



Sentul City

HOMES • HILLS • MOUNTAINS

PANCAR

SQUARE

GUNUNG PANCAR



RUKO
2 LANTAI
DI LOKASI

STRATEGIS

Dikelilingi

3000+

HUNIAN

HARGA MULAI

Rp **1,3**

Milyaran*

*Exclude PPN

*S&K Berlaku

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GUNUNG PANCAR

PANCAR SQUARE

Spring Valley
Extension
🏠 124 residents

Spring
Valley
🏠 127 residents

Spring
Residence
🏠 543 residents

Future
Development
🏠 265 residents

Spring City
Club House

Green
Mountain
🏠 178 residents

Spring
Garden
🏠 500 residents

Nearby
Residential Area
🏠 1644 residents



Surrounded by
3000+ Residents



One Step to
Spring Valley



Direct view to
Gunung Pancar

Pancar Square is **the latest business hub strategically located in front of Spring Valley**, within the Spring City area of Sentul City. Surrounded by well-established residential communities, Pancar Square **offers great opportunities for a variety of businesses**, from supermarkets, barbershops, studios, offices, F&B outlets, flower shops, to creative industries. With a thriving community in the area, this location is an ideal spot to grow your business.

GUNUNG PANCAR

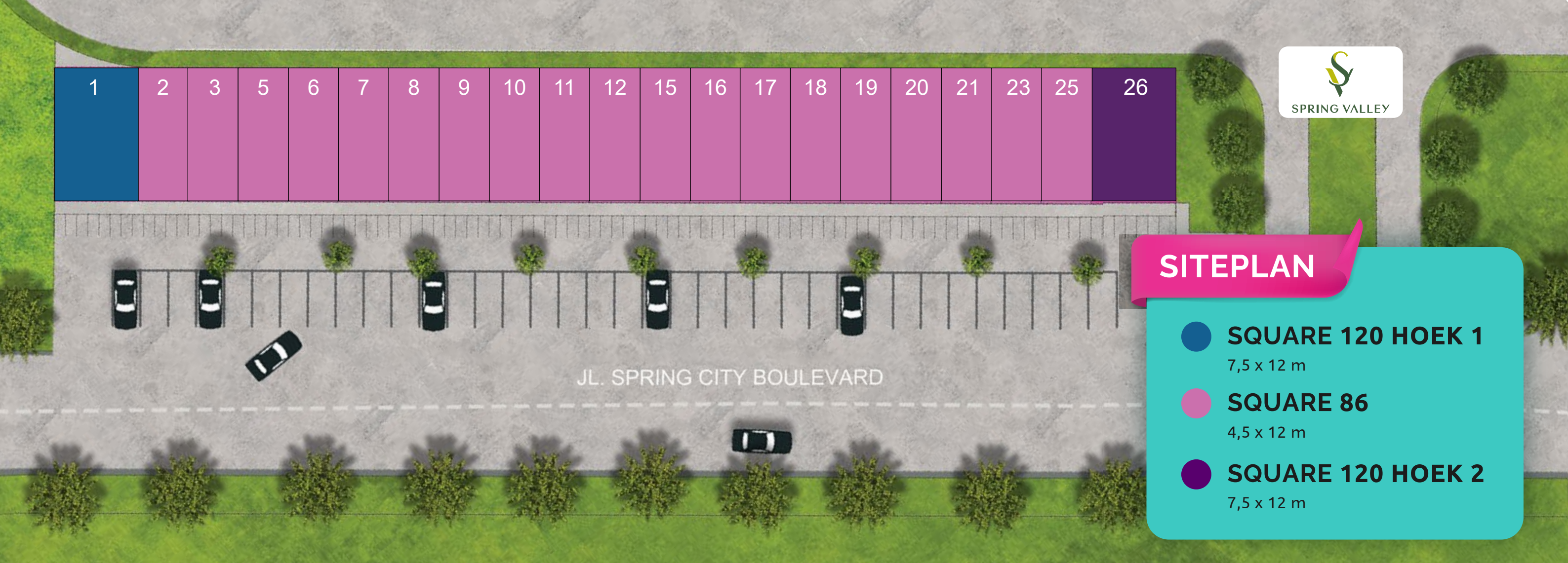
Situated right in front of Spring Valley, Pancar Square offers beautiful views that can be enjoyed throughout the day, providing a distinctive experience for both you and your customers.



With direct access that bypasses the boom gate, Pancar Square is easily reachable from multiple directions, offering convenience for visitors and business owners alike.

SPECIFICATIONS

Fondasi	: Kombinasi borepile dan batu kali	Lantai	: • Ruang utama : Homogenous 60 x 60 cm
Struktur	: Beton bertulang		• Toilet : Keramik 30x30
Dinding	: • Panel beton ringan / bata ringan fin. plester aci dan cat • Dinding Pembatas - double dinding	Pintu & Jendela	• Teras dan balkon : Keramik 30x30
Railing Balkon	: Besi hollow		: Kusen dan pintu alumunium
Atap	: • Rangka atap : Hollow dan baja ringan • Penutup atap : Kombinasi atap metal dan atap transparant	Listrik	: • Daya 2.200 W
Plafond	: Kombinasi gypsumboard dan PVC	Instalasi Air	: • Air bersih standar PDAM • Instalasi air bersih, air bekas & hujan : Pipa PVC
Cat Eksterior	: Cat weathershield	Instalasi AC	: Terpasang pipa refrigerant dan pipa drain
Cat Interior	: Cat standard interior	Lain - lain	: Bio septic, instalasi jaringan listrik dan internet bawah tanah, saluran drainase tertutup, jalan depan row 20/10, perkerasan jalan dan parkir dari beton, sistem keamanan lingkungan 24 jam
Sanitary	: Kloset dan wastafel : Ex. toto / setara		

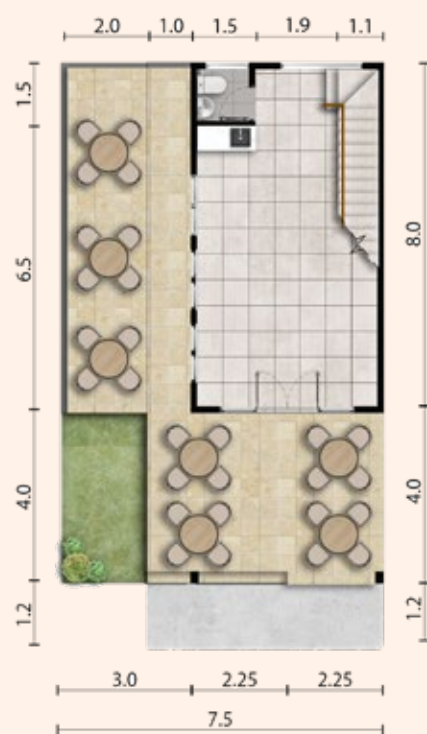


SITEPLAN

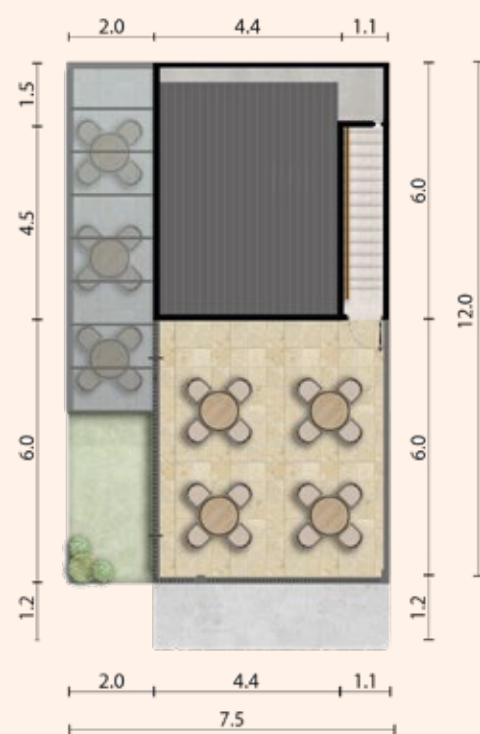
- **SQUARE 120 HOEK 1**
7,5 x 12 m
- **SQUARE 86**
4,5 x 12 m
- **SQUARE 120 HOEK 2**
7,5 x 12 m

SQUARE 120 HOEK 1 7.5 x 12 m

LAND AREA 90 m² BUILDING AREA 120 m²



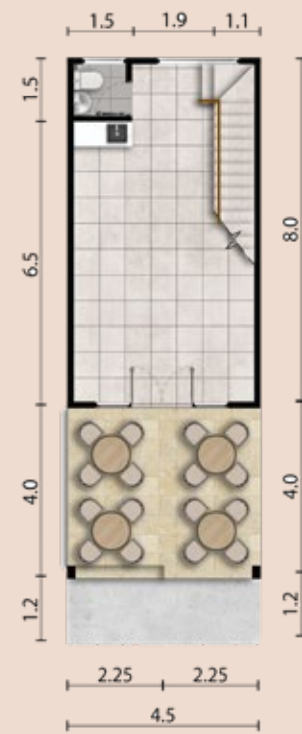
1st Floor



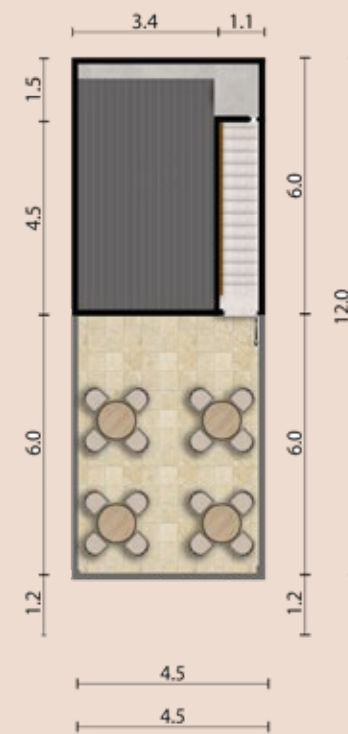
2nd Floor

SQUARE 86 4.5 x 12 m

LAND AREA 54 m² BUILDING AREA 86 m²



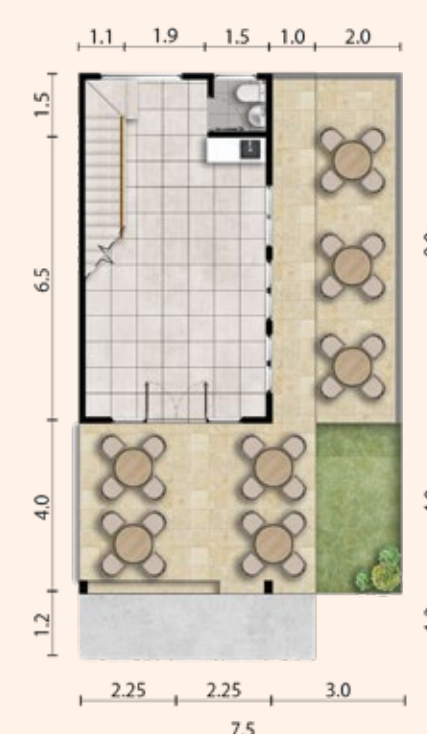
1st Floor



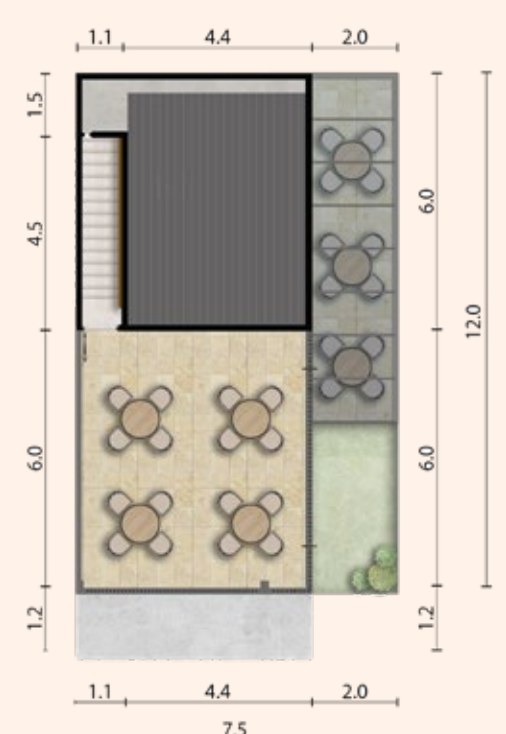
2nd Floor

SQUARE 120 HOEK 2 7.5 x 12 m

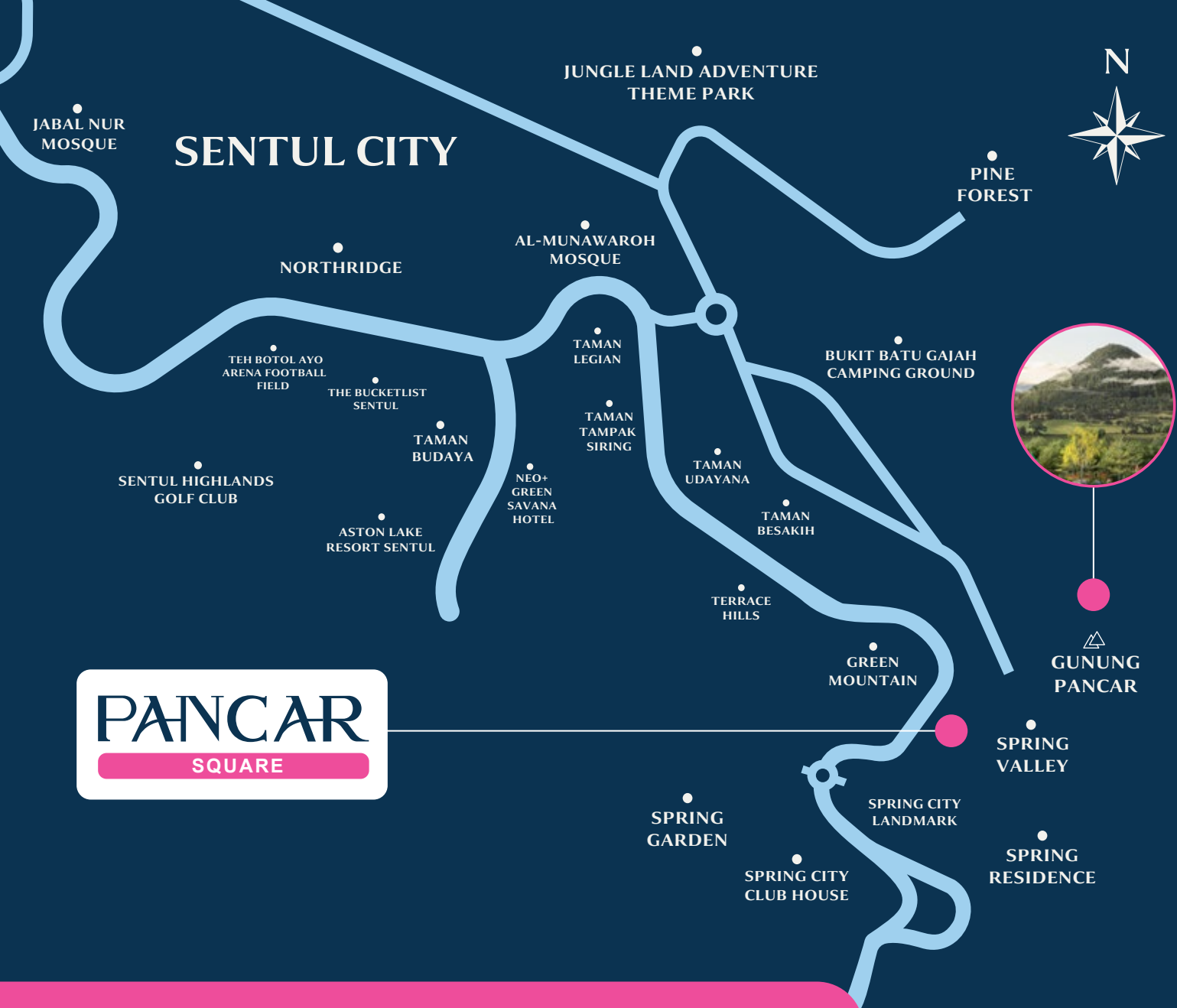
LAND AREA 90 m² BUILDING AREA 120 m²



1st Floor



2nd Floor



Strategic Location with Mountain View

SURROUNDINGS

Office

- **SENTUL CITY SALES OFFICE**
(Marketing Gallery)

Hospital

- EMC

F&B

- MCD
- The Grill House
- Weekend.ers
- Little Minang
- Kopi Nako
- Kluwih
- KFC
- Corazon
- Amaroo & Pie Lab
- Bumi Aki Signature
- Raindear

Gas Stations

- SPBU Pertamina
- SPBU Shell Store
- SPBU BP

Mosques

- Masjid Andalusia
- Masjid Jabal Nur
- Masjid Al-Munawaroh

Outdoor Activities

- Jungle Land Adventure Theme Park
- Eco Art Park Sentul City
- Taman Budaya Sentul
- Sentul Highlands Golf Club
- Mount Pancar Hot Spring Water

Education

- BPK Penabur
- Tazkia University
- Taruna Bangsa
- Sekolah Pelita Harapan
- BCA Learning Institute
- Sampoerna Academy
- Trisakti University

Shopping Center

- IKEA
- AEON Mall
- Pasar Bersih Sentul City
- Plaza Niaga
- Plaza Amsterdam

Hotels

- Alana Hotel
- Harris Hotel
- Aston Sentul Lake Resort
- Neo+ Green Savana

Sports

- The Bucketlist Sentul
- Teh Botol Ayo Arena Football Field
- JOS Arena Badminton Hall
- Hayoo Badminton
- Superstar Fitness (at AEON MALL)
- Argenia Sport Club

Disclaimer:

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