



CITRA CITY
SENTUL



CHARDONNAY





Nestled in the heart of vibrant commercial and lifestyle districts, to give the best of convenience and luxury. Embrace a lifestyle where everything you desire is within reach.

LIVE VIBRANTLY
MAX UP YOUR LIFESTYLE



THE OPULENT LIVING IN THE TRANQUIL HILLS

Nestled in the heart of vibrant commercial and lifestyle districts, to give the best of convenience and luxury. Embrace a lifestyle where everything you desire is within reach.





THE BEAUTY OF COMFORT

With the verdant hills as your backdrop, each day unfolds with a sense of awe-inspiring beauty. Immerse yourself in the soothing embrace of nature, as the vibrant greenery surrounds you, creating a picturesque haven for you to call home.



ENHANCING FAMILY
JOY AND HARMONY LIVING

IMMERSE YOUR FAMILY IN HAPPINESS

Create treasured memories
with your loved ones
in a haven of happiness
and natural beauty.



AUBE / ALSACE



LB / LT : 39 M2 / 72 M2 (6 X 12)



LB / LT : 42 M2 / 90 M2 (6 X 15)

2 smart door lock (main door)



BURGUNDY



LB / LT : 48 M² / 96 M² (8 X 12)

-  2
-  smart door lock (main door)



CHABLIS



Lantai 1



Lantai 2

LB / LT : 69 M² / 90 M² (6 X 15)



3



smart door lock (main door)



smart home system



CHAMPAGNE



LB / LT : 90 M2 / 105 M2 (7 X 15)

- 3
- smart door lock (main door)
- smart home system

SITEPLAN



CHARDONNAY

RUMAH 1 LANTAI :

- AUBE**
LB / LT : 39 M² / 72 M² (6 X 12)
- ALSACE**
LB / LT : 42 M² / 90 M² (6 X 15)
- BURGUNDY**
LB / LT : 48 M² / 96 M² (8 X 12)

RUMAH 2 LANTAI :

- CHABLIS**
LB / LT : 69 M² / 90 M² (6 X 15)
- CHAMPAGNE**
LB / LT : 90 M² / 105 M² (7 X 15)



MASTERPLAN



1 AKSES TOL (EXIT SENTUL SELATAN)



2 EMC Hospital



3 IKEA



4 AEON Mall



5 TAMAN BUDAYA



6 SENTUL HIGHLANDS



TECHNICAL SPECIFICATIONS

PONDASI

Batu kali (1 lantai)
Tiang pancang/Bored pile, batu kali (2 lantai)

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 60x60 cutting ex. Roman / setara
- Homogeneous tile 90x15 ex. Roman / setara (2 lantai)

PLAFOND

Ruang dalam
Overstek, teras & KM/WC

- Gypsum
- Gypsum WR

LANTAI

Lantai utama
Lantai dapur
Tangga
Teras
Kamar mandi
Carport

- Homogeneous Tile 60x60 ex. Roman / setara
- Homogeneous Tile 60x60 ex. Roman / setara
- Homogeneous Tile 60x60 ex. Roman / setara
- Homogeneous tile 60x60 ex. Roman / setara
- Homogeneous tile 60x60 ex. Roman / setara
- Homogeneous tile 60x60 ex. Roman / setara
- Rabat Beton

SANITAIR

Shower ex. American Standard / Setara (1 lantai)
Shower ex. Toto / Setara (2 lantai)
Wastafel ex. American Standard (1 lantai)
Wastafel ex. Toto / Setara (2 lantai)
Closet Duduk ex. American Standard / setara (1 lantai)
Closet Duduk ex. Toto / setara (2 lantai)

RANGKA ATAP

Baja ringan

PENUTUP ATAP

Atap Genteng Beton ex. Moenir 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 / ducco semi-gloss

INSTALASI LISTRIK

PLN 2200 W

- Semua tipe rumah

INSTALASI AIR

Air Bersih Standar PAM

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

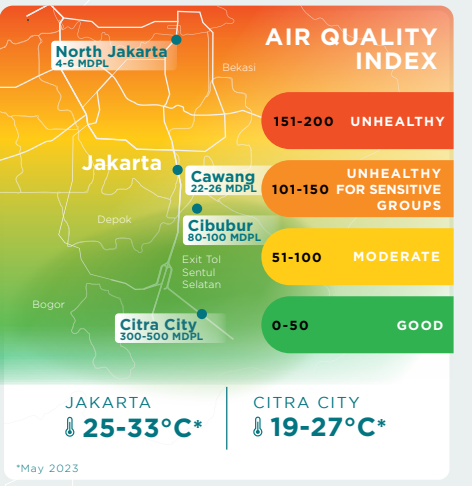
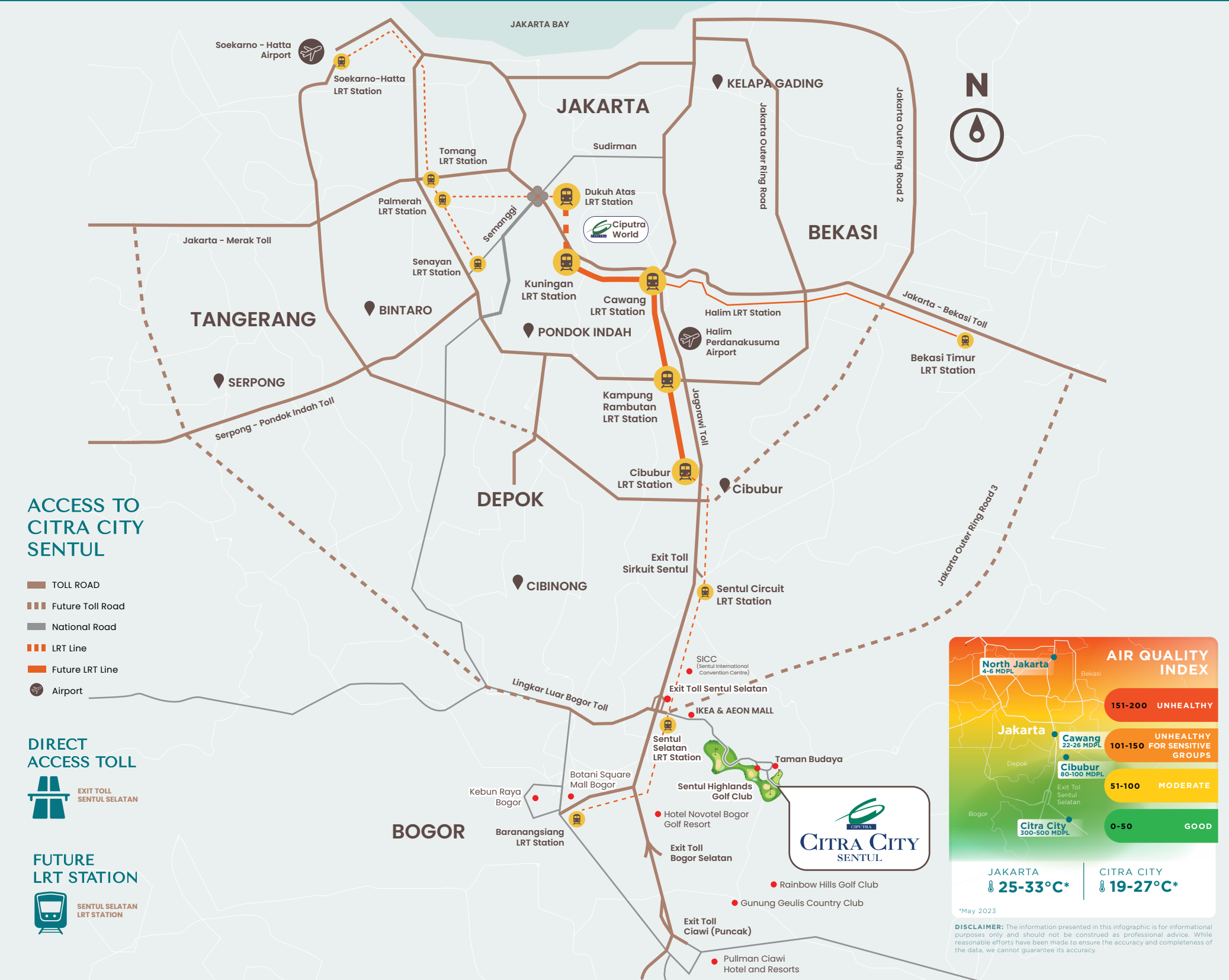
FITUR SMART HOME

Smart door lock
Smart Switch (2 lantai)
CCTV outdoor & Indoor (2 lantai)

FITUR GREEN CONCEPT

Biological septictank
Instalasi jaringan listrik dalam tanah
Instalasi kabel telepon bawah tanah
Pemanas air tenaga surya (2 lantai)
Saluran drainase tertutup
Jalan cluster dan jalan lingkungan ROW 11 dan ROW 9
Badan jalan 7 meter dan 5 meter
Children playground
Perkerasan jalan dari beton & hotmix
System keamanan lingkungan : CCTV system
STP komunal
PJU LED

DESIRABLE LOCATION



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