



REINA SOFIA



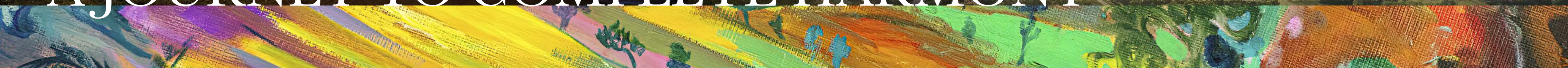
CITRA CITY  
SENTUL

# 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

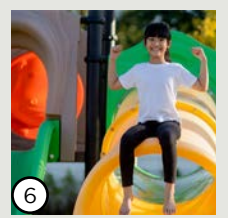


PICASSO



# 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 )



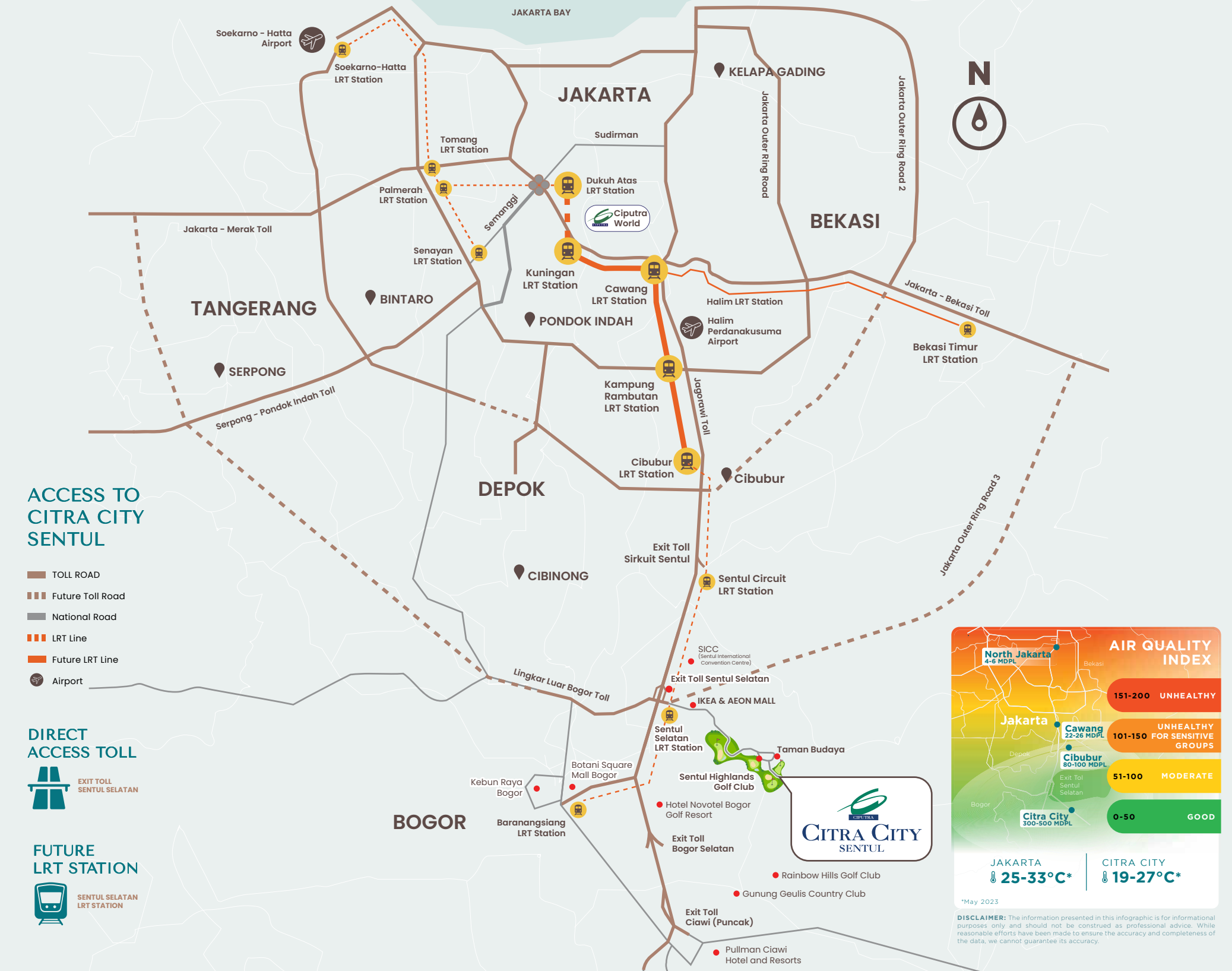
# MASTERPLAN



# TECHNICAL SPECIFICATIONS

<b>PONDASI</b> Tiang pancang/Bored pile, batu kali	<b>PINTU</b> Kusén Daun pintu utama	<ul style="list-style-type: none"> <li>Aluminium powder coating ex. YKK / setara</li> <li>Engineering solid wood finish melamik / ducco semi*gloss</li> </ul>
<b>STRUKTUR</b> Struktur beton bertulang	<b>INSTALASI LISTRIK</b> PLN 3500 W	<ul style="list-style-type: none"> <li>Semua tipe rumah</li> </ul>
<b>DINDING</b> Bata / bata ringan finish plester aci & cat Dinding pembatas Pagar belakang Cat Eksterior Cat Interior Ornamen Fasad	<b>INSTALASI AIR</b> Air Bersih Standar PAM Ground Water Tank kapasitas 1000 liter termasuk pompa	
<b>PLAFOND</b> Ruang dalam Overstek, teras & KM/WC	<b>INSTALASI AC</b> Ruang Keluarga Ruang Tidur Unit AC tidak termasuk	
<b>LANTAI</b> Lantai utama Lantai dapur Tangga R. tidur pembantu R. service Teras Kamar mandi Carport	<b>INSTALASI TELEPON</b> 1 Line Telepon (Langsung Kring) Gratis 1 Tahun Abodemen Sejak Serah Terima	
<b>SANITAIR</b> Shower ex. Toto / setara Wastafel ex. Toto / setara Closet Duduk & Eco Washer ex. Toto / setara	<b>INSTALASI INTERNET</b> Koneksi Internet & TV Kabel Gratis 1 Tahun Sejak Serah Terima	
<b>RANGKA ATAP</b> Baja ringan	<b>FITUR SMART HOME</b> Smart door lock Smart Switch IR remote Motion sensor Smart downlight Smart alarm CCTV outdoor & Indoor	
<b>PENUTUP ATAP</b> Atap Genteng Keramik ex. Kanmuri atau setara	<b>FITUR GREEN CONCEPT</b> 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 PJU LED	
<b>JENDELA</b> Kusén Daun Jendela		<ul style="list-style-type: none"> <li>Aluminium powder coating ex. YKK / setara</li> <li>Aluminium powder coating ex. YKK / setara + kaca bening</li> </ul>

# DESIRABLE LOCATION



\*May 2023  
 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.



### Marketing Office

Jl. Citra City Boulevard No. 1  
Bogor, Jawa Barat 16810  
[www.citracitysentul.com](http://www.citracitysentul.com)



WA  
CHAT

**0819 562 9090**

**SALES  
HOTLINE 021 3973 9090**

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