

KOTA BARU  
PARAHYANGAN

MANDIRI • MADANI • ALAMI

# BUMILUHUR

HIGHLAND



AN ELEVATED RESIDENTIAL  
WITH SERENE LIVING SPACES

Bumiluhur emerges as a new masterpiece by Kota Baru Parahyangan, envisioned as a unique residential area within the contoured highlands and alluring natural landscapes. Embodying the essence of the Sundanese name “noble land,” Bumiluhur Highland, harmonizes the breathtaking natural beauty of its surroundings with elegant and contemporary eco-luxury.

Crafted with a gift from mother earth that nurtures life and fosters inner peace, BumiLuhur Highland presents a harmonious balance between modern comforts and the calming embrace of nature, promising a quality living experience with a privileged connection to the earth's essence.



Spanning 80 hectares at an altitude of 700 meters above sea level, 50 meters higher than the current development area, this area will feature residential clusters, neighborhood commercial spaces, and unique facilities.



HILLSIDE SANCTUARY,  
NATURE-INTEGRATED



# KEYMAP

TATAR SURAWISESA

TOWN CENTER

GATE









TATAR  
SURAWISESA

INTRODUCING A NEW

WISESA NAVA  
ASRI HOUSE



Experience precious moments with your family in peaceful ambiance, stunning views, and natural beauty of hillside landscapes. Cherish quality time together, making every weekday as special as the weekend. Explore the perfect blend of comfort and nature in your dream home.

“Where Every View Inspires, and Every Detail Elevates.”

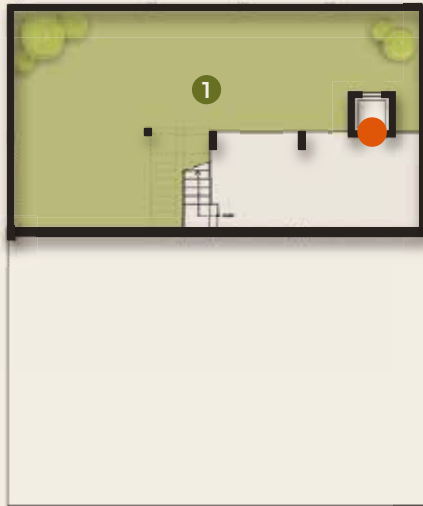
Set within the hillside sanctuary of Kota Baru Parahyangan, Wisesa Nava Asih & Asri House embraces 180° views of lake, mountains, and city lights. Blending nature-inspired design, natural light, fresh air circulation, and the comfort of a private lift, both Upslope and Downslope homes bring their own distinctive strengths to elevate modern living.



## FLOOR PLAN

# Wisesa Nava Asri

Building Area 207 m<sup>2</sup> - Land Area 270 m<sup>2</sup>



1st



2nd Ground Floor



3rd



Roof Top

1 Backyard

● Lift

2 Carport

3 Foyer

4 Living & Dining

5 Kitchen

6 Working Space

● Bathroom

● Lift

7 Master Bedroom

8 Bedroom 1

9 Bedroom 2

● Bathroom

● Lift

10 Roof Top

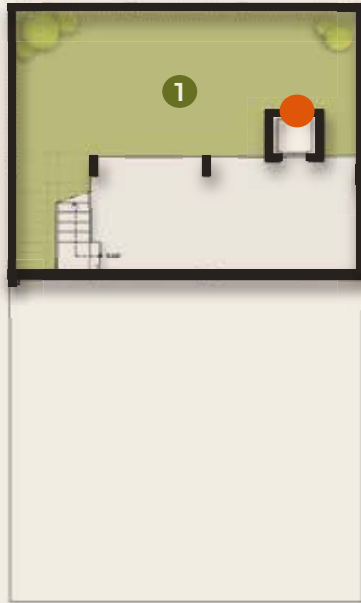
● Lift



## FLOOR PLAN

# Wisesa Nava Asri

Building Area 207 m<sup>2</sup> - Land Area 180 m<sup>2</sup>



1st



2nd Ground Floor



3rd



Roof Top

1 Backyard

● Lift

2 Carport

3 Foyer

4 Living & Dining

5 Kitchen

6 Working Space

● Bathroom

● Lift

7 Master Bedroom

8 Bedroom 1

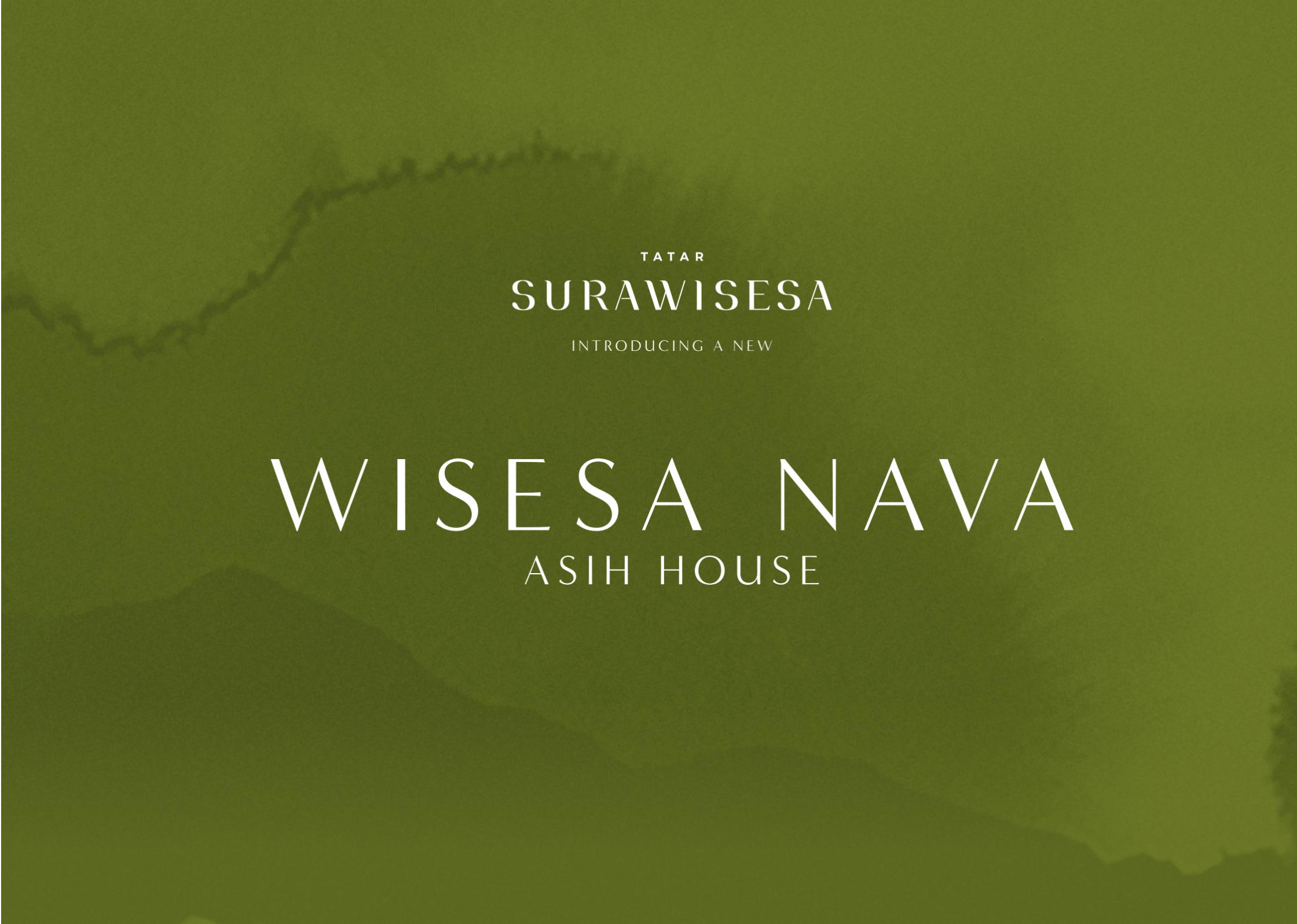
9 Bedroom 2

● Bathroom

● Lift

10 Roof Top

● Lift



TATAR  
SURAWISESA

INTRODUCING A NEW

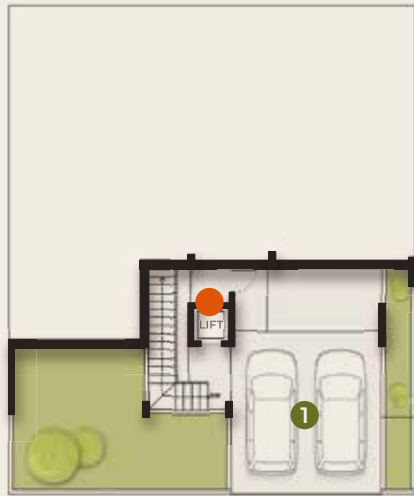
WISESA NAVA  
ASIH HOUSE



## FLOOR PLAN

# Wisesa Nava Asih

Building Area 194 m<sup>2</sup> - Land Area 270 m<sup>2</sup>



1st Ground Floor



2nd



3rd



Roof Top

1 Carport

● Lift

2 Backyard

3 Foyer

4 Living & Dining

5 Kitchen

6 Working Space

● Bathroom

● Lift

7 Master Bedroom

8 Bedroom 1

9 Bedroom 2

● Bathroom

● Lift

10 Roof Top

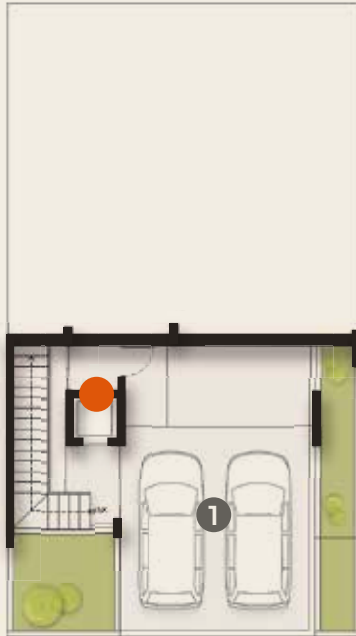
● Lift



## FLOOR PLAN

# Wisesa Nava Asih

Building Area 194 m<sup>2</sup> - Land Area 180 m<sup>2</sup>



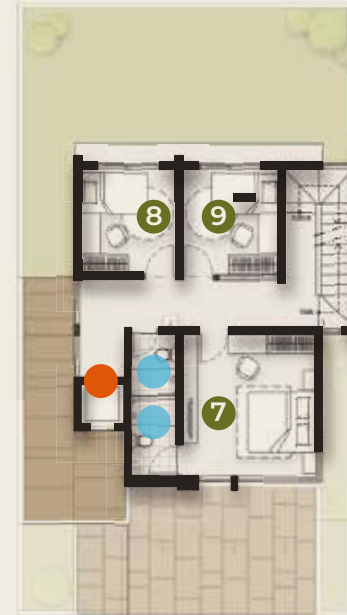
1st Ground Floor

- 1 Carport
- Orange circle: Lift



2nd

- 2 Foyer
- 3 Backyard
- 4 Living & Dining
- 5 Kitchen
- 6 Working Space
- Blue circle: Bathroom
- Orange circle: Lift



3rd

- 7 Master Bedroom
- 8 Bedroom 1
- 9 Bedroom 2
- Blue circle: Bathroom
- Orange circle: Lift



Roof Top

- 10 Roof Top
- Orange circle: Lift



# WISESA

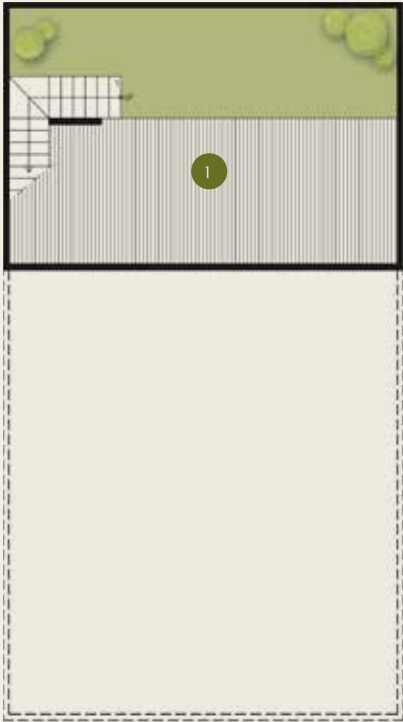
ASRI & ASIH HOUSE



FLOOR PLAN

# Wisesa Asri

Building Area 220 m<sup>2</sup> - Land Area 180 m<sup>2</sup>



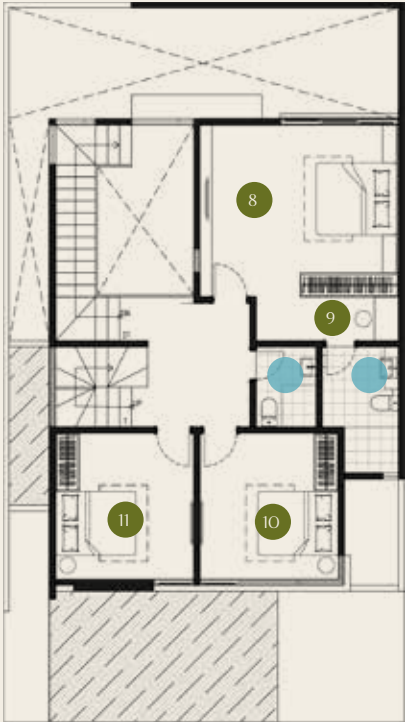
1st

- 1 Terrace



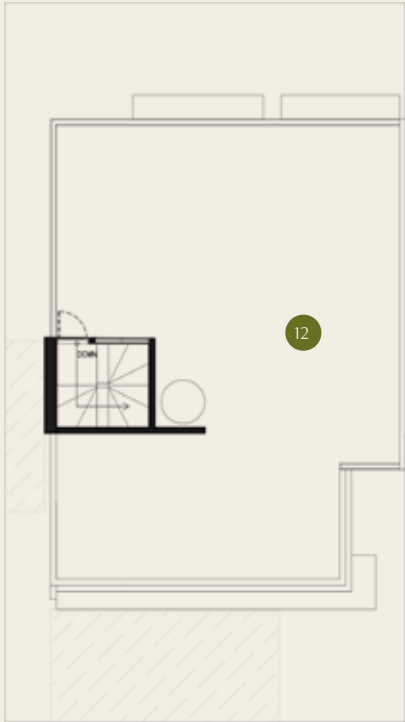
2nd Ground Floor

- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Powder Room
- 6 Foyer
- 7 Terrace



3rd

- 8 Master Bedroom
- 9 Walk In Closet
- 10 Bedroom 1
- 11 Bedroom 2
- Bathroom



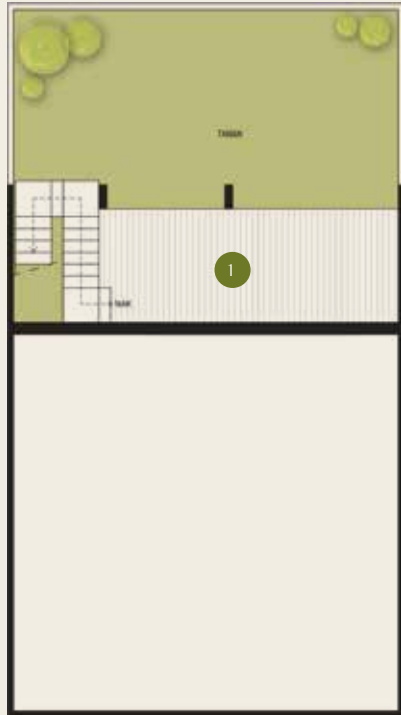
Roof Top

- 12 Roof Top

## FLOOR PLAN

# Wisesa Asri A

Building Area 180 m<sup>2</sup> - Land Area 180 m<sup>2</sup>



1st

1 Terrace



2nd Ground Floor

- 2 Living & Dining
- 3 Bedroom / Working Space
- 4 Kitchen
- 5 Foyer
- 6 Terrace
- Bathroom



3rd

- 7 Master Bedroom
- 8 Walk In Closet
- 9 Bedroom 1
- 10 Bedroom 2
- Bathroom



Roof Top

11 Roof Top



The interiors are designed with attention to detail, featuring modern conveniences and ample natural light, making every corner of the home inviting and functional. The thoughtful layout ensures that every space is utilized efficiently, creating a harmonious living environment.





Experience ultimate comfort in the master bedroom of this charming hilly house. With its wide space and intimate ambiance, it offers the perfect retreat after a long day. The room is thoughtfully designed as a serene place to rest, allowing you to unwind and relax in style. Enjoy the tranquil setting and ample room to create your personal sanctuary.



Elevate your lifestyle with this stunning rooftop, the perfect place for family gatherings or a relaxing retreat. From up above, enjoy magnificent views of BumiLuhur's natural beauty, creating an ideal setting to rest and unwind. This space offers a tranquil escape, allowing you to immerse yourself in the serene surroundings while spending quality time with loved ones.

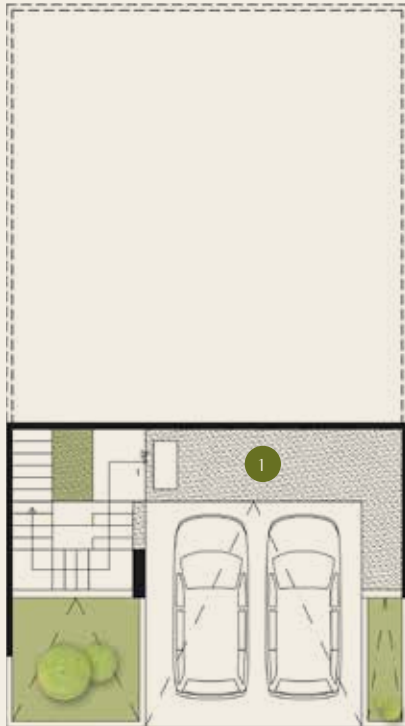




## FLOOR PLAN

# Wisesa Asih

Building Area 205 m<sup>2</sup> - Land Area 180 m<sup>2</sup>



1st Ground Floor

1 Terrace



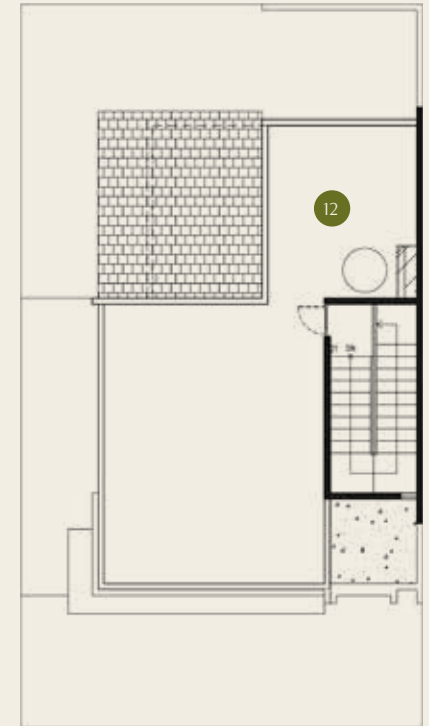
2nd

2 Living  
3 Dining Terrace  
4 Kitchen  
5 Powder Room  
6 Foyer  
7 Balcony



3rd

8 Master Bedroom  
9 Walk In Closet  
10 Bedroom 1  
11 Bedroom 2  
Bathroom



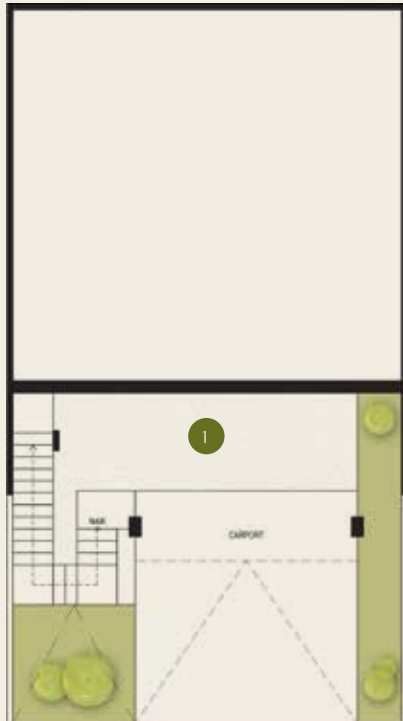
Roof Top

12 Roof Top

## FLOOR PLAN

# Wisesa Asih A

Building Area 180 m<sup>2</sup> - Land Area 180 m<sup>2</sup>



1st Ground Floor

1 Terrace



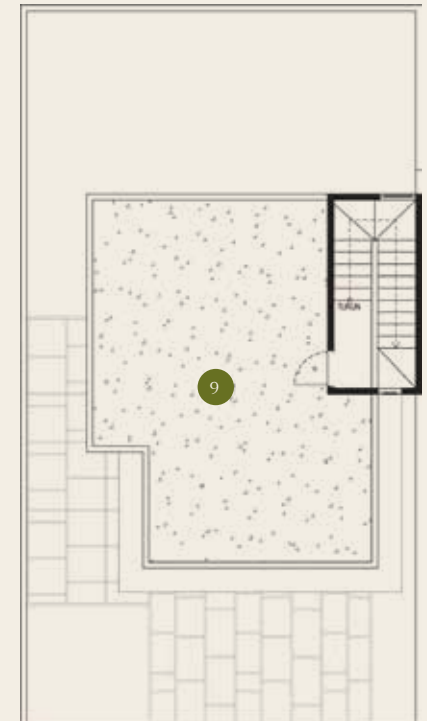
2nd

2 Living & Dining  
3 Bedroom / Working Space  
4 Kitchen  
Bathroom



3rd

5 Master Bedroom  
6 Bedroom 1  
7 Bedroom 2  
8 Balcony  
Bathroom



Roof Top

9 Roof Top







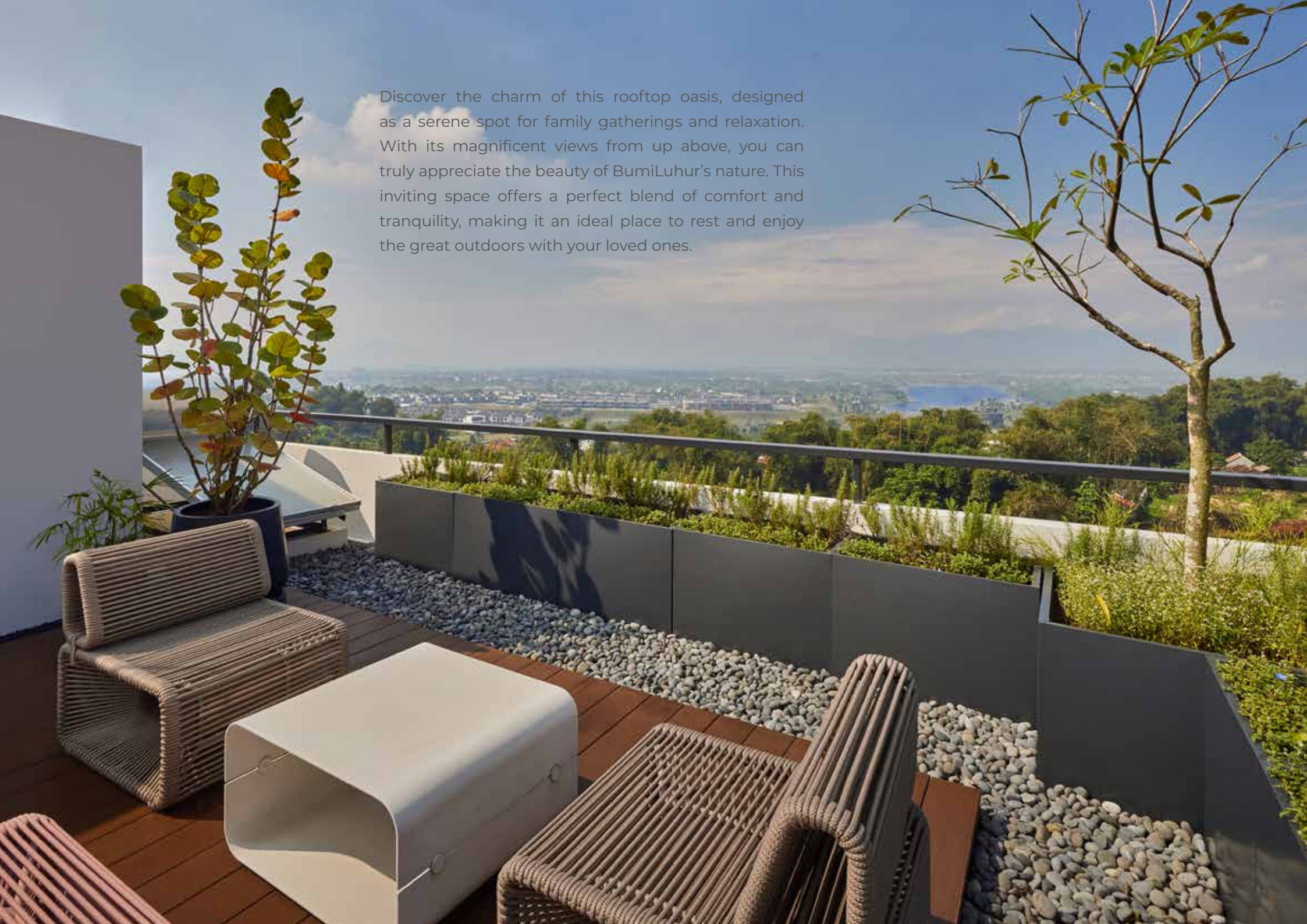


The lush gardens and thoughtfully designed outdoor spaces enhance the overall living experience, creating a harmonious blend of indoor and outdoor living. Every aspect of the Wisesa Asih House is precisely designed to provide a remarkable living experience, ensuring both aesthetic appeal and functional excellence.



Discover tranquility in the master bedroom of this inviting hilly house. Its wide space and cozy, intimate atmosphere make it an ideal haven for rest. The room is designed to be a peaceful retreat, providing a perfect blend of comfort and relaxation. Enjoy the serene environment and spacious layout, creating a personal sanctuary just for you.



A rooftop terrace with modern furniture, potted plants, and a view of a city and lake. The terrace features a wooden deck, a white cube-shaped table, and two wicker armchairs. A large potted plant with green and yellow leaves is on the left. A low wall with a planter box containing various green plants runs along the edge. A metal railing is visible in the background. The view shows a city with a lake and mountains in the distance under a blue sky with light clouds.

Discover the charm of this rooftop oasis, designed as a serene spot for family gatherings and relaxation. With its magnificent views from up above, you can truly appreciate the beauty of BumiLuhur's nature. This inviting space offers a perfect blend of comfort and tranquility, making it an ideal place to rest and enjoy the great outdoors with your loved ones.

# SECTION



Wisesa Asih

----- ROW 10 -----

Wisesa Asri

# COUNTRY CLUB AT BUMILUHUR

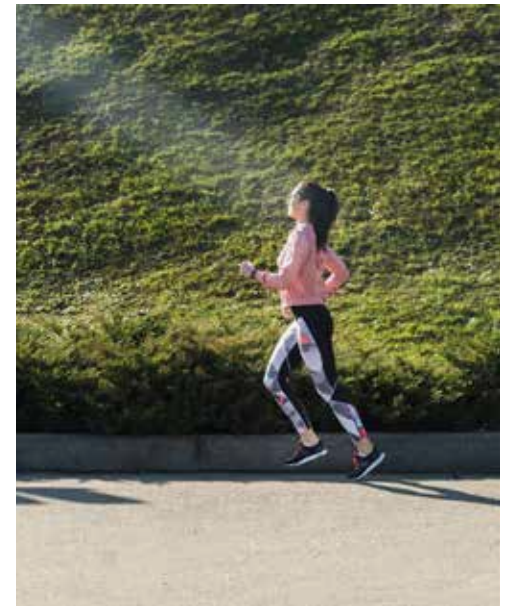
ESSENTIAL FACILITIES

FOR A HEALTHY LIFESTYLE





Among the exclusive facilities offered are a Country Club, which provides a variety of sports facilities and social activities, along with a scenic jogging track that allows residents to enjoy the natural beauty while staying active. These exclusive facilities ensure a high quality of life.





### EDUCATION

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

### BANK

- BCA
- BJB
- BNI
- CIMB NIAGA
- MANDIRI
- OCBC

### HEALTH

- Cahya Kawaluyan Hospital
- RSIA Parahyangan
- Zen Reflexology

### SPORT & RECREATION

- Bale Pare Bike Park
- Bumi Pancasona Sports Club

- Mason Pine Hotel
- Parahyangan Golf
- Skate & Play Park
- Wahoo Waterworld
- Wahoo Lakeside

### SHOPPING & GROCERIES

- **Hejo Square (New)**
- IKEA Store
- Pasar Parahyangan
- Yogya Junction Kota Baru Parahyangan

### PUBLIC FACILITIES

- Al-Irsyad Satya Mosque
- Absolute Car Wash
- Bicycle Lane
- Fire Station
- Police Station
- Raja Auto
- Santo Benedictus Catholic Church
- Shelter & Public Transportation (Shuttle EV KBPayuk, Bus Damri, Bus Metro Jabar Trans, Padalarang HST St. to KBPa)
- SPKLU (Bumi Hejo, Marketing Gallery, Mason Pine Hotel, IKEA, Bale Pare)
- Shell & Pertamina Gas Station

### CULINARY

- Ambrogio Patisserie
- Bumi Hejo Urban Park

- Baby Dutch Pancake
- Caffè Bene
- Eastern Restaurant
- Gigggle Box
- Karnivor
- KFC
- Kopi Nako
- Kota Baru Food Market at Bale Pare
- La Manise by Casa
- La Pantry
- Marugame Udon
- Mc Donald's
- Noah's Barn
- Pizza Hut
- Royal Pho
- Swedish Cafe at IKEA
- Starbucks
- Suki Time & 2 Cents
- Sate Khas Senayan
- Sagoo Kitchen
- Terve

### Upcoming Facilities

- Padel & Tennis Court
- Neo Hotel at Bale Pare
- Bumiluhur Country Club
- Kartika Sari



**Whoosh**

**30 Minutes**  
Jakarta to KBP  
Via High Speed Train



**SHUTTLE CAR**  
Padalarang HST St. to KBP



**METRO JABAR TRANS**  
Alun-Alun Bandung to KBP  
via National Road



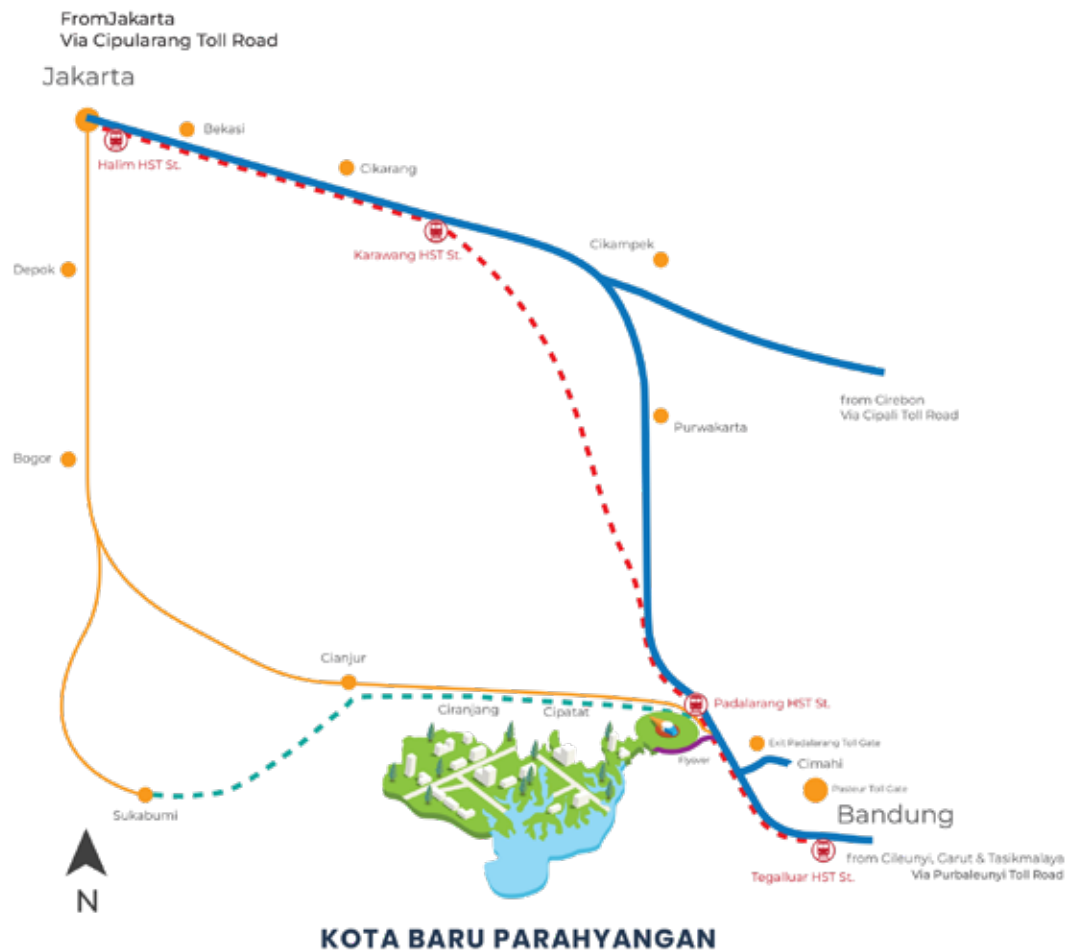
**SHUTTLE EV**  
Internal KBP Route



**DAMRI**  
Bandung to KBP  
via Toll Road

**Exit Padalarang Toll Gate**  
120 KM from Jakarta  
12 KM from Bandung

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





PT BELA PARAHYANGAN INVESTINDO

Bumi Indraprasta - Home & Living Center

Jl. Panyawangan Kav. 6-B No. 6

Kota Baru Parahyangan

Padalarang, Jawa Barat

Seluruh gambar, kata-kata, layout unit yang tercantum pada brosur 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 brosur ini dapat mengalami perubahan sejalan dengan proses perencanaan Arsitektur yang berkesinambungan.