



MONTEGARD

BEAUTY BEYOND THE HEIGHTS



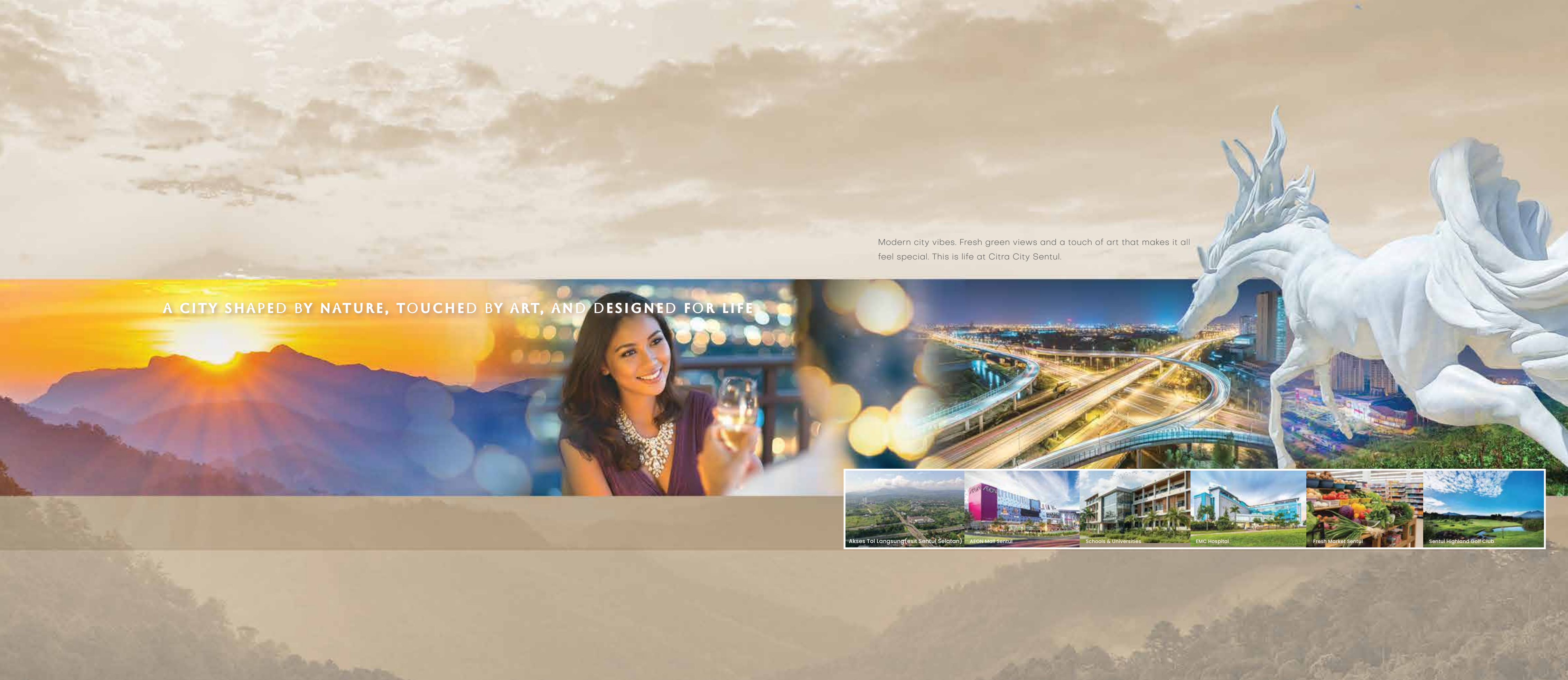
CITRA CITY
SENTUL



Black and white. Two colors
that say so much as strong,
pure and timeless. In their
simplicity, nature's colors
shine brighter: the green hills,
the blue skies, the golden
sunrise. Harmony is not about
sameness, but balance.
Simplicity reveals elegance,
and elegance embraces life.



Beauty beyond the heights



Modern city vibes. Fresh green views and a touch of art that makes it all feel special. This is life at Citra City Sentul.

A CITY SHAPED BY NATURE, TOUCHED BY ART, AND DESIGNED FOR LIFE



Here, the mountains greet
you every morning.
The air feels fresher,
the view wider,
and every moment softer.
This is not just a home,
it is your private resort

WELLNESS, LEISURE, AND NATURE PERFECTLY BLENDED





Why settle for ordinary, when
you can live where nature, golf,
and resort-style comfort all
come together?



ENDLESS JOY AT THE FAMILY RESORT



INSPIRED BY THE RHYTHM OF NATURE



SPARKLING CREEK

EVERY DETAILS SHAPED WITH
SOPHISTICATION

A home should
feel effortless, yet
extraordinary. Clean lines,
warm light, and thoughtful
design come together
to create a space that
welcomes you
with quiet elegance.





MOUNTAINS AND HILLS, AN INFINITE CANVAS OF BEAUTY.

MORNING MIST WHISPERS A MONOCHROME SYMPHONY.

DUSK PAINTS THE LAND IN GOLDEN RADIANCE.

WHERE CLASSIC AND MODERN LIVE IN HARMONY.


MONTEGARD
BEAUTY BEYOND THE HEIGHTS



SIGNATURE



FIRST FLOOR



SECOND FLOOR

LB / LT : 172 M² / 150 M²

10 X 15

4	4	2
smart home system		smart door lock (main door)



Elegant open-plan living space with a luxurious chandelier, cozy seating, and seamless flow between kitchen and lounge.



Warm and stylish bedroom with soft lighting, textured wallpaper, and a comfortable retreat ambiance.

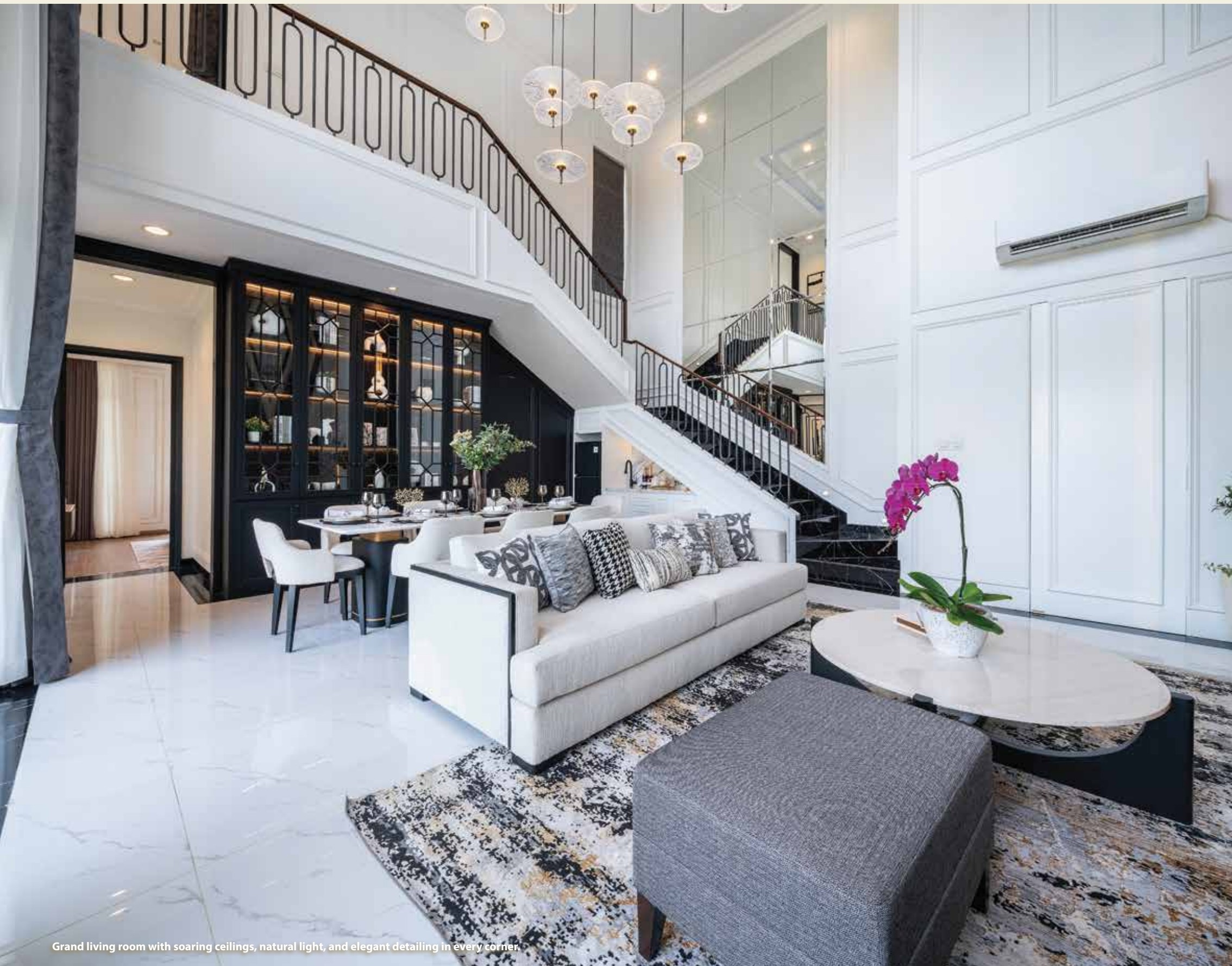
TIMELESS ELEGANCE

REDEFINED FOR MODERN LIVING

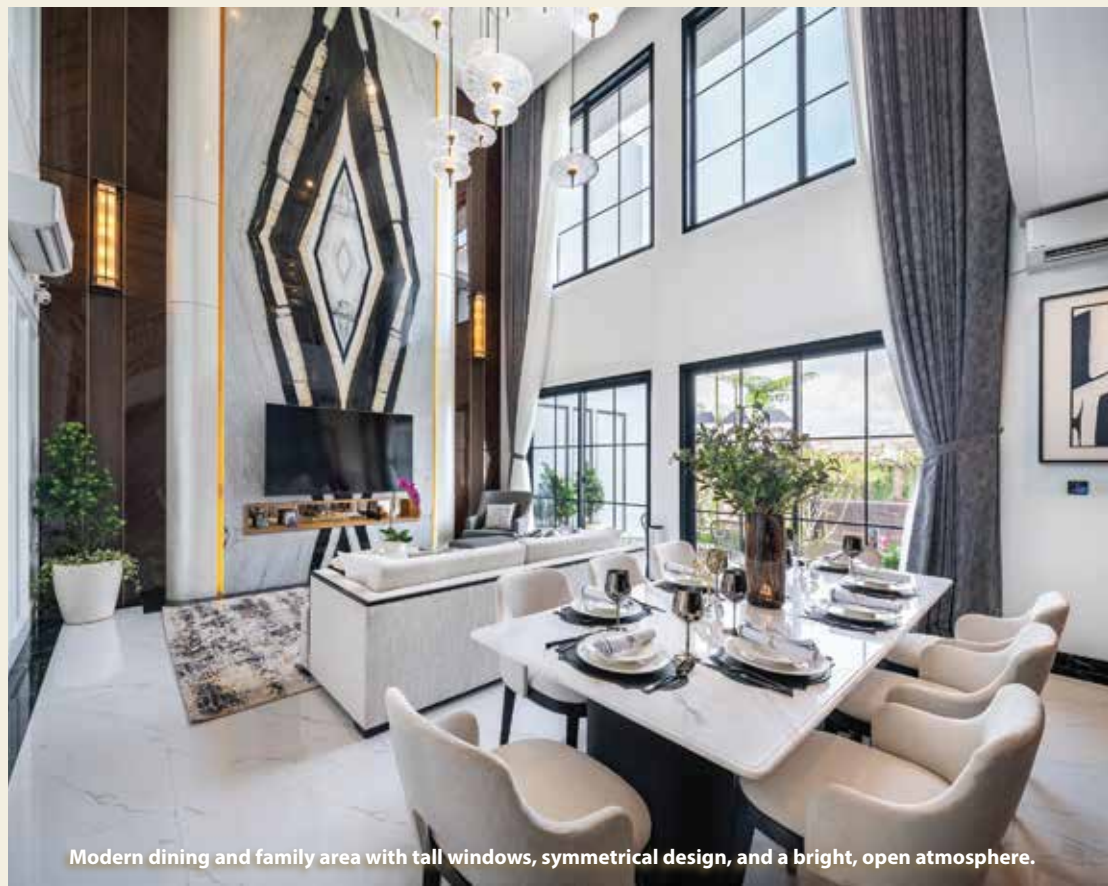


10 X 18

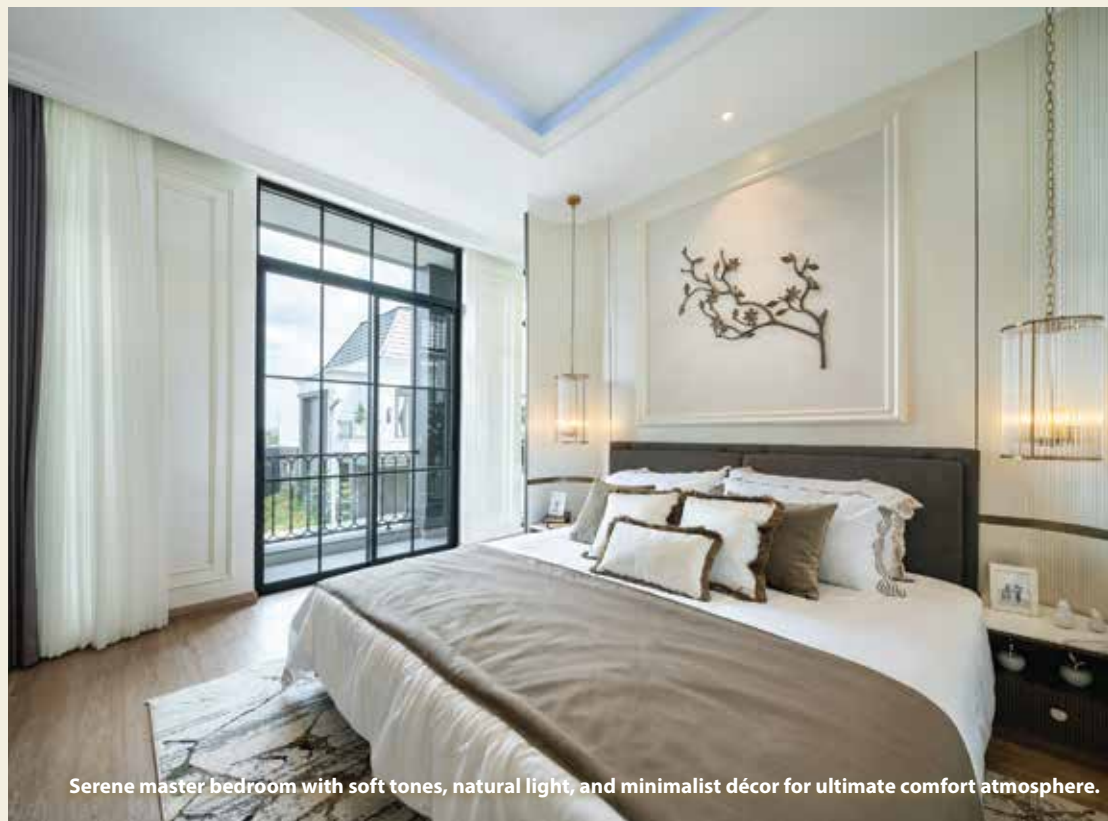
 5	 5	 2
 smart home system	 smart door lock (main door)	



Grand living room with soaring ceilings, natural light, and elegant detailing in every corner.

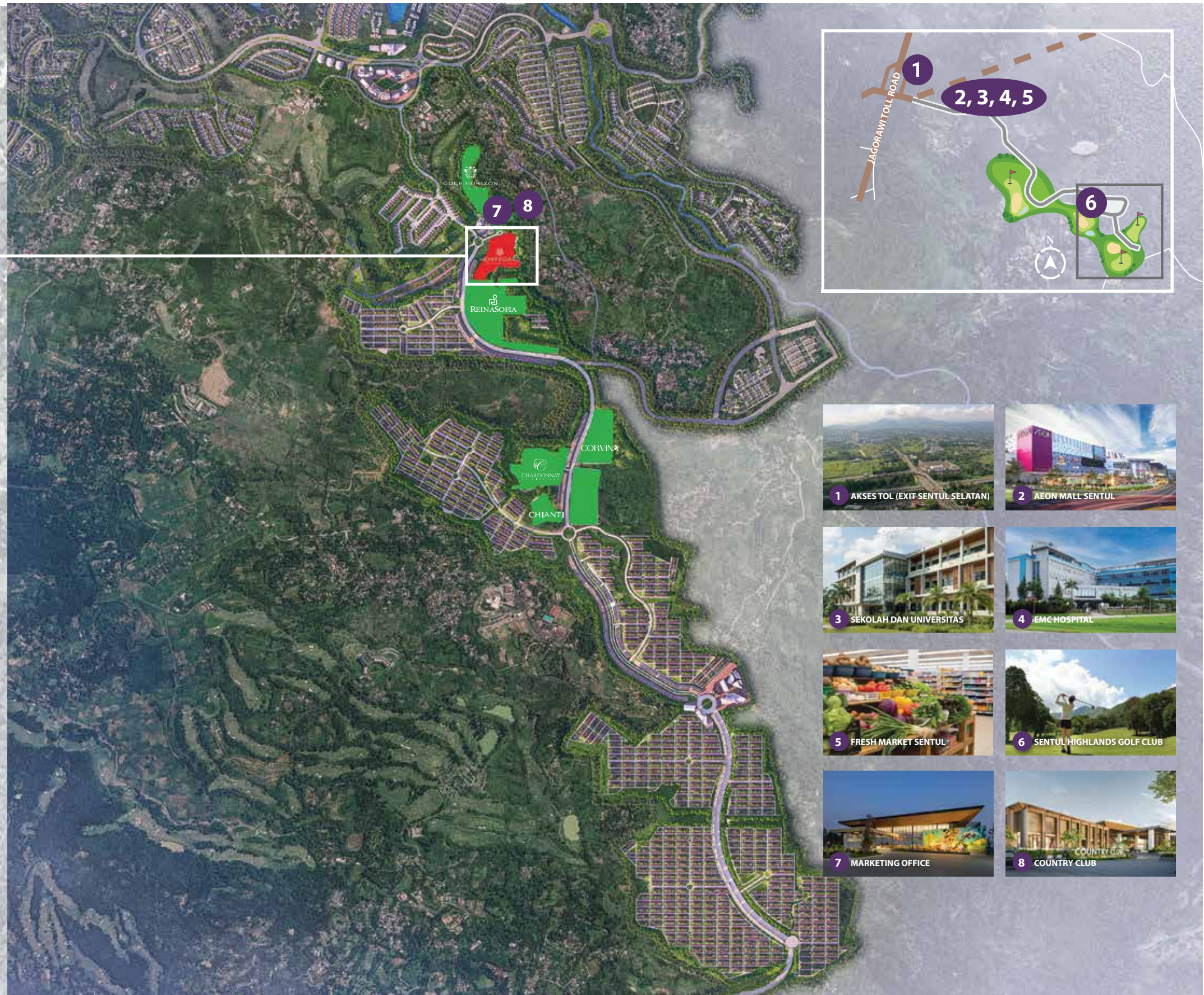


Modern dining and family area with tall windows, symmetrical design, and a bright, open atmosphere.



Serene master bedroom with soft tones, natural light, and minimalist décor for ultimate comfort atmosphere.

WHERE
HERITAGE
MEETS MODERN SOPHISTICATION



desirable location



building specifications

PONDASI
Bored Pile & Batu kali

STRUKTUR
Struktur beton bertulang

DINDING
Bata ringan finish plester aci & cat
Dinding pembatas
Pagar belakang
Cat Ekterior
Cat Interior
Ornamen Fasad

- Double dinding
- Bata ringan finish plester aci & cat tinggi 3 m
- ex. Jotun Jotashield / setara
- ex. Jotun Jotashield / setara
- Homogeneous Tile 60 x 120 ex. Sandimas / setara

PLAFOND
Ruang dalam
Ruang luar & Toilet
Ceiling Flat, Upceiling khusus area Livingroom & Master bedroom

- Gypsum
- Gypsum WR

LANTAI
Lantai utama
Lantai dapur bersih
Tangga
Teras depan
Balkon
Kamar mandi

- Homogeneous Tile 80x80 ex. Sandimas / setara
- Homogeneous Tile 80x80 ex. Sandimas / setara
- Homogeneous Tile 80x80 ex. Sandimas / setara
- Homogeneous Tile 80x80 ex. Sandimas / setara
- Homogeneous Tile 60x60 ex. Sandimas / setara
- Lantai : Homogeneous tile 60x60 ex. Sandimas / setara
- Dinding : Homogeneous tile 60x60 ex. Sandimas / setara
- Homogeneous Tile 60x60 ex. Sandimas / setara
- Homogeneous Tile 60x60 ex. Sandimas / setara
- Keramik 30x30 ex. Roman / setara

Carport
Ruang service
R.T. Service, KM Service, Gudang

SANITAIR
Shower
Wastafel
Closet Duduk

- ex. Toto (Semua shower mendapat instalasi air panas)
- ex. Toto
- ex. Toto Echo Washer

RANGKA ATAP
Baja ringan

PENUTUP ATAP
Genteng beton datar ex. Cisangkan / setara

KANOPI CARPORT
Beton bertulang & Kaca Laminated

JENDELA
Kusen
Daun Jendela

- Aluminium powder coating ex. YKK (Nexsta dan Madela)
- Aluminium powder coating ex. YKK (Nexsta dan Madela)

PINTU
Kusen
Daun pintu utama

- Aluminium powder coating ex. YKK (Nexsta dan Madela)
- Engineering solid wood finish duco

INSTALASI LISTRIK
Signature (10 x 15)
Ultimate (10 x 18)

- 13200 VA
- 16500 VA

INSTALASI AIR
Air Bersih Standar PAM

INSTALASI AC
Signature (10 x 15)
Ruang Tidur 1 / tamu
Ruang Tidur 2
Ruang Tidur 3
Ruang Tidur Utama
R Keluarga & Ruang Makan

- 1 unit 1,5 PK
- 1 unit 1 PK
- 1 unit 1,5 PK
- 1 unit 2 PK
- 2 unit 1,5 PK

Ultimate(10 x 18)
Ruang Tidur 1 / tamu
Ruang Tidur 2
Ruang Tidur 3
Ruang Tidur 4 junior master
Ruang Tidur Utama
R Keluarga & Ruang Makan

- 1 unit 1,5 PK
- 1 unit 1 PK
- 1 unit 1 PK
- 1 unit 1,5 PK
- 1 unit 2,5 PK
- 2 unit 2,5 PK

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 Door Sensor
Smart Switch 2G
Smart Socket
Smart Alarm
Smart Wallpad
IR Remote
CCTV

- 1 unit
- 1 unit
- 3 unit
- 1 unit
- 1 unit
- 1 unit
- 1 unit

Signature (10 x 15)
Ultimate(10 x 18)

- Outdoor 2 unit, Indoor 2 unit
- Outdoor 3 unit, Indoor 2 unit

FITUR TAMBAHAN
Solar Water Heater 150 liter
Biological Septic Tank 750 liter
Ground Water Tank 1000 liter
Instalasi jaringan listrik bawah tanah
Instalasi kabel telepon bawah tanah
Saluran drainase tertutup
Jalan cluster dan jalan lingkungan ROW 10
Badan jalan 6 meter
Tembok belakang 3 meter
Perkerasan jalan dari beton & hotmix
Sistem keamanan lingkungan
STP Komunal
PJU LED

- CCTV system

NOTE:
Akan ada perbedaan ketinggian untuk setiap unit rumah



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