



# Sentul City

HOMES • HILLS • MOUNTAINS

 @officialsentulcity | [www.sentulcity.co.id](http://www.sentulcity.co.id)

# TENTANG **SENTUL CITY**

## ”

## **LAND BANK SENTUL CITY**

LEBIH DARI **3.100 ha**

**Sentul City** telah terbukti berhasil berkembang menjadi sebuah township seluas **lebih dari 3.100 ha** sesuai dengan visi perusahaan demi untuk kepentingan para stakeholders.

Dimana 1.500 ha di antaranya sudah berfungsi aktif dan optimal sehingga menjadi suatu kawasan kota mandiri lengkap dengan infrastruktur, fasilitas komersil, fasilitas umum, kawasan pemukiman, dan *town management software* yang efektif.

Perkotaan ini berada di hamparan perbukitan dan dikelilingi 4 gunung yang menakjubkan yaitu Gunung Pancar, Gunung Salak, Gunung Hambalang, dan Gunung Batu.

# AKSESIBILITAS SENTUL CITY

”  
**AKSES  
TOL  
JAGORAWI**



**40 menit**  
dari Tangerang

Tangerang

**1 jam**  
dari bandara Soekarno Hatta

Jakarta

**30 menit**  
dari Semanggi

**10 menit**  
dari Cawang

Bekasi

**1 jam**  
dari Bekasi



**9 menit**  
dari Bogor

Bogor

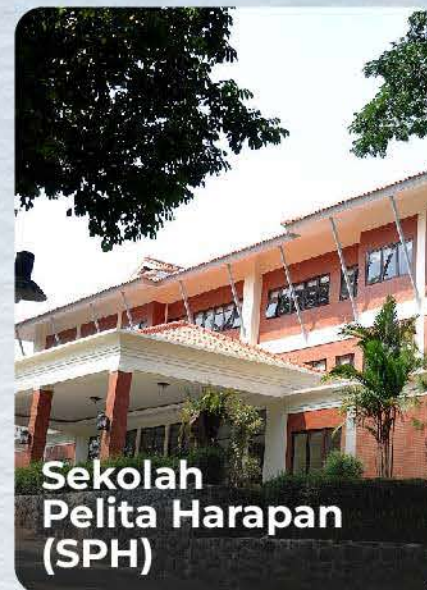
Puncak

**30 menit**  
dari Puncak



# FASILITAS **SENTUL CITY**

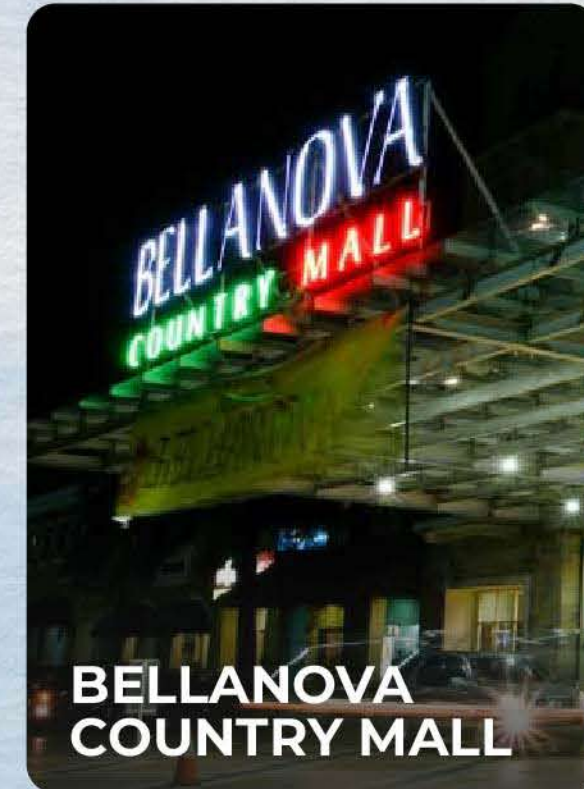
## ” **PENDIDIKAN**



# FASILITAS **SENTUL CITY**

”

## **PUSAT PERBELANJAAN**



FASILITAS **SENTUL CITY**

**”**  
**AEON MALL**



# FASILITAS **SENTUL CITY**

”

**RUMAH  
SAKIT  
EMC**



FASILITAS **SENTUL CITY**

”

**SENTUL HIGHLANDS  
GOLF CLUB**

FASILITAS **SENTUL CITY**

”

# **SENTUL INTERNATIONAL CONVENTION CENTER (SICC)**



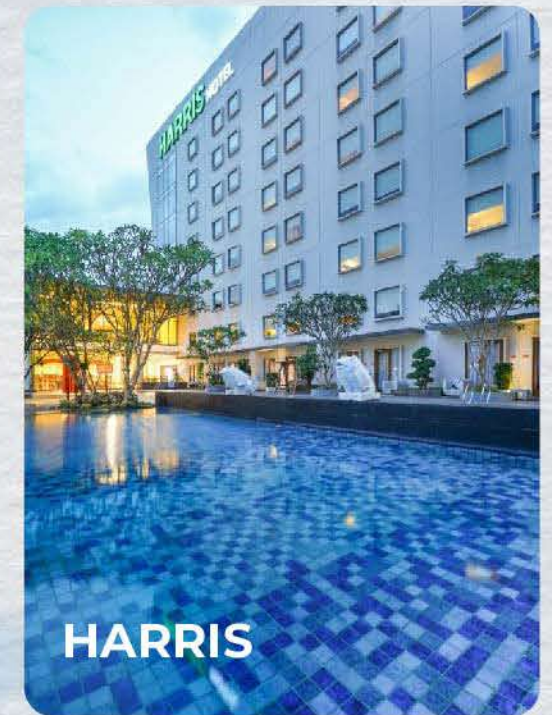
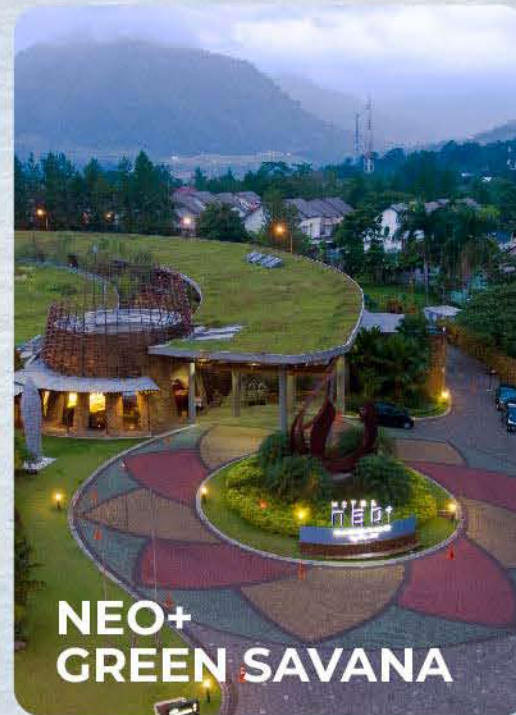
FASILITAS **SENTUL CITY**

# ” **MASJID ANDALUSIA**



# FASILITAS **SENTUL CITY**

## ” **HOTEL**



# FASILITAS SENTUL CITY

## ” KULINER





SPRING AT

# SPRING VALLEY

## EXTENSION





# SPRING AT SPRING VALLEY EXTENSION

Rasakan pengalaman hidup berdampingan  
dengan **Gunung Pancar** di Sentul City

GUNUNG PANCAR



# SITE PLAN



## SPRING AT SPRING VALLEY EXTENSION

-  **SPRING 39**  
6 x 10 m (UPSLOPE)
-  **SPRING 40**  
Non - Standard
-  **SPRING 45**  
6 x 12 m (FLAT)
-  **SPRING 52**  
6 x 14 m (FLAT)
-  **SPRING 53**  
6 x 14 m (UPSLOPE)
-  **KAVLING**

Total Rumah : 64 Unit

Total Kavling : 11 Unit



Children  
Playground



Yoga  
Area



Reflexology  
Park



Pine Forest Walking Track

SPRING AT  
**SPRING VALLEY**  
EXTENSION

Gunung Pancar

**SPRING VALLEY**

One Gate System

SPRING AT  
**SPRING VALLEY**  
EXTENSION



Spring 39

SPRING AT  
**SPRING VALLEY**  
EXTENSION

**SPRING 39**  
6 x10 m (UPSLOPE)

Luas  
Tanah

**60** m<sup>2</sup>

Luas  
Bangunan

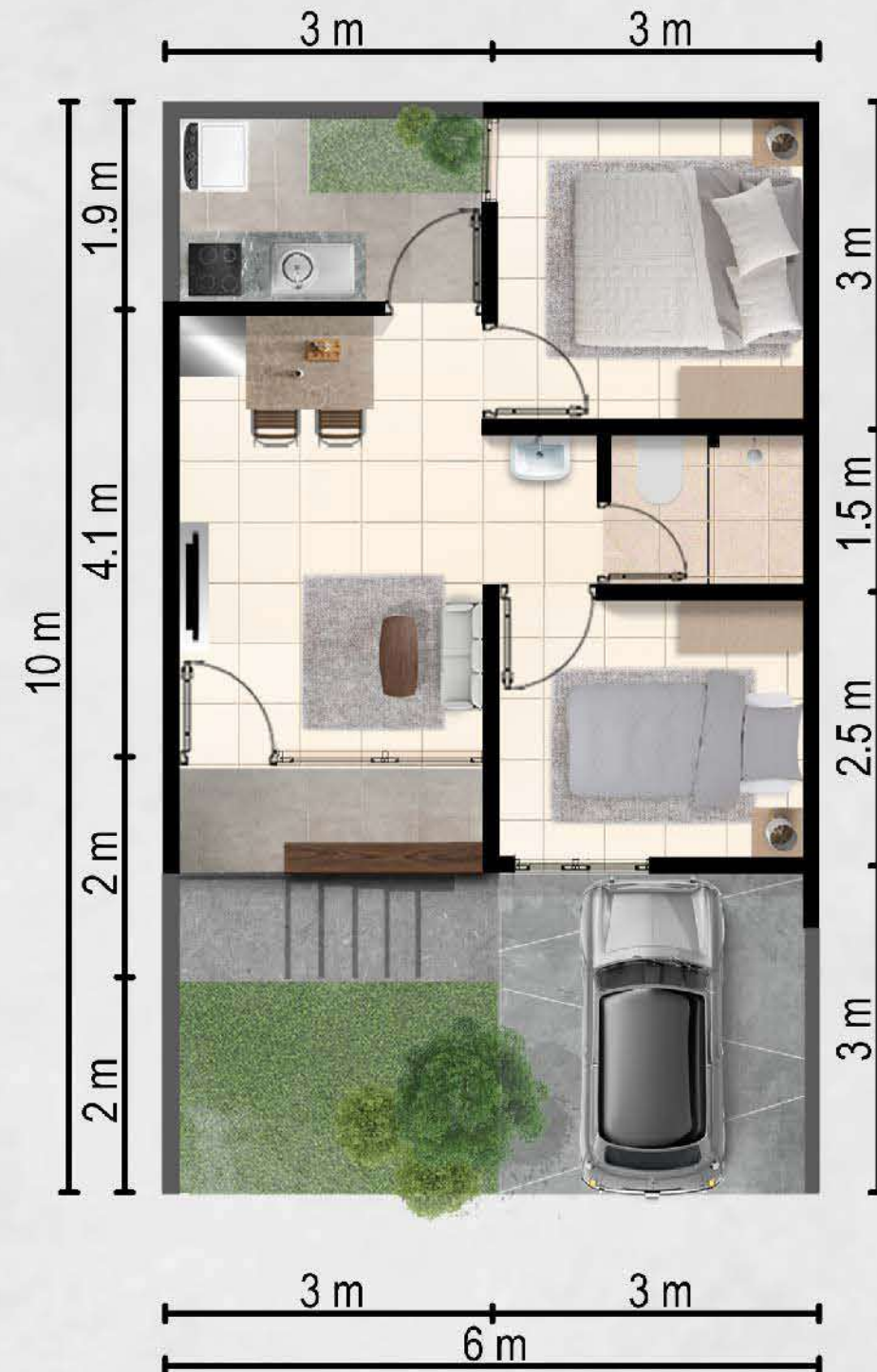
**39** m<sup>2</sup>



2



1



SPRING AT

# SPRING VALLEY

EXTENSION

GUNUNG PANCAR

Spring 45

SPRING AT  
**SPRING VALLEY**  
EXTENSION

# SPRING 45

6 x 12 m (FLAT)

Luas  
Tanah

**72 m<sup>2</sup>**

Luas  
Bangunan

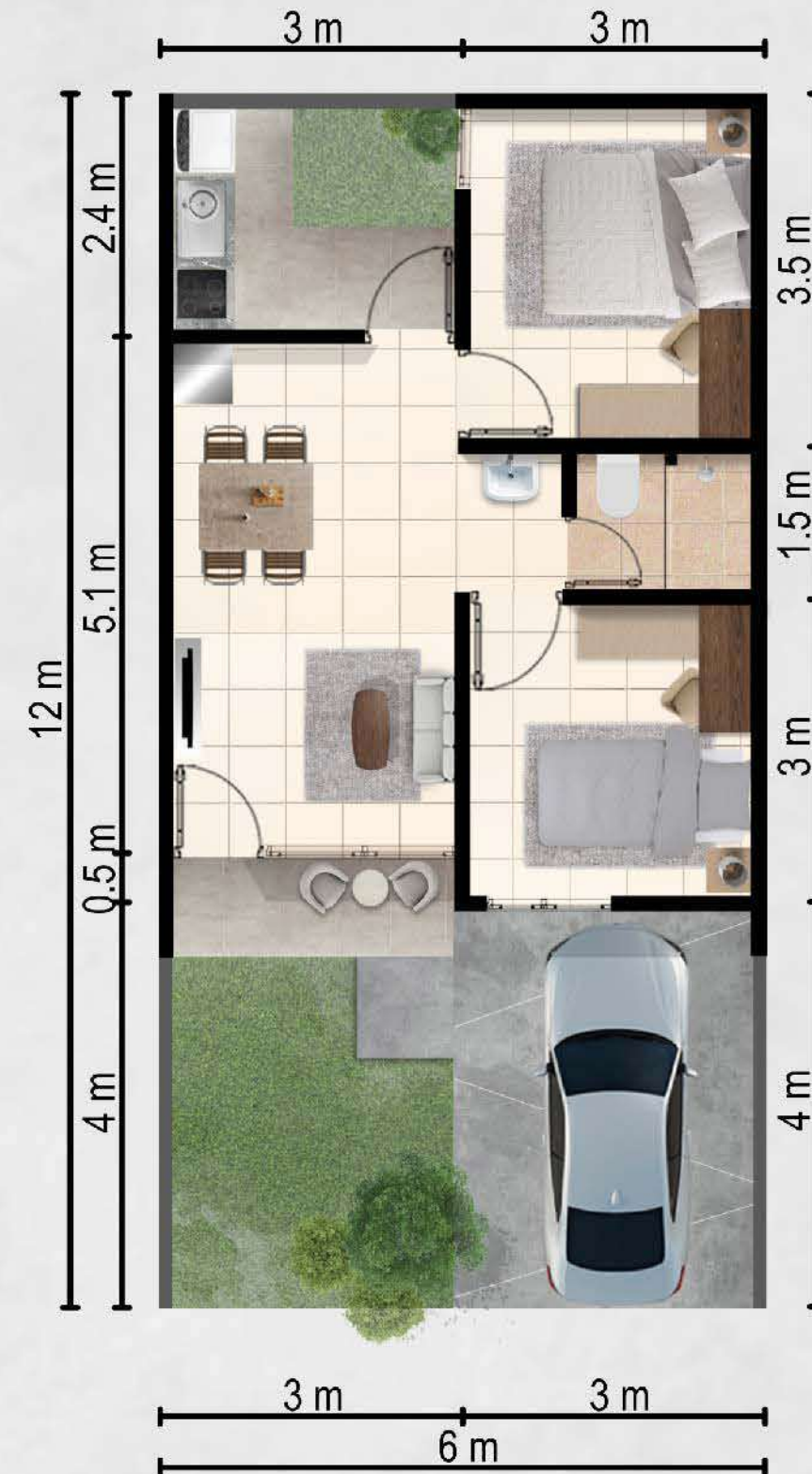
**45 m<sup>2</sup>**



2



1



SPRING AT

# SPRING VALLEY EXTENSION

GUNUNG PANCAR

Spring 52



SPRING AT  
**SPRING VALLEY**  
EXTENSION

# SPRING 52

6 x14 m (FLAT)

Luas  
Tanah

**84 m<sup>2</sup>**

Luas  
Bangunan

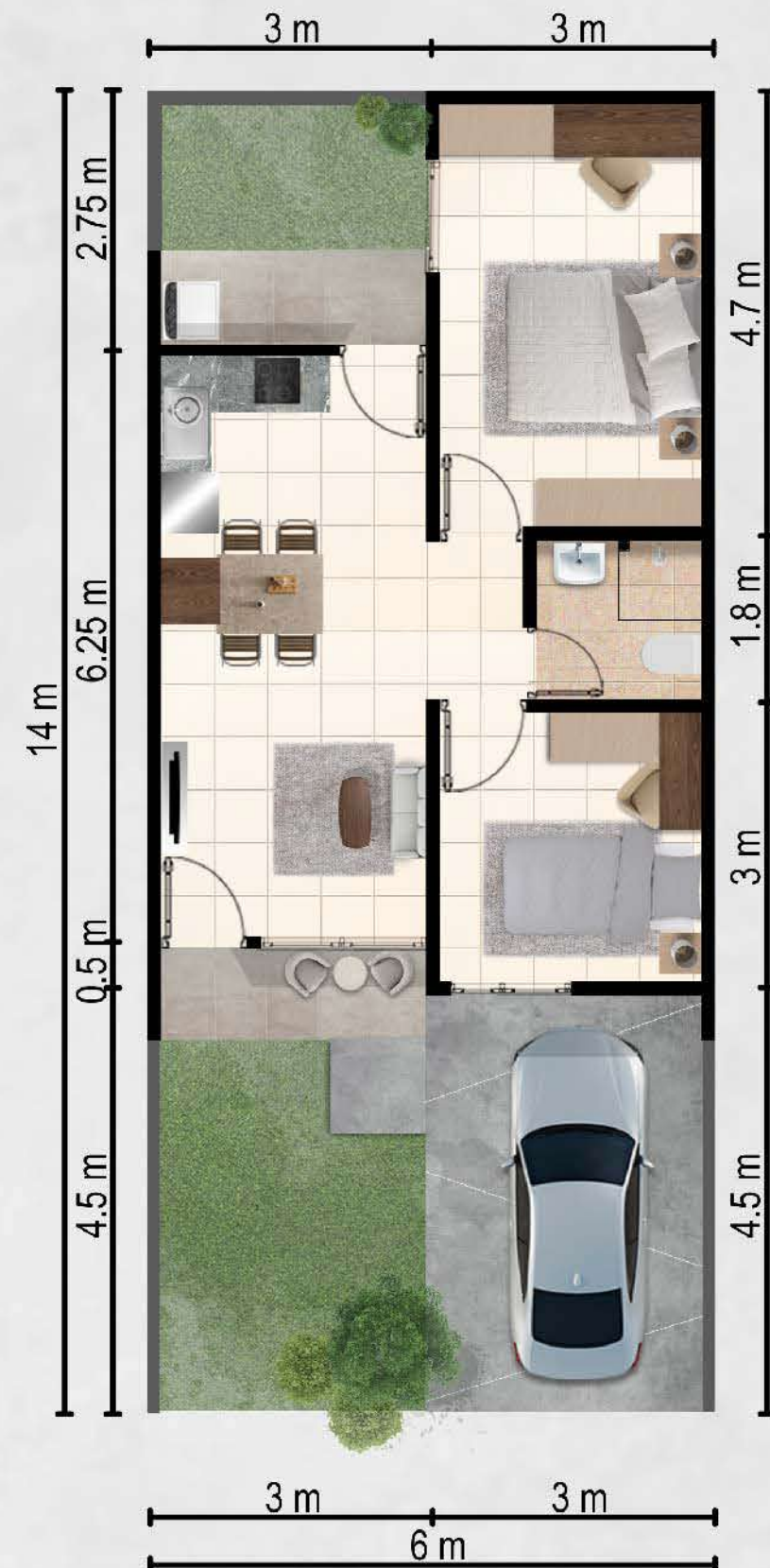
**52 m<sup>2</sup>**



2



1



SPRING AT  
**SPRING VALLEY**  
EXTENSION

GUNUNG PANCAR

Spring 53



SPRING AT  
**SPRING VALLEY**  
EXTENSION

**SPRING 53**  
6 x14 m (UPSLOPE)

Luas  
Tanah

**84 m<sup>2</sup>**

Luas  
Bangunan

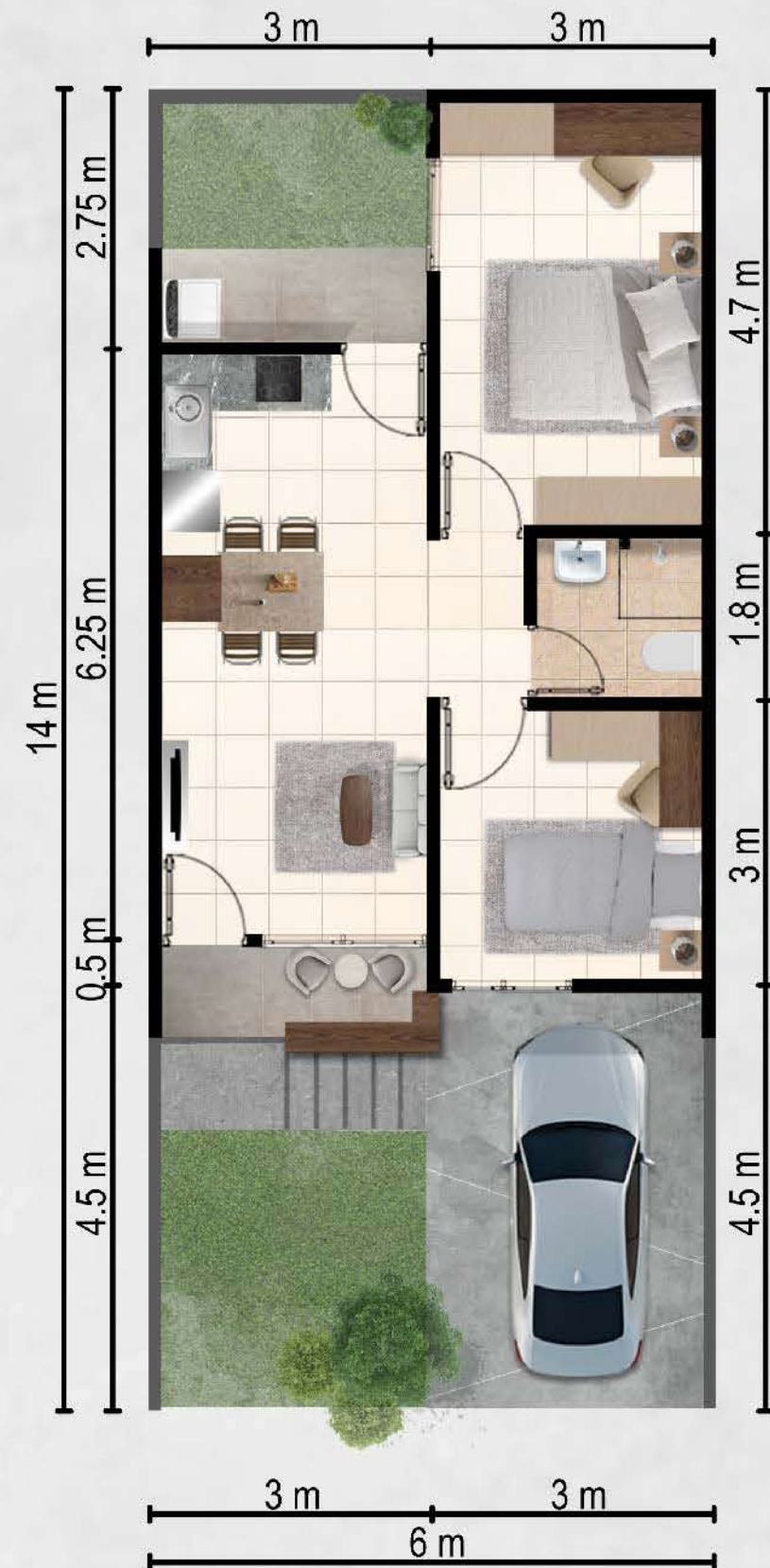
**53 m<sup>2</sup>**



2



1



SPRING AT  
**SPRING VALLEY**  
EXTENSION

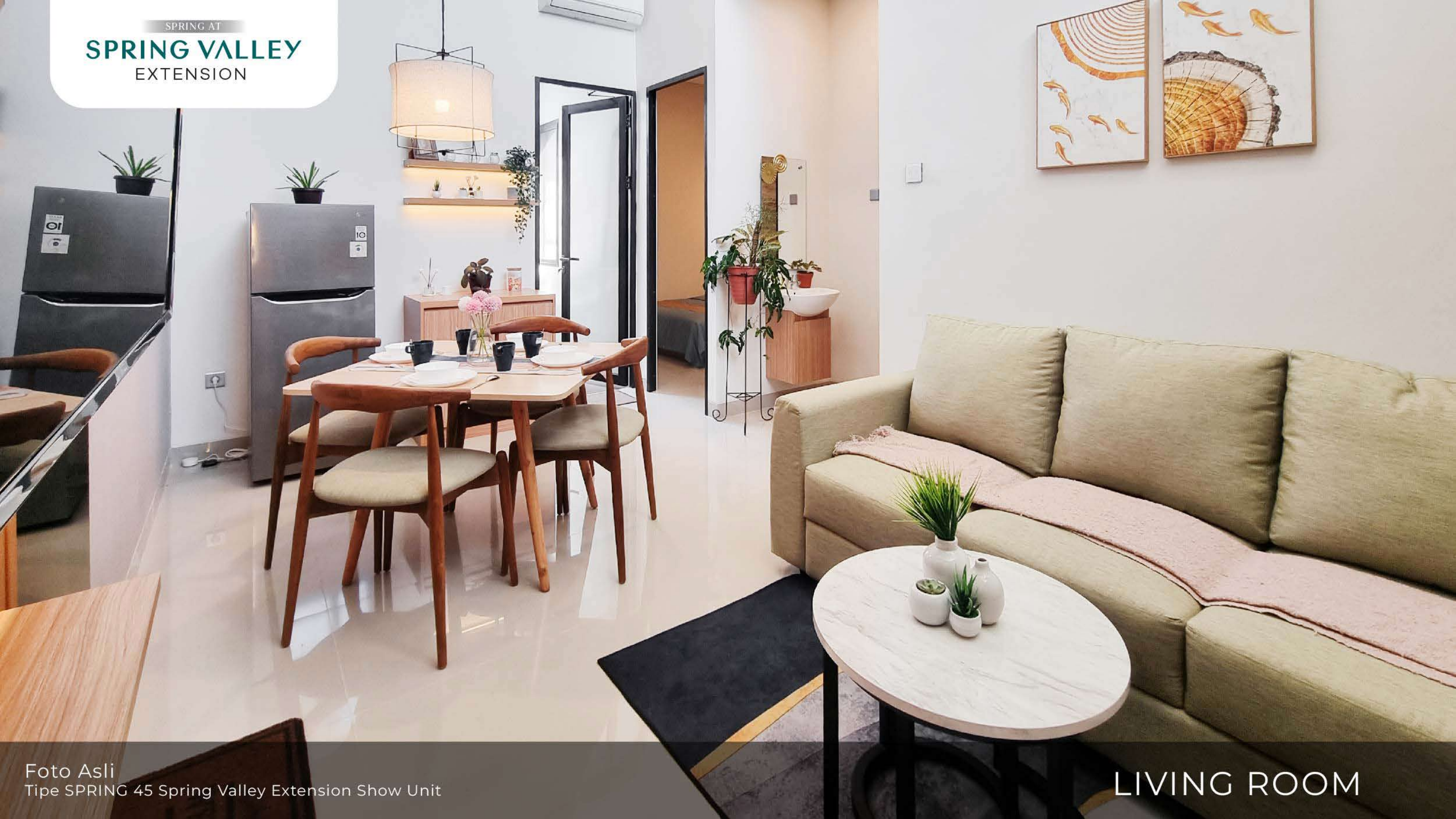


Foto Asli  
Tipe SPRING 45 Spring Valley Extension Show Unit

LIVING ROOM

SPRING AT  
**SPRING VALLEY**  
EXTENSION



Foto Asli  
Tipe SPRING 45 Spring Valley Extension Show Unit

LIVING ROOM

SPRING AT  
**SPRING VALLEY**  
EXTENSION



Foto Asli  
Tipe SPRING 45 Spring Valley Extension Show Unit

MASTER BEDROOM

SPRING AT  
**SPRING VALLEY**  
EXTENSION

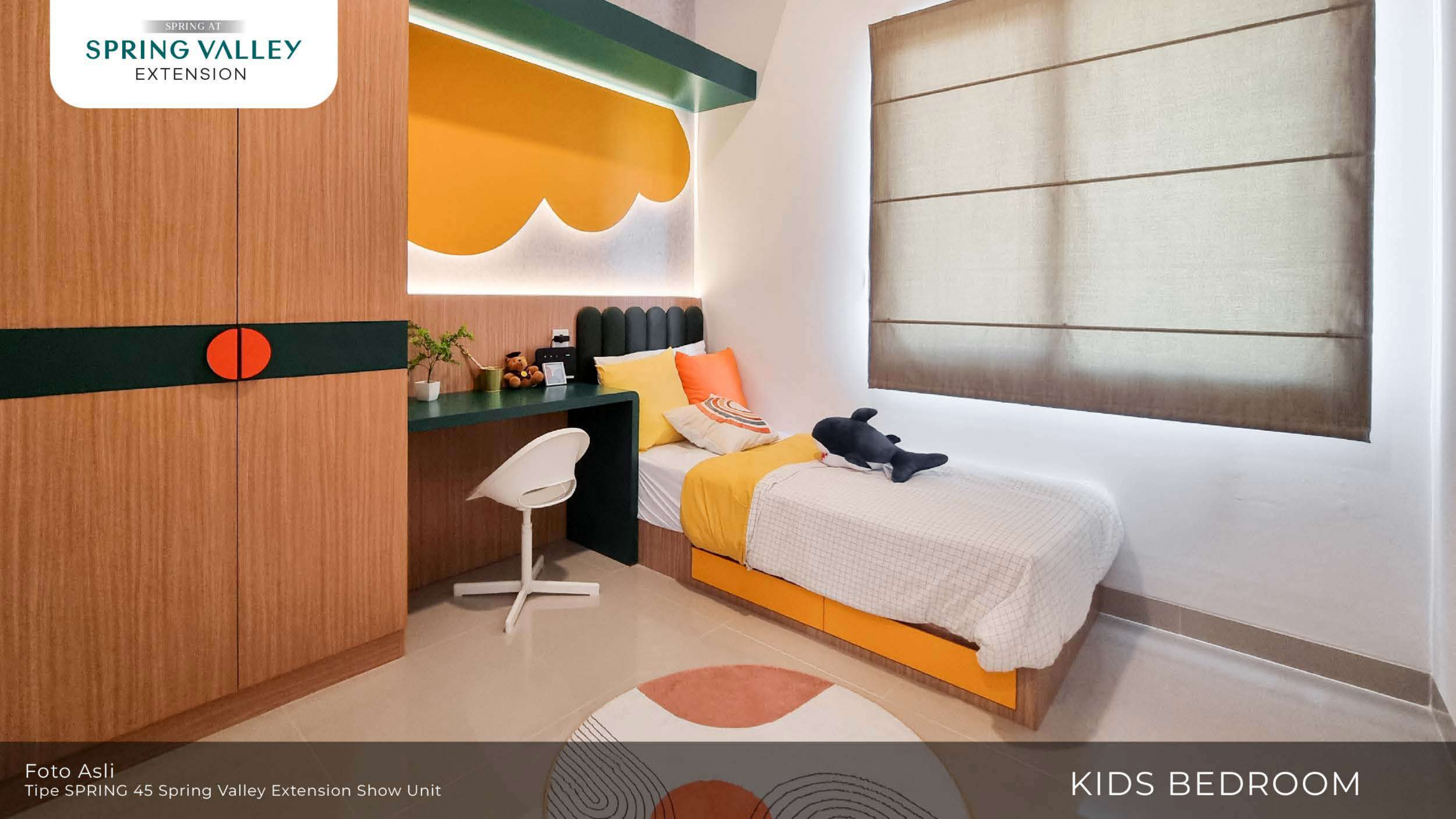


Foto Asli  
Tipe SPRING 45 Spring Valley Extension Show Unit

KIDS BEDROOM

SPRING AT  
**SPRING VALLEY**  
EXTENSION



Foto Asli  
Tipe SPRING 45 Spring Valley Extension Show Unit

KITCHEN ROOM

# Spesifikasi

|                            |                                                                                                                                                                                                        |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Fondasi</b>             | : Tapak & batu kali                                                                                                                                                                                    |
| <b>Struktur</b>            | : Beton bertulang                                                                                                                                                                                      |
| <b>Dinding</b>             | : Bata ringan                                                                                                                                                                                          |
| <b>Atap</b>                | : - Rangka baja ringan<br>- Genteng flat beton                                                                                                                                                         |
| <b>Plafond</b>             | : Rangka besi hollow + gypsumboard                                                                                                                                                                     |
| <b>Cat Eksterior</b>       | : Cat weathershield / weathercoat                                                                                                                                                                      |
| <b>Cat Interior</b>        | : Cat standard interior                                                                                                                                                                                |
| <b>Sanitary</b>            | : ex. TOTO / Setara                                                                                                                                                                                    |
| <b>Lantai</b>              | : - <b>Ruang utama</b> : Homogenius Tile 60 x 60 cm<br>- <b>Ruang service &amp; KM/WC</b> : Keramik Tile                                                                                               |
| <b>Pintu &amp; Jendela</b> | : - Kusen eksterior & interior aluminium<br>- Daun pintu utama solid engineering<br>- Daun pintu dalam engineering Honeycomb<br>- Daun jendela rangka aluminium + kaca clear<br>- Kunci & handle pintu |

|                                     |                                                                                                                                                                                                              |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Listrik</b>                      | : - Daya 2.200 VA<br>- Kabel instalasi dengan conduit<br>- Outlet / saklar                                                                                                                                   |
| <b>Instalasi Air</b>                | : - Pipa air bersih PVC pipa tipe AW<br>- Pipa air kotor dan hujan PVC tipe D                                                                                                                                |
| <b>Instalasi Air Buangan</b>        | : Bio Septic Tank                                                                                                                                                                                            |
| <b>Pagar Belakang &amp; Samping</b> | : Bata finish acian dan di cat                                                                                                                                                                               |
| <b>Carport</b>                      | : Kombinasi rabat beton + tali air                                                                                                                                                                           |
| <b>Smart Home System</b>            | : - CCTV Camera (2 unit)<br>- Light Switch (1 unit)<br>- Digital Lock Door (1 unit)<br>- Siren Alarm (1 unit)<br>- Universal Remote (1 unit)<br>- Door & Windows Sensor (1 unit)<br>- Motion Sensor (1 unit) |

SPRING AT  
**SPRING VALLEY**  
EXTENSION

8

**KEUNGGULAN HUNIAN**  
**SPRING VALLEY** Extension



1

# AQI 8

## Clear and unpolluted air

Good Air Quality

Sentul City

Jakarta



Good

0-50



Moderate

51-100



Unhealthy  
for Sensitive  
Groups 101-150



Unhealthy 151-200



Very  
Unhealthy

201-300



Hazardous 301+

2

## Mountain View

SPRING AT  
**SPRING VALLEY**  
EXTENSION

Gunung Pancar



3

## High Ceilling

Floor to ceiling  $\pm 4$  m

SPRING AT

**SPRING VALLEY**  
EXTENSION



SPRING AT

# SPRING VALLEY EXTENSION

4

## Cross Ventilation



5

# Smart Living



6

# CCTV

## Inside Cluster

7

# Underground Infrastructure

SPRING AT

SPRING VALLEY

EXTENSION



SPRING AT  
**SPRING VALLEY**  
EXTENSION

8

**24<sup>\*</sup>**  
**MONTHS**  
Building  
Warranty

\*S&K Berlaku



SPRING AT  
**SPRING VALLEY**  
EXTENSION

**HARGA**

**Rp**

**735**

**Jutaan\***

\*Exclude PPN

SPRING AT  
**SPRING VALLEY**  
EXTENSION

**Dilengkapi  
dengan**

**Smart<sup>\*</sup>  
Home  
System**

\*S&K Berlaku



**CCTV  
CAMERA**  
2 UNIT



**LIGHT  
SWITCH**  
1 UNIT



**DIGITAL  
LOCK DOOR**  
1 UNIT



**SIREN  
ALARM**  
1 UNIT



**UNIVERSAL  
REMOTE**  
1 UNIT



**DOOR & WINDOW  
SENSOR**  
1 UNIT



**MOTION  
SENSOR**  
1 UNIT

**TIDAK BERLAKU UNTUK KAVLING**

SPRING AT  
**SPRING VALLEY**  
EXTENSION

# **GARANSI<sup>\*</sup> BANGUNAN**

# **2**

## **TAHUN**

\*S&K Berlaku

**TIDAK BERLAKU UNTUK KAVLING**



# Pilihan

## Cara Bayar

SPRING AT  
**SPRING VALLEY**  
EXTENSION

**CASH**

**KPR**

**INSTALLMENT**  
**12<sub>x</sub> & 24<sub>x</sub>**

SPRING AT  
**SPRING VALLEY**  
EXTENSION

## PROGRAM TUNAI

DISKON  
**10**%\*

Maksimal pelunasan 30 hari

\*S&K Berlaku

SPRING AT  
**SPRING VALLEY**  
EXTENSION

**PROGRAM KPR**

**DP 0%\***

Subsidi  
Biaya  
KPR

**5%\***

Cash  
Back

**5%\***

Maksimal pencairan KPR 60 hari

\*S&K Berlaku

SPRING AT  
**SPRING VALLEY**  
EXTENSION

**SERAH TERIMA**

**18** Bulan\*

**Setelah PPJB**

\*S&K Berlaku



SPRING AT  
**SPRING VALLEY**  
EXTENSION

**NUP REGULAR**

**Rp 5 Juta**  
REFUNDABLE

- NUP bisa dikembalikan
- Memilih unit saat acara Product Launch

SPRING AT  
**SPRING VALLEY**  
EXTENSION

**NUP EXPRESS**

**Rp 10 Juta**

**FREE\* 2 UNIT AC**



\*S&K Berlaku

- Non-Refundable & Non-Transferable  
(NUP tidak dapat dialihkan / dipindahtangankan)
- Free 2 Unit AC 1 PK
- Kuota NUP hanya 50
- Wajib memilih 1 unit yang masih tersedia
- Hanya dapat melakukan 1x ganti unit yang tersedia
- Dapat melakukan Booking Fee untuk lock unit sebelum acara Product Launch

SPRING AT  
**SPRING VALLEY**  
EXTENSION

**BOOKING FEE**

Rp **30**  
**Juta**

Uang NUP dapat dialihkan untuk pembayaran Booking Fee



SPRING AT  
**SPRING VALLEY**  
EXTENSION

**PEMBUKAAN NUP**

**RABU**

**5** JULI  
2023

**15.00**  
WIB

SPRING AT  
**SPRING VALLEY**  
EXTENSION

## BANK PARTNERS



SPRING AT  
**SPRING VALLEY**  
EXTENSION

**PROGRAM BANK**



BUNGA  
**2.99**%  
Fixed 1 tahun  
Tenor s.d. 20 tahun



BUNGA  
**3.99**%  
Fixed 1 tahun  
Tenor s.d. 20 tahun



BUNGA  
**3.99**%  
Fixed 1 tahun  
Tenor s.d. 20 tahun



BUNGA  
**4.5**%  
Fixed 1 tahun  
Tenor s.d. 20 tahun



BUNGA  
**4.69**%  
Fixed 3 tahun  
Tenor s.d. 20 tahun



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# Sentul City

**HOMES • HILLS • MOUNTAINS**

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