



**Sentul City**

HOMES • HILLS • MOUNTAINS

# SPRING GARDEN

At SPRING CITY

Menghadap  
**Gunung  
Pancar**



**RUMAH 2 LANTAI**

3 Kamar Tidur | 2 Kamar Mandi

Harga Mulai

**Rp 765**

**Jutaan\***

\*Exclude PPN

\*S&K Berlaku

**DP 0%**

**2 TAHUN**  
Garansi Bangunan\*

**FREE**  
BIAYA AKAD\*



Dilengkapi dengan  
**SMART  
HOME  
SYSTEM\***



# Site Plan

## 1 Lantai

- GARDEN 39**  
6 x 12 (Flat)
- GARDEN 54 A**  
6 x 14 (Upslope)
- GARDEN 53**  
6 x 13.5 (Flat)
- GARDEN 46**  
6 x 12 (Upslope)
- GARDEN 54 B**  
6 x 13.5 (Upslope)

## 2 Lantai

- GARDEN X1**  
3.5 x 14 (Upslope)
- GARDEN 45**  
3.5 x 10 (Flat)
- GARDEN 78**  
6 x 13.5 (Flat)
- GARDEN 78**  
6 x 13.5 (Upslope)
- GARDEN 90**  
7 x 13.5 (Flat)
- GARDEN 90**  
7 x 13.5 (Upslope)



CCTV dalam cluster



Gunung Pancar

Total Area

**7,2**

Hectares



## GARDEN X1.3



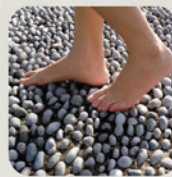
## 11 FACILITIES



1 Barbeque Garden



2 Menteng Garden



3 Reflexology Garden



4 Suropati Garden



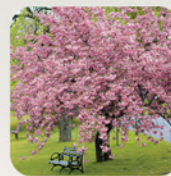
5 Children Playground



6 Ayodya Garden



7 Adventure Playground



8 Mataram Garden



9 Communal Garden



10 Spring City Club House



11 Rock Garden







## GARDEN X1.1

LAND AREA **49 m<sup>2</sup>**

BUILDING AREA **46 m<sup>2</sup>**

-  **1 Bedroom**
-  Smart Home System
-  **2 Bathrooms**
-  Electricity 2200 Watt



## GARDEN X1.2

LAND AREA **49 m<sup>2</sup>**

BUILDING AREA **55 m<sup>2</sup>**

-  **2 Bedrooms**
-  Smart Home System
-  **2 Bathrooms**
-  Electricity 2200 Watt



## GARDEN X1.3

LAND AREA **49 m<sup>2</sup>**

BUILDING AREA **61 m<sup>2</sup>**

-  **3 Bedrooms**
-  Smart Home System
-  **2 Bathrooms**
-  Electricity 2200 Watt



## Spesifikasi

**Fondasi :** Tapak Kombinasi Batu Kali (1 Lantai)  
Bore Pile, Batu Kali (2 Lantai)

**Struktur :** Struktur Beton Bertulang

**Dinding :** Bata Ringan Finishing Plester Aci & Cat  
Dinding Pembatas : Double Dinding  
Cat Eksterior : Weathershield  
Cat Interior : Standar Interior

**Sanitary :** - Shower Ex. Toto / Setara  
- Wastafel Ex. Toto / Setara  
- Closet Duduk Ex. Toto/ Setara

**Pintu :** - Alumunium

**Jendela** - Daun Pintu : Engeneering Door  
- Daun Jendela : Alumunium

**Listrik :** - 2200 W (1 Lantai & 2 Lantai Compact)  
- 4400 Watt (2 Lantai)  
- Electrical Switches

**Atap :** - Rangka Atap : Baja Ringan  
- Penutup Atap : Genteng Beton

**Plafond :** - Ruang Dalam : Gypsumboard  
- Kamar Mandi dan Teras : Gypsum Water Resistant

**Lantai :** - Ruang Utama & Kamar : Homogenous 60x60  
- Teras : Keramik 50x50

**Instalasi Air :** - Air bersih standar PDAM  
- Instalasi air bersih : Pipa PVC  
- Instalasi air panas terpasang  
- Instalasi air limbah & hujan pipa PVC

**Instalasi Air Buangan** : Bio Septic

**Instalasi Jaringan Listrik** : Bawah Tanah

**Instalasi Internet** : Bawah Tanah

**Lain-lain :** - Saluran Drainase Tertutup  
- Jalan Cluster Dan Jalan Lingkungan Row 10 Dan Row 8  
- Perkerasan Jalan Dari Beton  
- Sistem Keamanan Lingkungan CCTV Sistem

**Fitur :** Smart Home System



### Disclaimer:

Informations contained is not part of any contract, while reasonable effort has been made to ensure accuracy. Please note that these details are intended to give general indication and should be used as a guide only. Fixtures and furnishings including furniture, wall panelling and wall dressings shown in Computer Generated Images and photographs are not standard nor included in sales.

**021 8792 6777**

**SENTUL CITY SALES OFFICE**

Jl. MH. Thamrin Kav. 8, Sentul City, Bogor 16810, Indonesia