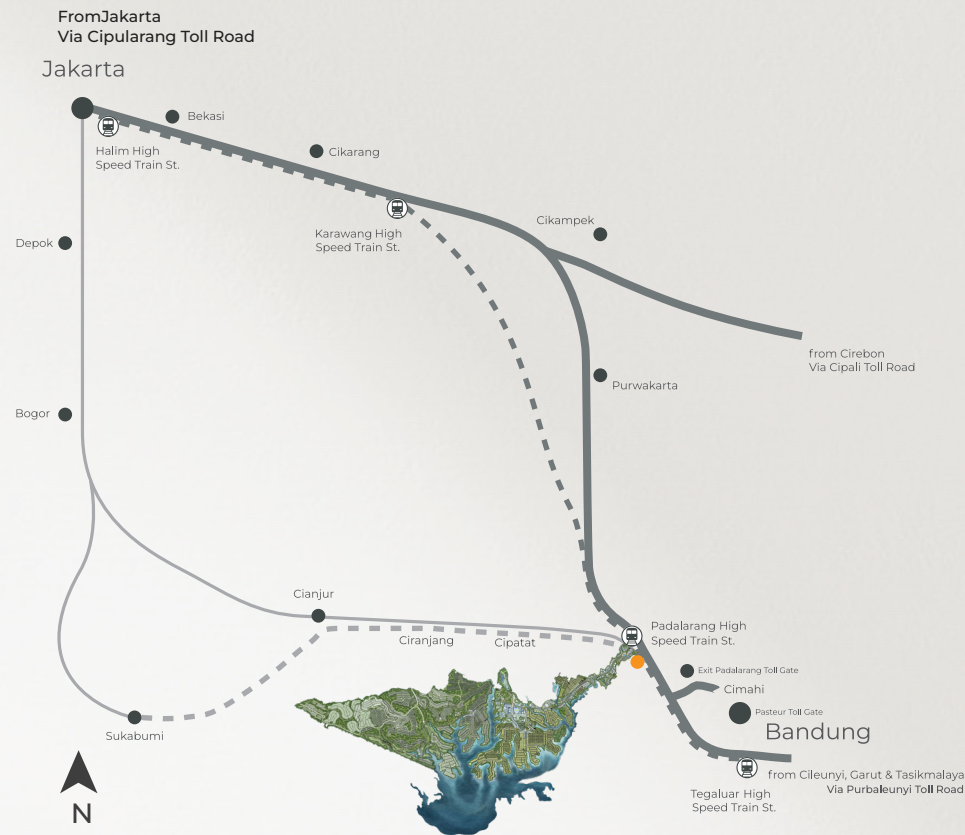
2200 VA

TANGKI AIR

500 lt. Fiberglass

SEPTICTANK

1 Unit Biofilter



30 Minutes
Jakarta to KBP
Via High Speed Train



SHUTTLE CAR
Padalarang HST St. to KBP



SHUTTLE EV
Internal KBP Route

Exit Padalarang Toll Gate
120 KM from Jakarta
12 KM from Bandung
30 Minutes from Jakarta to Kota Baru Parahyangan by HST

- National Route
- Toll Road Access
- - - Toll Road (Sukabumi - Ciranjang - Padalarang) on Progress
- - - HST Route Jakarta - Bandung
- 🚆 High Speed Train Station
- 🟡 Direct Access Toll Gate Padalarang via Flyover Simpang Padalarang

KOTA BARU PARAHYANGAN

EDUCATION

• Akademi Bahasa Asing Internasional • Al-Irsyad Satya Islamic School • Bale Seni Barli • Bandung Alliance Intercultural School • Bina Persada School • BPK Penabur School • Cahaya Bangsa Classical School
• Damian School • Sundial Science Center • Universitas Kristen Maranatha • Universitas St. Borromeus

PUBLIC FACILITIES

Al-Irsyad Satya Mosque • Santo Benedictus Church • Fire Station • Police Station • Shell Gas Station • Pertamina Gas Station • SPKLU (Bumi Hejo, Mason Pine Hotel, Marketing Gallery, Balepare)
• Green Spine • Shuttle Bus Damri • Shuttle Bus Trans Metro Pasundan • Shuttle Car KBP to Padalarang Station • Bicycle Lane

HEALTH CARE

• Cahya Kawaluyan Hospital • RSIA Parahyangan • Zen Reflexology

STAYCATION AND SPORTS RECREATION

• Mason Pine Hotel • Bumi Pancasona Sports Club • Parahyangan Golf • Wahoo Waterworld • Bumi Hejo (Bumi Skate Park, Bumi Play Park) • Bale Pare Bike Park

BANK

• BCA • CIMB NIAGA • OCBC • BNI • MANDIRI • BJB

SHOPPING AND GROCERIES

• IKEA Store • Yogya Junction Kota Baru Parahyangan • Pasar Parahyangan

COMING SOON • Hejo Square at Bumi Hejo

CULINARY

• Ambrogio Patisserie • Baby Dutch Pancake • Casa by Lesavoye • Eastern Restaurant • Giggle Box • KFC • Karnivor • Kopi Nako • La Pantry
• Mc Donald's • Noah's Barn • Pizza HUT • Royal Pho • Starbucks • Suki & Grill Time • 2 Cents • Urban Park



PT INTIMITRA JAYAINVESTA



Seluruh isi dalam website gambar, kata-kata, layout unit yang tercantum pada website ini adalah ilustrasi atau gambaran semata dan tidak dapat dijadikan perikatan secara hukum. Kota Baru Parahyangan beserta seluruh agen pemasarannya mengingatkan bahwa setiap pernyataan, informasi maupun data yang tercantum dalam website ini dapat mengalami perubahan sejalan dengan proses perencanaan Arsitektur yang berkesinambungan.