



LRT CITY
SENTUL

www.royalsentulpark.com

 @rosenpark.id

■
**Home of
Leisure and
Nature**



Royal Sentul Park
Apartment of LRT City

THE FIRST SUPERBLOCK IN SENTUL AND PART OF THE NEW GATE OF SENTUL



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1 SENTUL

Diketahui sebagai Kota Pegunungan.

Dilengkapi dengan suasana pegunungan dan suasana alam yang asri. Ramah lingkungan dengan udara yang masih sejuk serta bebas polusi untuk mendukung seluruh aktivitas Anda.



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PUNCAK, BOGOR, BANDUNG

Terinspirasi dari tiga kota wisata besar yang memiliki beberapa kesamaan.

History and Culture

Memiliki beberapa bangunan historikal yang masih dilestarikan hingga saat ini.

Sport

Memiliki banyak fasilitas olahraga untuk umum.

Retail and Factory Outlet

Dilengkapi oleh beberapa factory outlet pada masing-masing kota.

Nature

Dikelilingi pegunungan sehingga suasana alam masih terjaga.

Family Park

Memiliki tempat rekreasi untuk keluarga

Culinary

Memiliki pusat kuliner yang unik untuk bersantai.

2 THE STORY OF OUR CONCEPT

Suatu kawasan dengan pendekatan konsep TOD (*Transit Oriented Development*). Mengarahkan konektivitas kepada pejalan kaki (*pedestrian oriented*) dan pengguna sepeda dengan **Green Connectivity**. **Green Connectivity** (*two level experience*) merupakan suatu konsep *second ground floor* di level podium hijau.

Green Connectivity membuat *experience* aktivitas jalan kaki dan bersepeda di konsepkan secara lebih menarik yang akan memanjakan pejalan kaki dan pesepeda. Akses kendaraan bermotor dan pejalan kaki menjadi terpisah, baik secara horizontal namun juga vertikal karena adanya perbedaan level pada ketinggian. **Green Connectivity** terintegrasi dengan seluruh bangunan di dalam kawasan **Royal Sentul Park** yang memudahkan akses penghuni maupun pengunjung untuk menjangkau fasilitas umum maupun ke tower berikutnya.

Terinspirasi dari kearifan lokal wisata di Puncak, Bandung dan Bogor seperti *nature, history and culture, sport, family park, culinary serta retail & factory outlet*, **Royal Sentul Park** dikonsepskan sebagai kawasan **One Stop Leisure Area**. Dengan fasilitas yang lengkap dan kemudahan akses LRT menjadikan **Royal Sentul Park** memiliki *added value* dan prospek yang menjanjikan kedepannya.

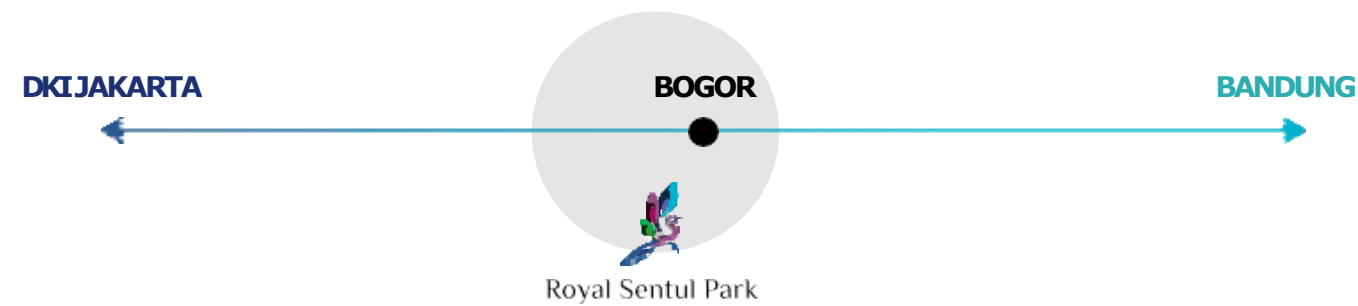


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MAIN CONCEPT

Sentul as a New Destination Between Bogor & Bandung



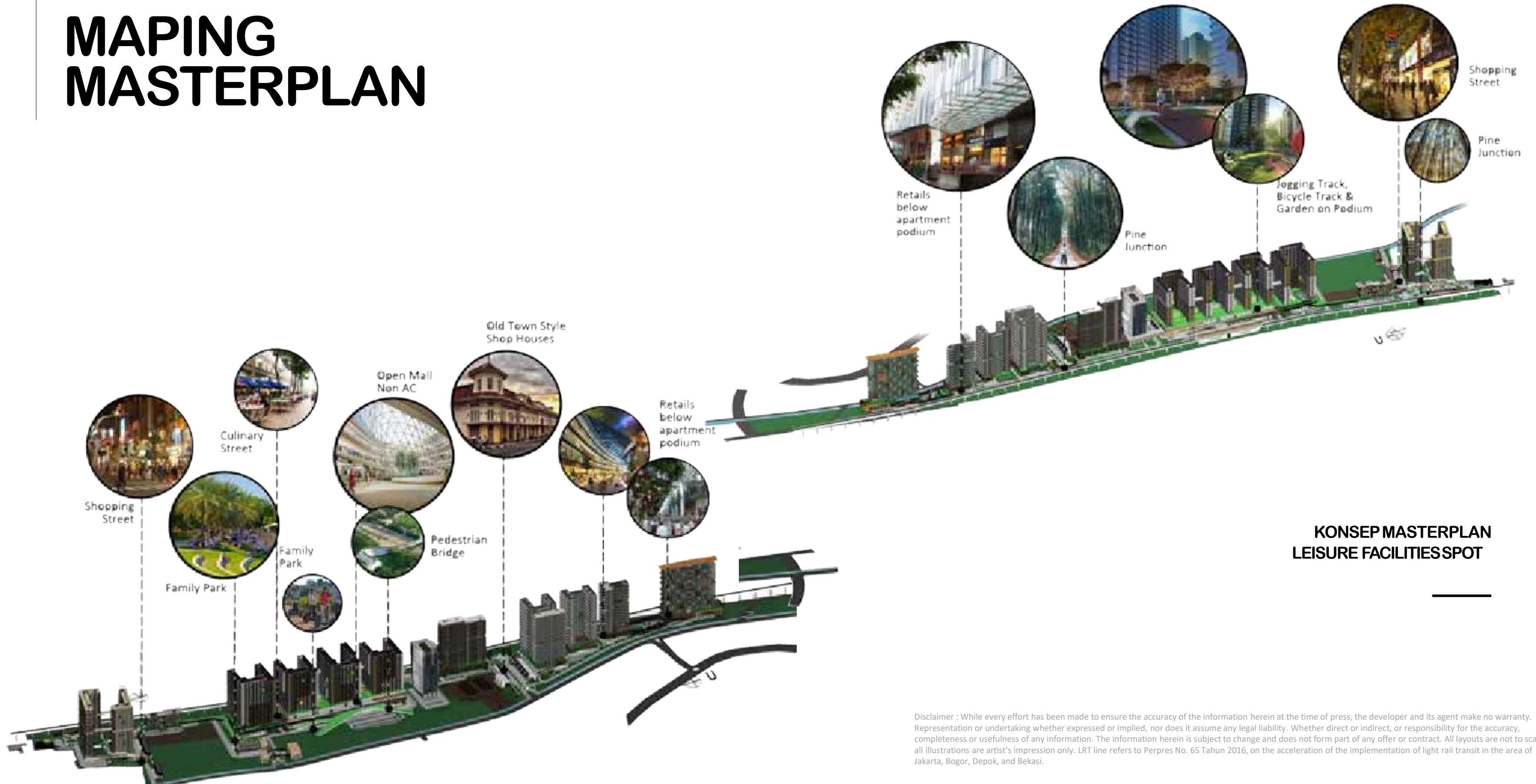
OUR STORY

Royal Sentul Park
One Stop Leisure Area.



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MAPING MASTERPLAN



KONSEP MASTERPLAN LEISURE FACILITIES SPOT

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TRANSIT ORIENTED DEVELOPMENT



WALKABLE

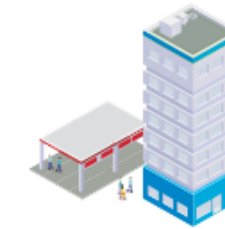
Non-Motorized Area

Area yang mudah dijangkau oleh pejalan kaki dan pesepeda. sehingga pengaturan jarak antara bangunan serta jarak tempuh menuju tempat perpindahan moda mengakomodir pejalan kaki dan pesepeda.

MIXED-USE

Development

Pembauran fungsi dan kegiatan ditujukan untuk mengoptimalkan fungsi tata guna lahan, terjangkaunya akses dari dan menuju pelayanan publik.



DENSIFY

Mengoptimalkan kepadatan lahan dengan perencanaan bangunan tertata padat & rapat secara vertikal, mendukung tata guna lahan, kegiatan campuran, gaya hidup sehat, serta pelayanan transportasi masal.

CONNECT

Menciptakan jaringan-jaringan jalan yang terhubung sistematis terhadap bangunan dan layanan publik (halte, stasiun, dll) jalur berjalan kaki dan bersepeda yang singkat dan langsung serta didukung jaringan jalan dan trotoar yang baik.



SHIFT & TRANSIT

Beralih dari penggunaan transportasi pribadi ke sarana transportasi umum masal, berjalan, serta bersepeda dengan memaksimalkan jarak tempuh menuju area transit sekitar 800m.





Home of Leisure and Nature

“When leisure and nature meet your purpose of living, it’s your home...
more healthy, more exercise and true green.”

Kerumitan bekerja dengan segala hiruk pikuk di Ibukota membuat waktu saat pulang ke rumah digunakan untuk relaksasi. Rumah yang dikelilingi oleh alam yang asri dan dilengkapi oleh bermacam fasilitas untuk mengisi waktu luang.

Terinspirasi dari kearifan lokal wisata di Puncak, Bogor, dan Bandung yang berusaha dihadirkan ke dalam kawasan. Suatu kawasan dengan gabungan dari alam yang hijau, unsur sejarah dan budaya yang kental, dengan berbagai fasilitas olahraga, tempat rekreasi, *retail dan factory outlet*, serta wisata kuliner.

Royal Sentul Park dikonsepsikan sebagai ***One Stop Leisure Area*** yang berbasis pada penciptaan pengalaman, hiburan dan kreativitas. Dimana di dalam kawasan Royal Sentul Park terdiri dari berbagai macam fasilitas yang menawarkan pengalaman, hiburan, dan aktivitas kreatif.



HOME OF LEISURE AND NATURE

Two Level Experience

Leisure of Living

Future with Nature





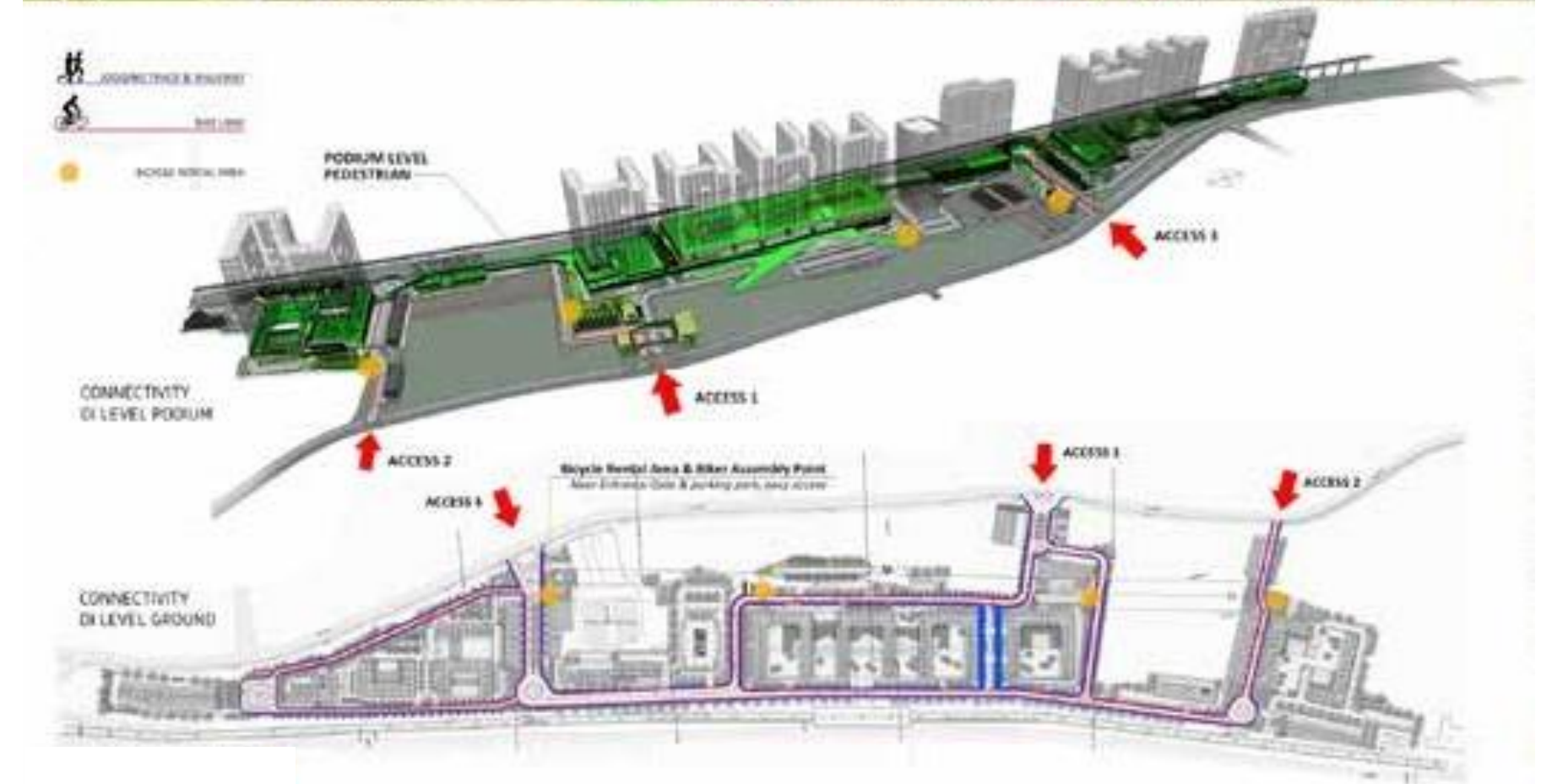
TWO LEVEL EXPERIENCE

Sebagai kawasan dengan pendekatan konsep *Transit Oriented Development (TOD)* maka di **Royal Sentul Park** lebih diarahkan kepada pejalan kaki (*pedestrian oriented*) dan pengguna sepeda.

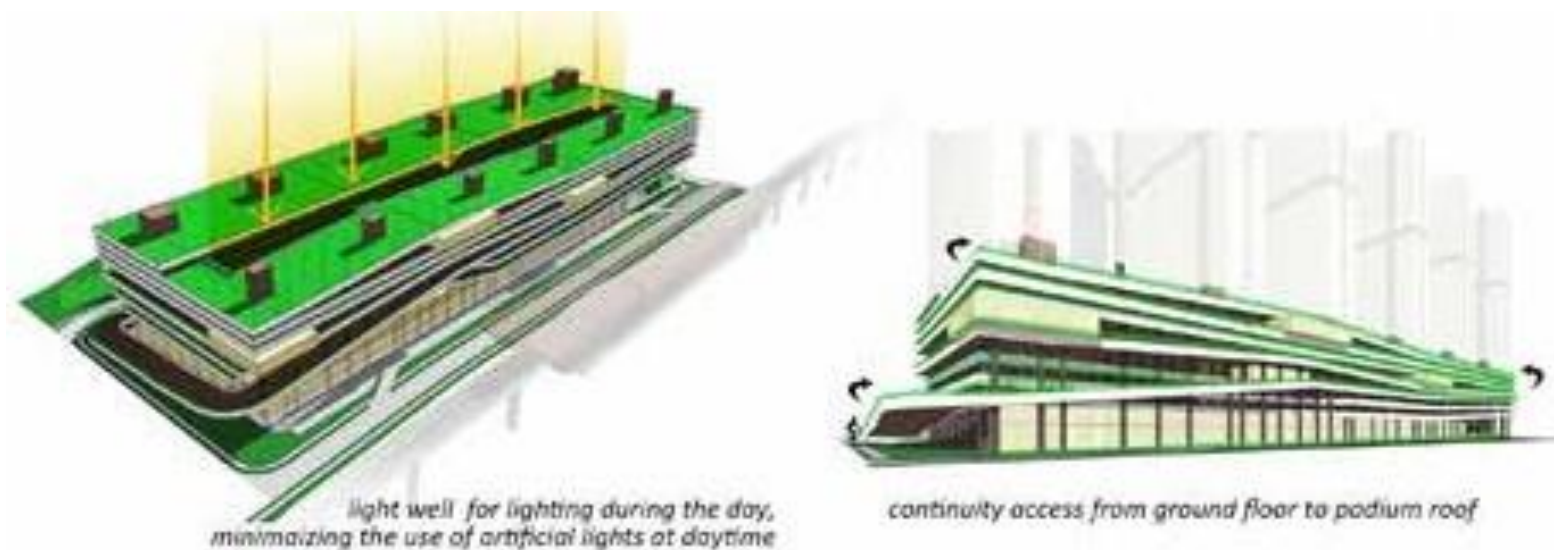
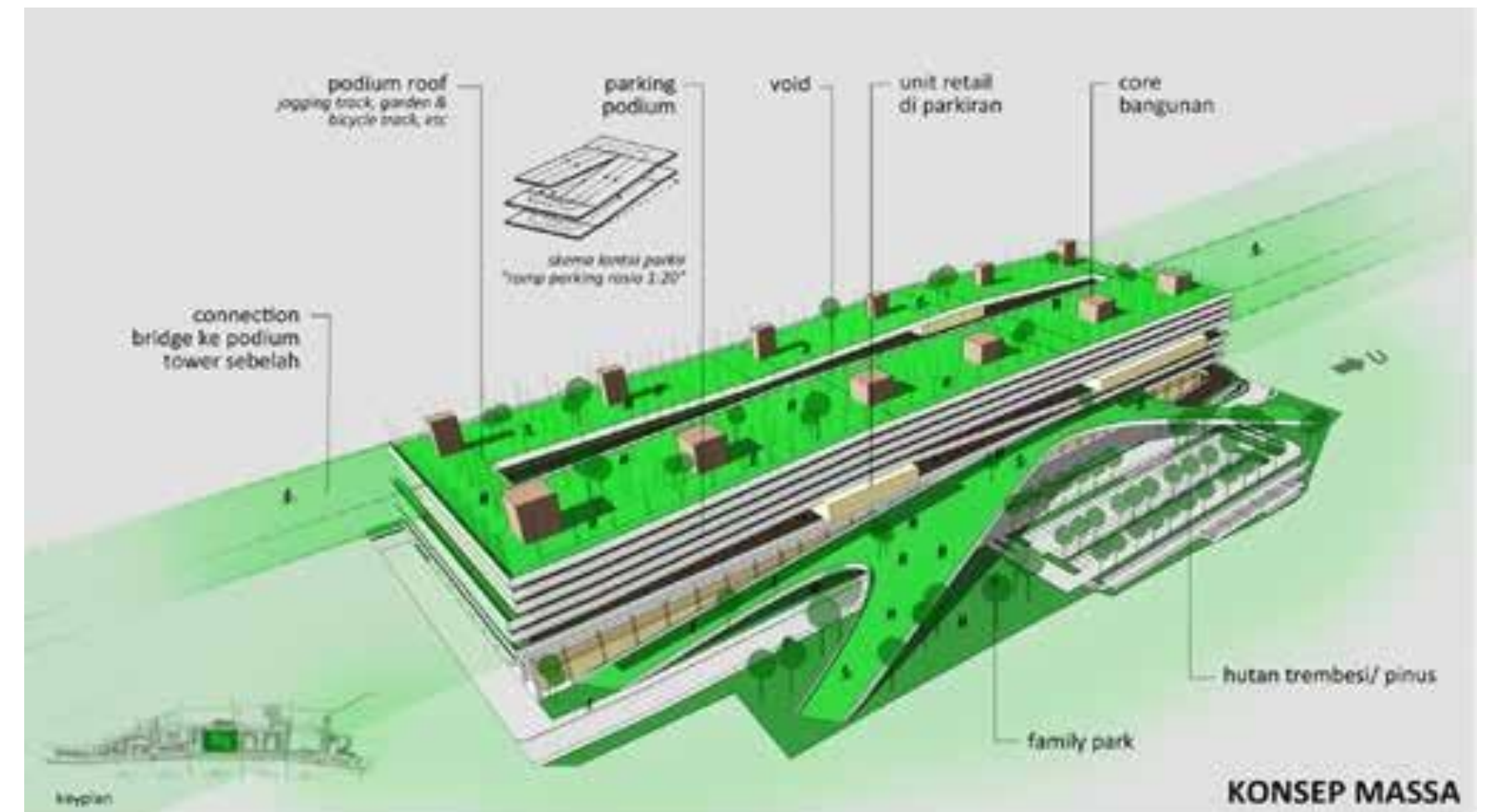
Di **Royal Sentul Park**, pengalaman aktivitas jalan kaki dan bersepeda dikonsepsikan secara lebih menarik di level podium yang berupa podium hijau dan terkoneksi dengan keseluruhan bangunan maupun fasilitas publik di kawasan Royal Sentul Park.



GREEN CONNECTIVITY CONCEPT



GREEN CONNECTIVITY CONCEPT



green connectivity concept



Royal Sentul Park didesain dengan nuansa *natural resort*. Memiliki keistimewaan *360° mountain view* yang dapat dinikmati langsung dari unit apartemen.



FUTURE WITH NATURE

Natural Resort juga dihadirkan pada *infinity pool* dan *garden sky lounge* yang langsung menghadap pegunungan.

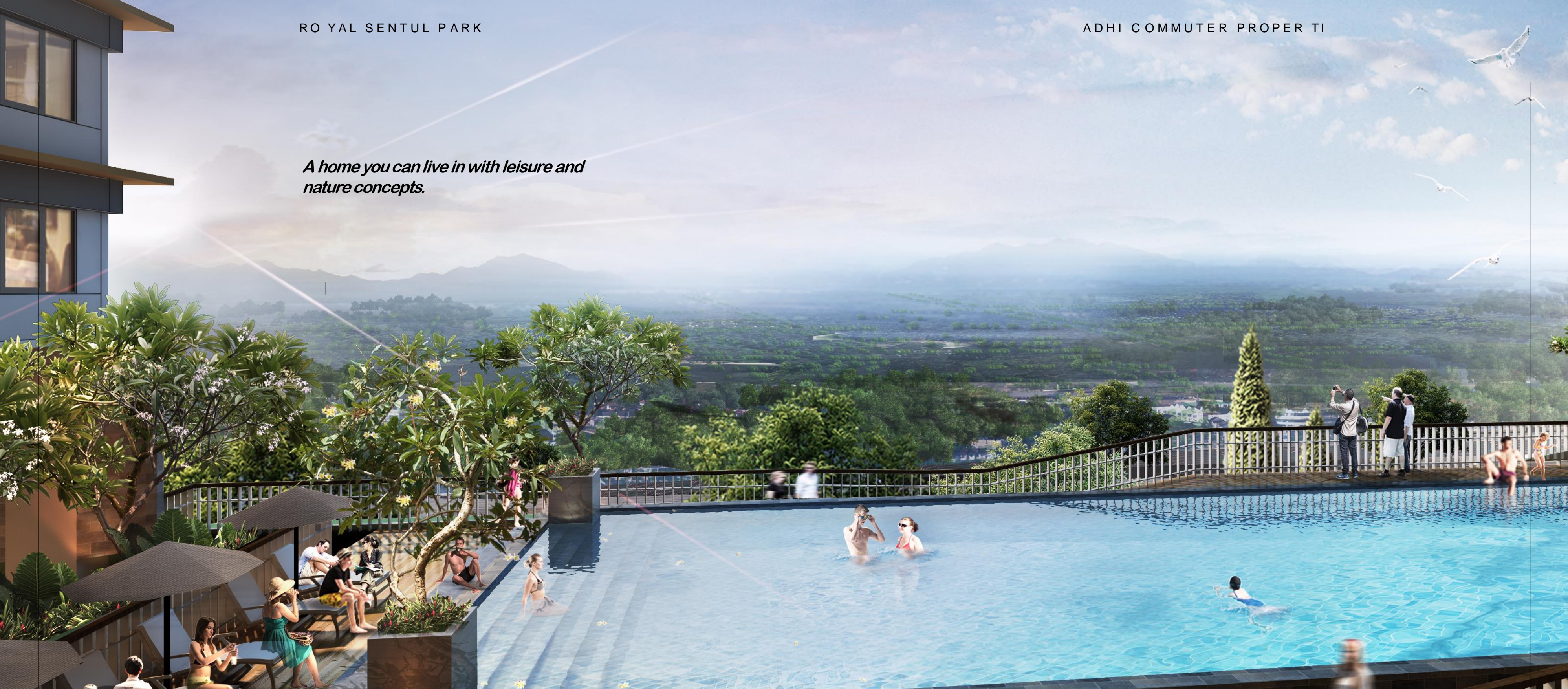
Natural Resort juga dihadirkan melalui lingkungan alam sekitar yang masih terjaga berupa pegunungan, perbukitan, dan hutan pinus.



FUTURE WITH NATURE



A home you can live in with leisure and nature concepts.



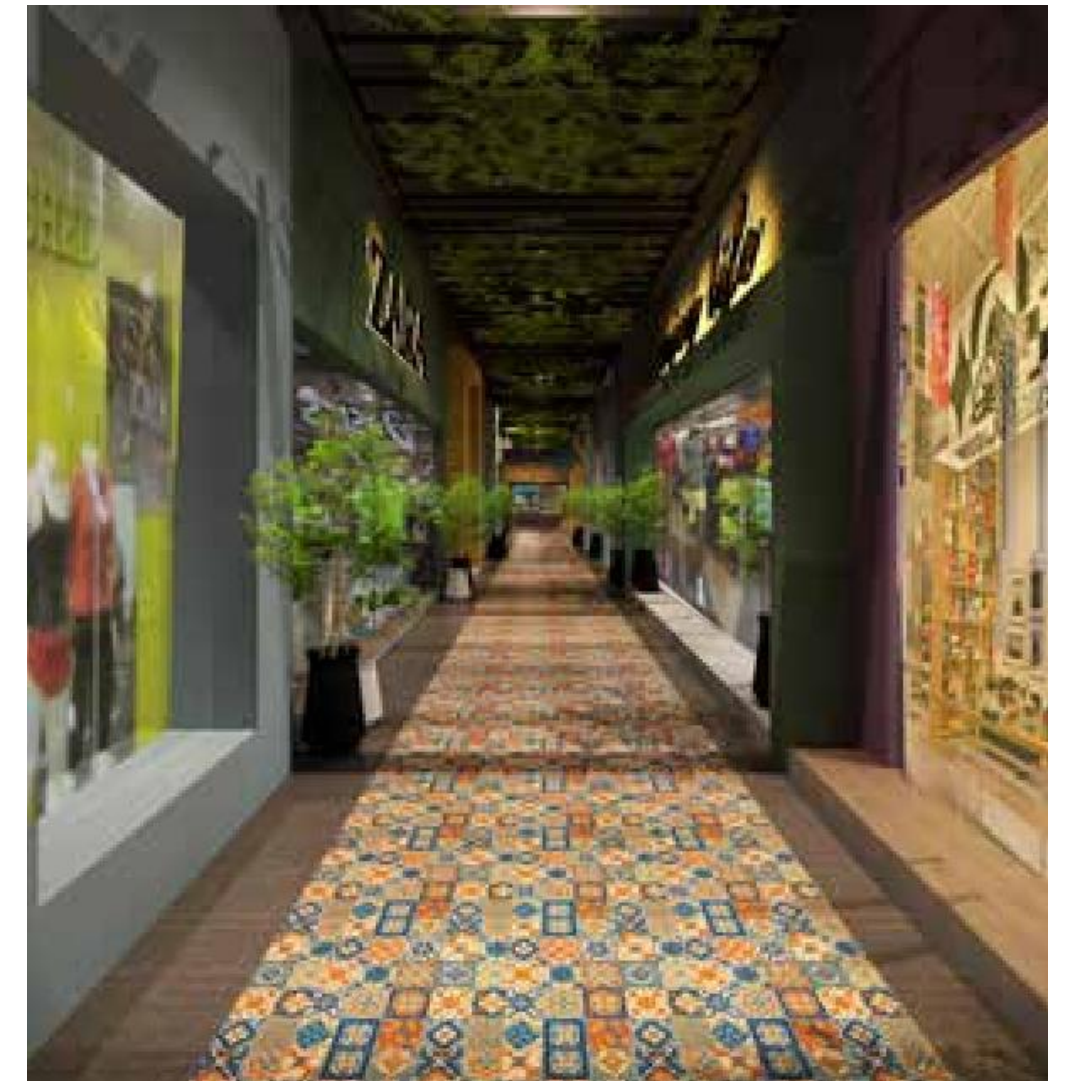
LEISURE of LIVING

Royal Sentul Park menghadirkan berbagai fasilitas kawasan yang menunjang aktivitas bersantai, olahraga, berlibur, shopping, budaya baru, dan lebih dekat dengan alam.

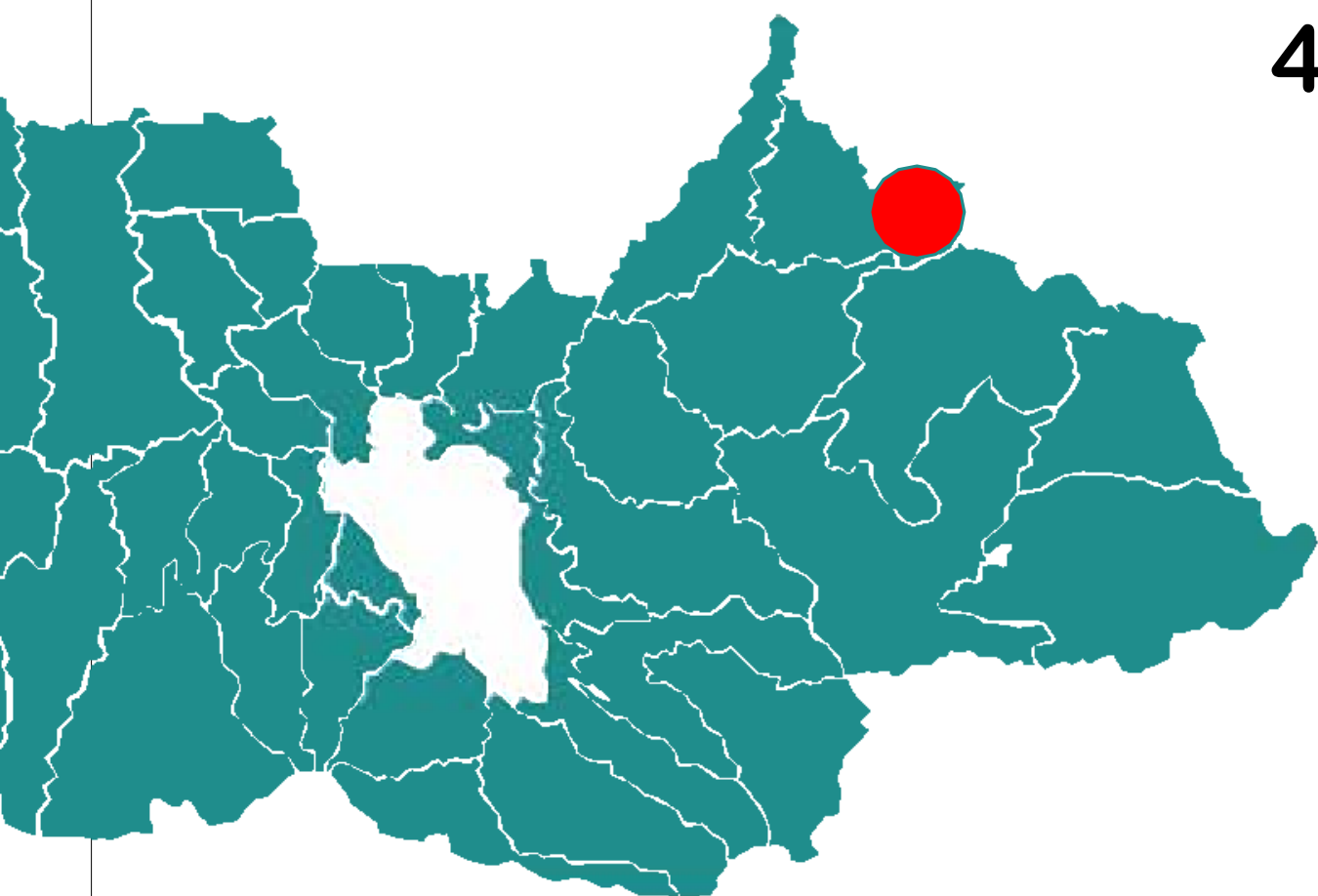


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LEISURE of LIVING



3 SENTUL SURROUNDING AREA



- 4 SEKOLAH DAN KAMPUS** 

Trisakti University, STIE Tazkia, Insan Cendekia Boarding School, BPK Penabur
- 5 FAMILY PARK** 

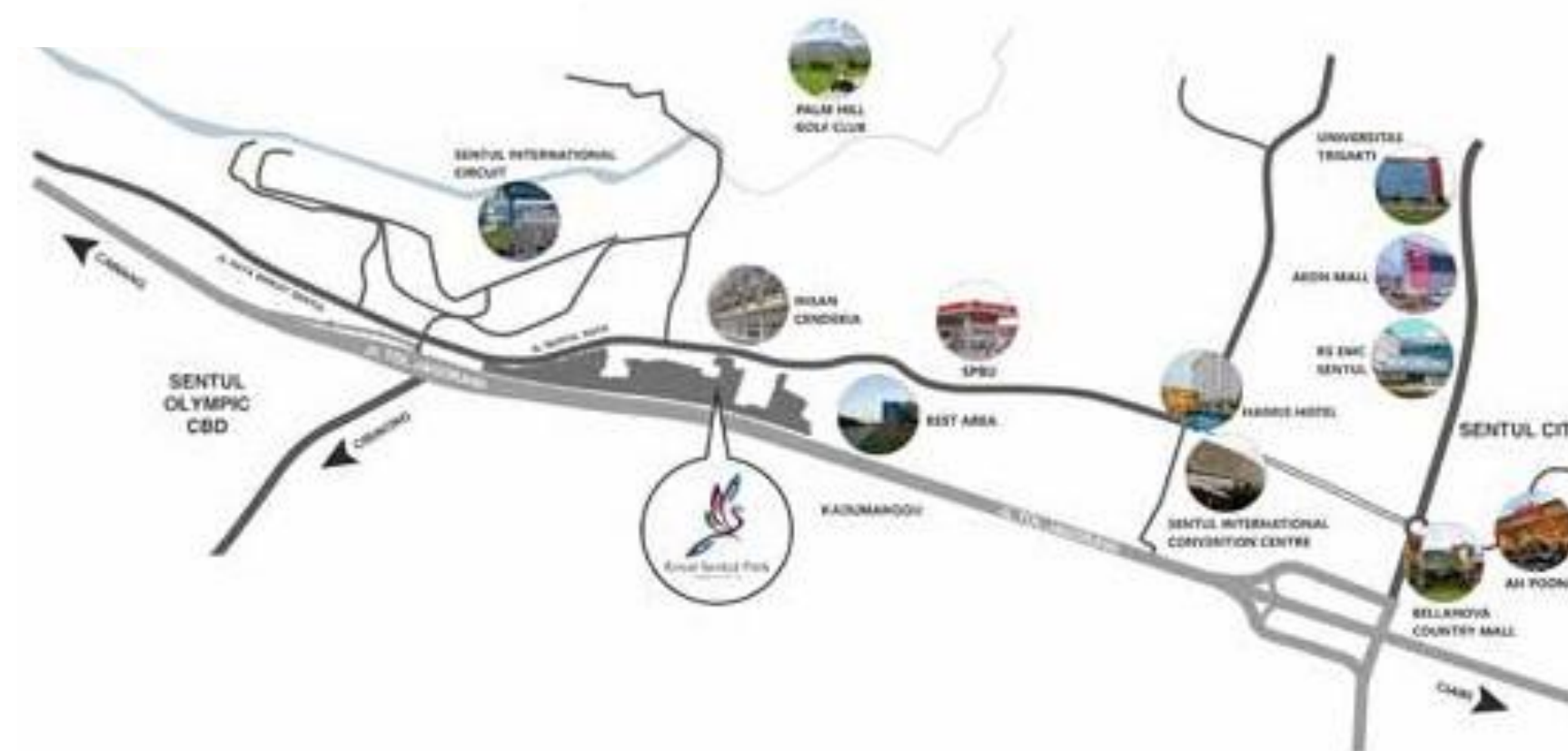
Jungle Land, Air Terjun Bidadari, Hutan Pinus Gunung Pancar, Taman Budaya, Sentul Fresh
- 3 SHOPPING CENTER** 

Aeon Mall, Botani Square, Cibinong City Mall
- 4 HOTEL** 

Harris Hotel, Lorin Hotel, Aston Hotel, Alana Hotel

LOCATION

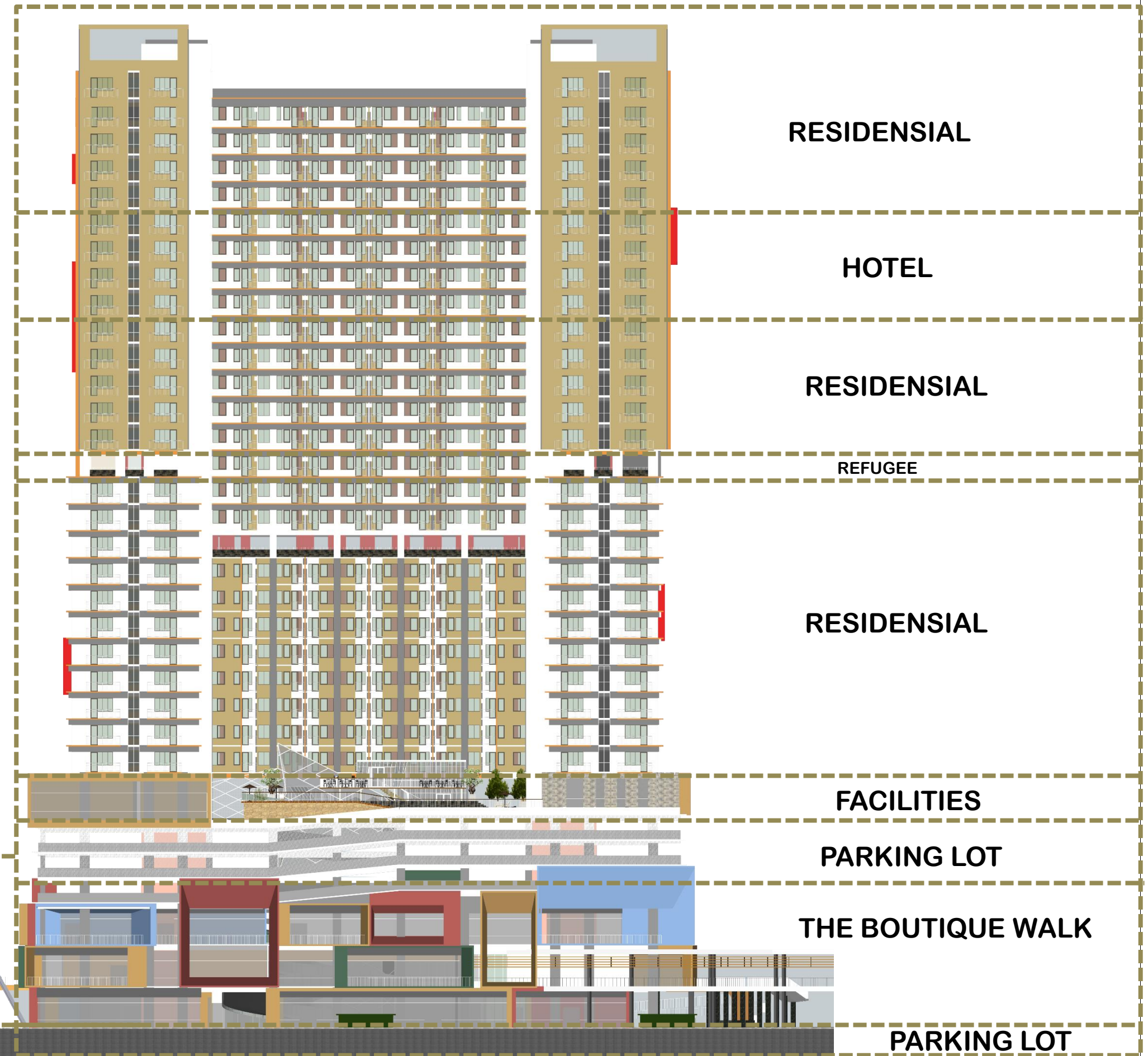
Sentul merupakan kota mandiri yang memiliki berbagai fasilitas dengan standar internasional



Marketing Gallery:

Exit Toll Sirkuit Sentul Km.33
 Jl. Sentul Raya, kadumangu, Kec. Babakan Madang.
 Kab. Bogor, Jawa Barat.

4 UNIT ZONE



5 MASTERPLAN

Royal Sentul Park dikembangkan seluas 14.8 hektar memanjang di tol Jagorawi.

Royal Sentul Park

Superblock pertama di Sentul dan Gerbang CBD Bogor

yang terdiri dari :

- 10 Tower Apartment
- Office Tower
- SOHO (Small Office Home Office)
- University
- Hotel
- Jogging and Bicycle track
- Botanical Lifestyle Mall
- Hospital
- Thematic Shophouses



Development Phase

Pembangunan kawasan Royal Sentul Park dibagi atas 5 tahap.

FASE PEMBANGUNAN

TAHAP 5

4 Apartment Towers
1 Iconic Apartment Tower
Community Plaza
Commercial Area

TAHAP 4

Old Town Style Shop Houses
1 Apartment Tower

TAHAP 2

3 Apartment Towers
Garden Walk Mall
1 Office Tower
1 Hotel Tower
1 University Tower

TAHAP 1

Shop Houses
1 Apartment Tower
Shopping Arcade
Cullinary Street

TAHAP 3

Shop Houses
2 Apartment Towers
1 Hotel Tower
Shopping Street



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TAHAP 5

- 4 Apartment Towers
- 1 Iconic Apartment Tower
- Community Plaza
- Commercial Area

TAHAP 4

- Old Town Style Shop Houses
- 1 Apartment Tower

TAHAP 2

- 3 Apartment Towers
- Garden Walk Mall
- 1 Office Tower
- 1 Hotel Tower
- 1 University Tower

TAHAP 1

- Shop Houses
- 1 Apartment Tower
- Shopping Arcade
- Cullinary Street

TAHAP 3

- Shop Houses
- 2 Apartment Towers
- 1 Hotel Tower
- Shopping Street





FACILITIES CONCEPT

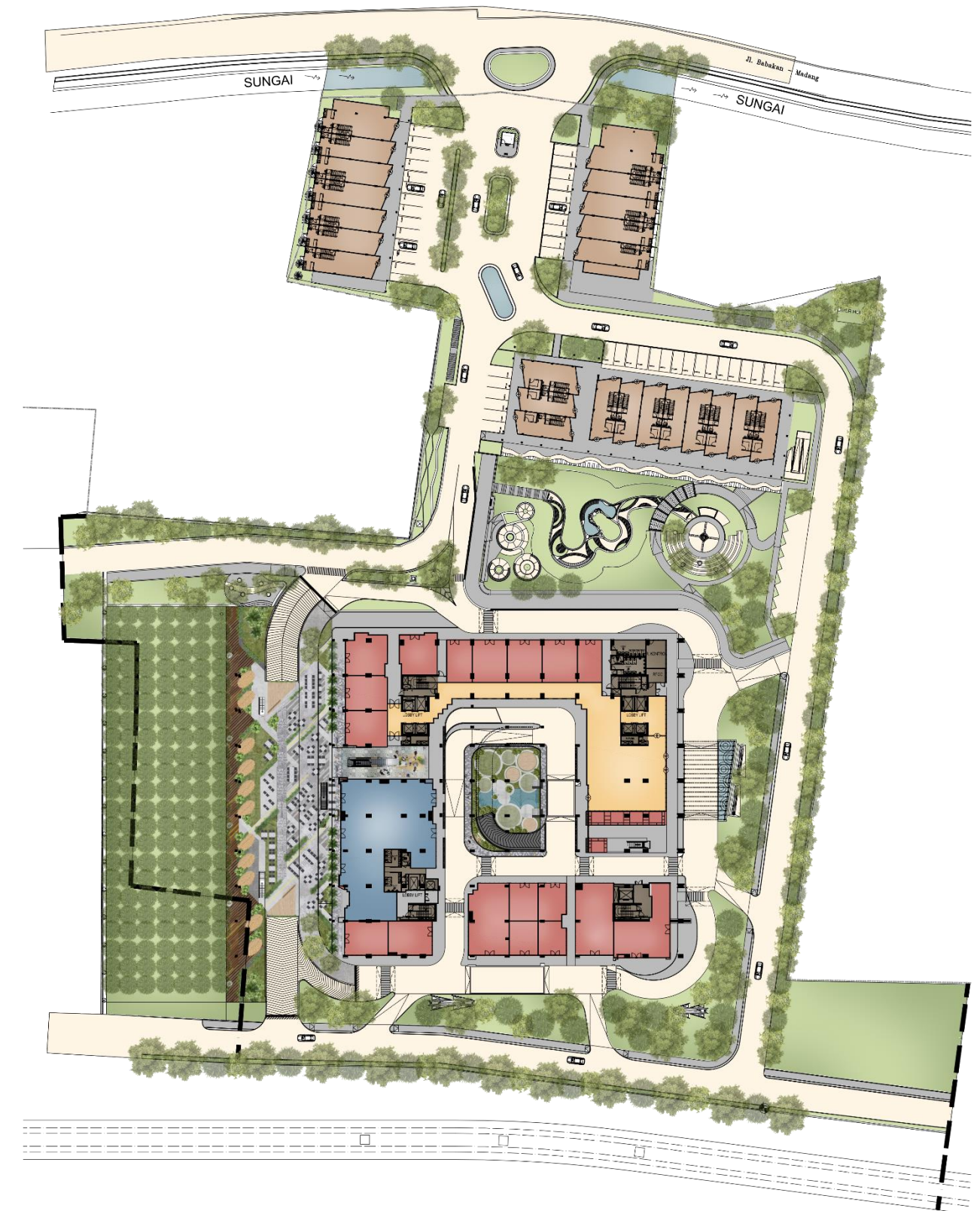
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First Phase

Pada tahap pertama seluas 2.5 ha, pengembangan meliputi SOHO, Shopping Arcade, Tower Apartemen, Culinary Street Thematic Garden.

- Infinity Pool
- Fitness Center
- Jogging And Bicycle Track
- Rooftop Tennis Court
- Squash Court
- Urban Farming
- Butterfly Garden
- Agrowisata
- Forest Skywalk
- Culinary Street
- Restaurant
- 6000sqm The Boutique Walk Shopping Arcade
- Hotel Bintang 3
- 600 Parking Lots
- Luxurious Ballroom
- Green Belt Sidewalk



6 TOWER FACILITIES

10M HEIGHT



5 Stars Apartment Lobby

INDOOR, SEMIOUTDOOR, OUTDOR



StreetCulinary

3*



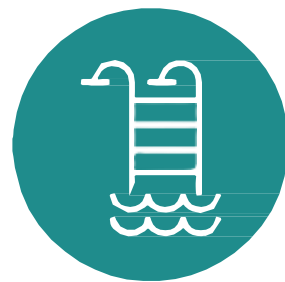
3 Stars Hotel

600+

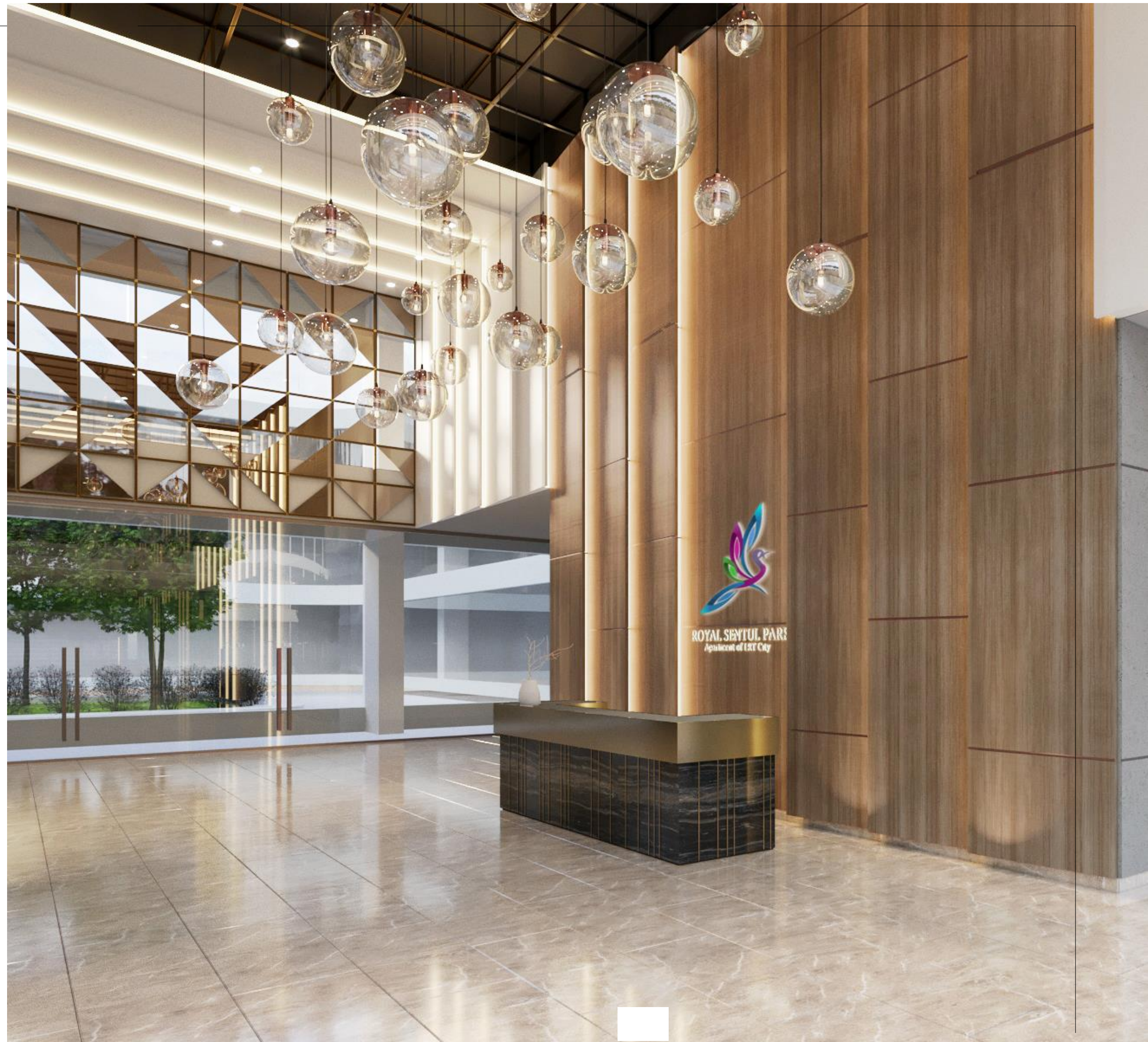


Parking Lots

POOL



Mountain View Infinity Pool



7

RHEINE-GUARDA-WENGEN RESIDENTIAL TOWER



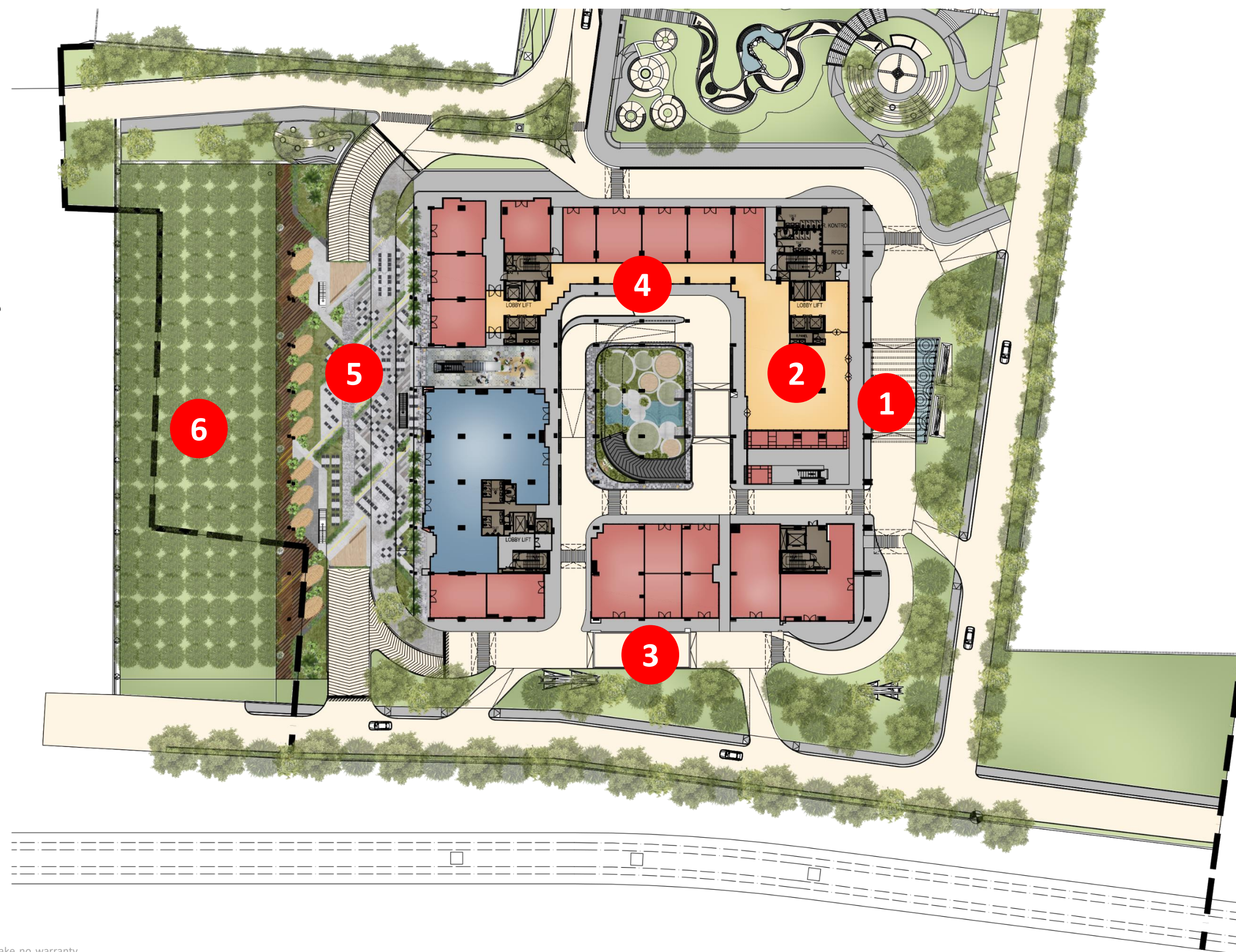
BASEMENT

- 219 lot
- 3 loading dock



GROUND FLOOR THE BOUTIQUE WALK

1. Drop Off Apartemen
2. Lobby Apartemen dan Hotel
3. Drop Off The Boutique Walk
4. The Boutique Walk
5. Culinary Street
6. Forest Skywalk

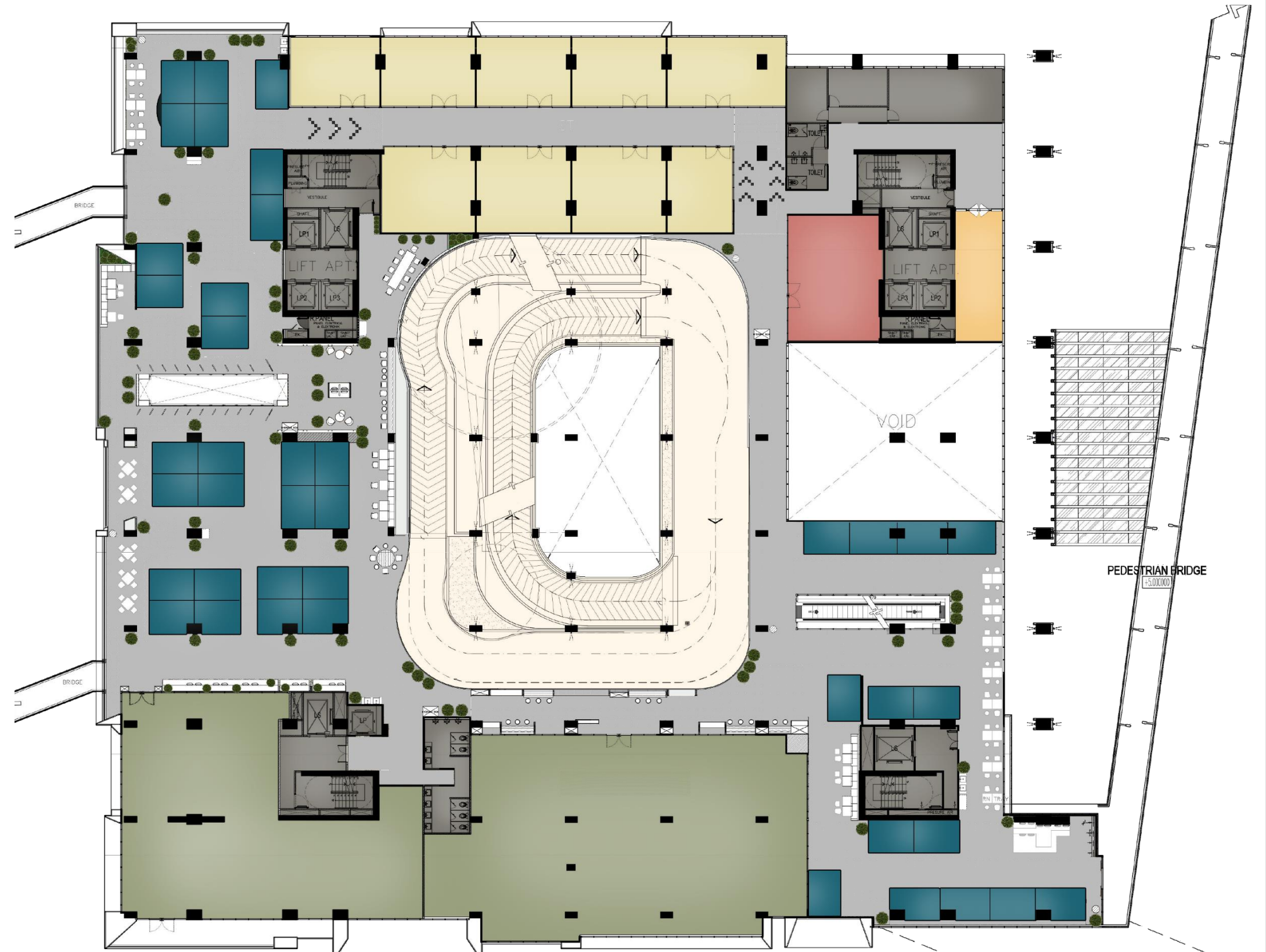


1st FLOOR THE BOUTIQUE WALK

FASHION and GADGET RETAIL

GRAB and GO

SUPERMARKET



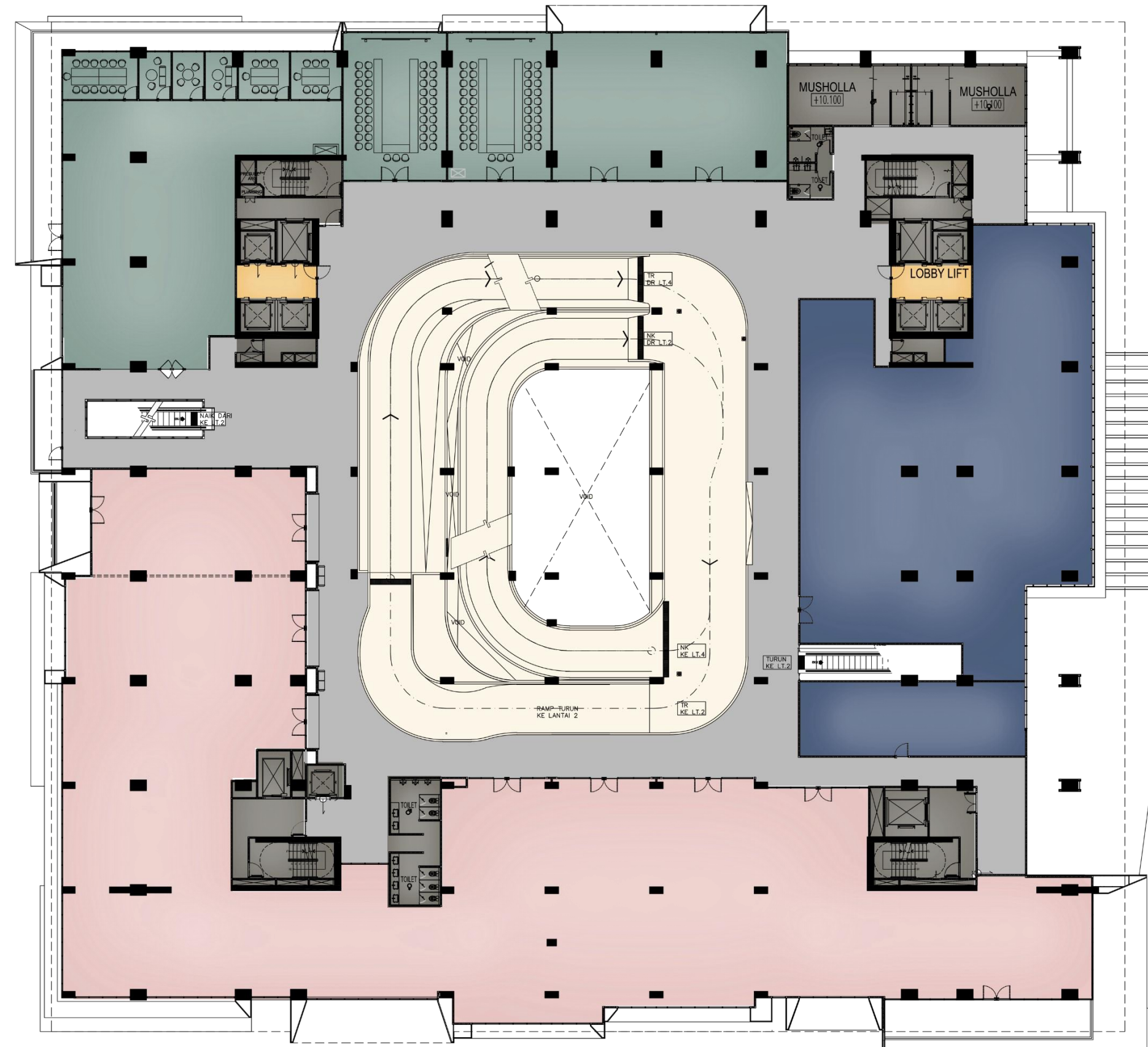
2nd FLOOR THE BOUTIQUE WALK

MEETING ROOM

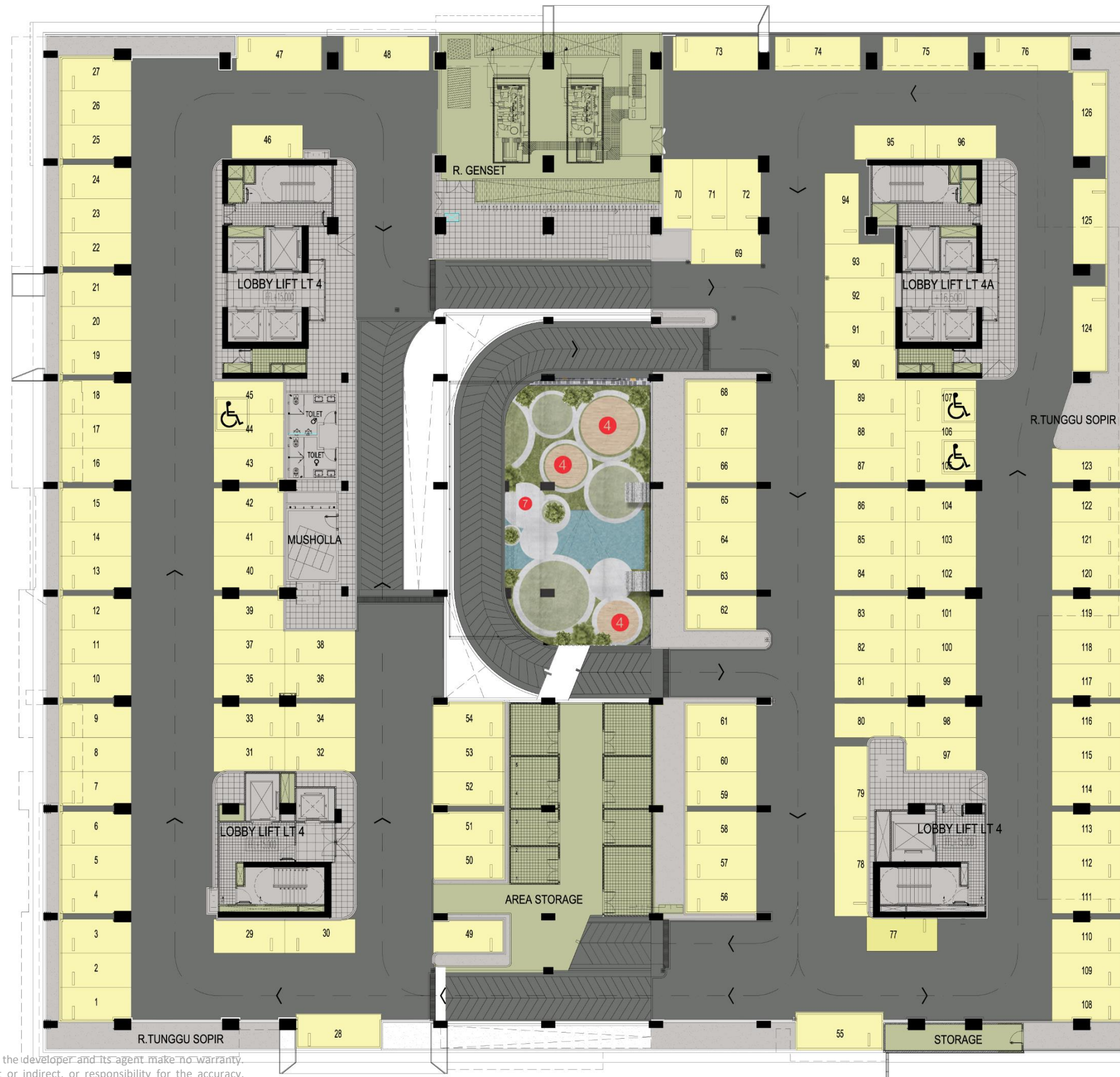
BALLROOM

COWORKING SPACE

HOTEL GRANDHIKA INDONESIA ACADEMY



3rd FLOOR PARKING LOT

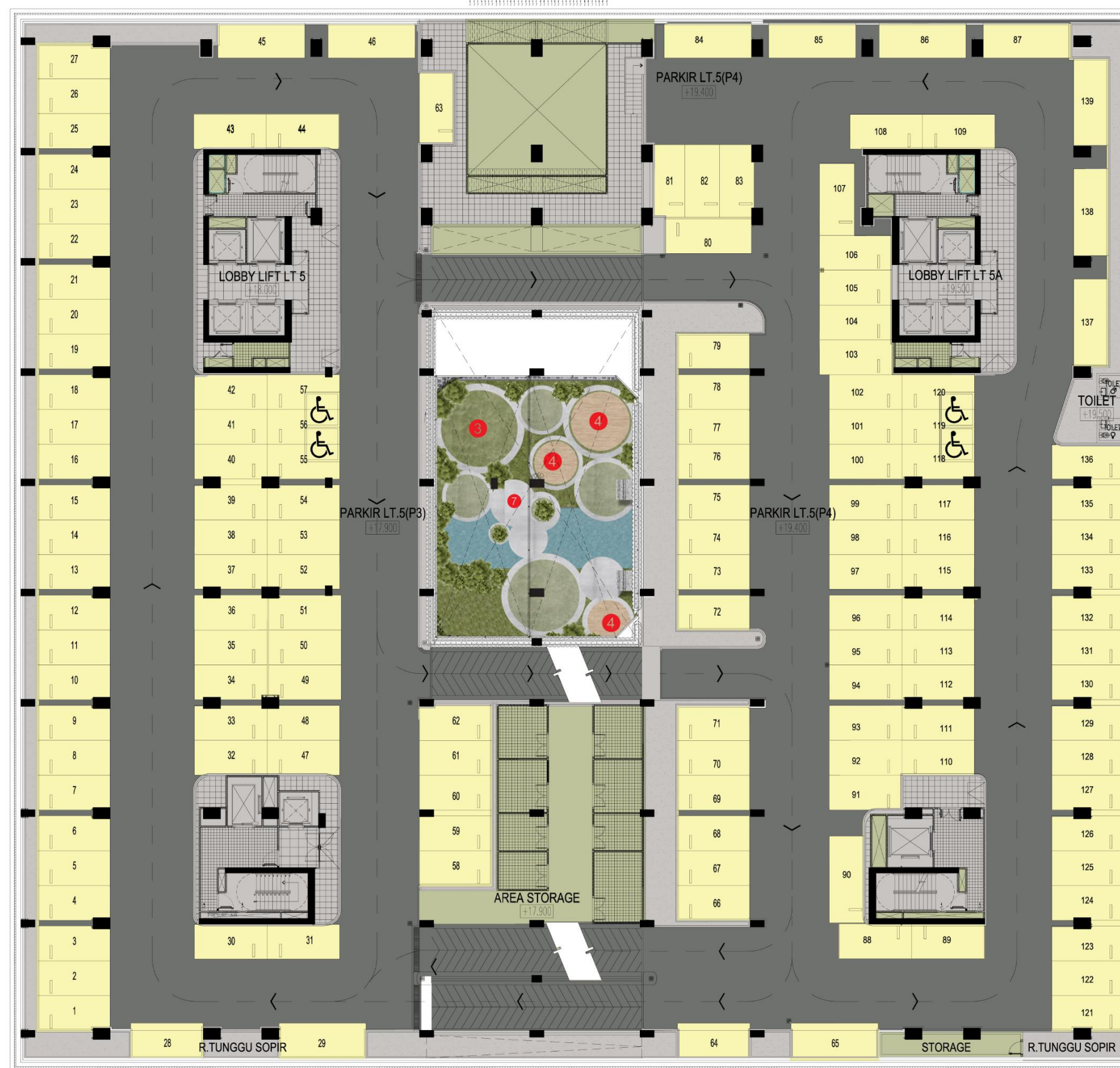


TOTAL : 126 PARKING LOT

LEGEND

- PARKING LOT
- DRIVEWAY PATH
- COMMON AREA
- AREA SERVICE, MEP

5th FLOOR PARKING LOT



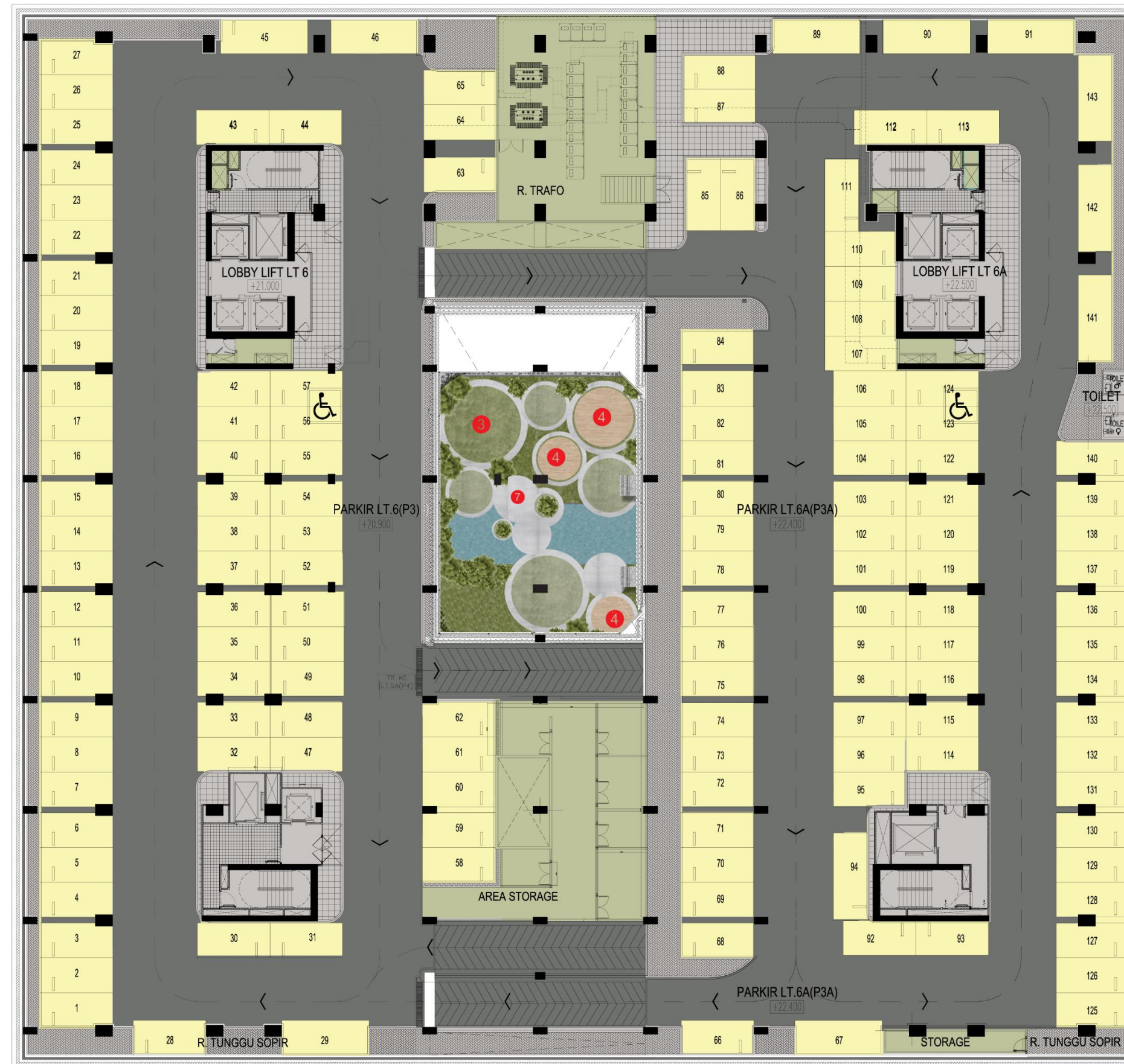
TOTAL : 139 PARKING LOT

LEGEND

- PARKING LOT
- DRIVEWAY PATH
- COMMON AREA
- AREA SERVICE, MEP



6th FLOOR PARKING LOT



TOTAL : 143 PARKING LOT

LEGEND

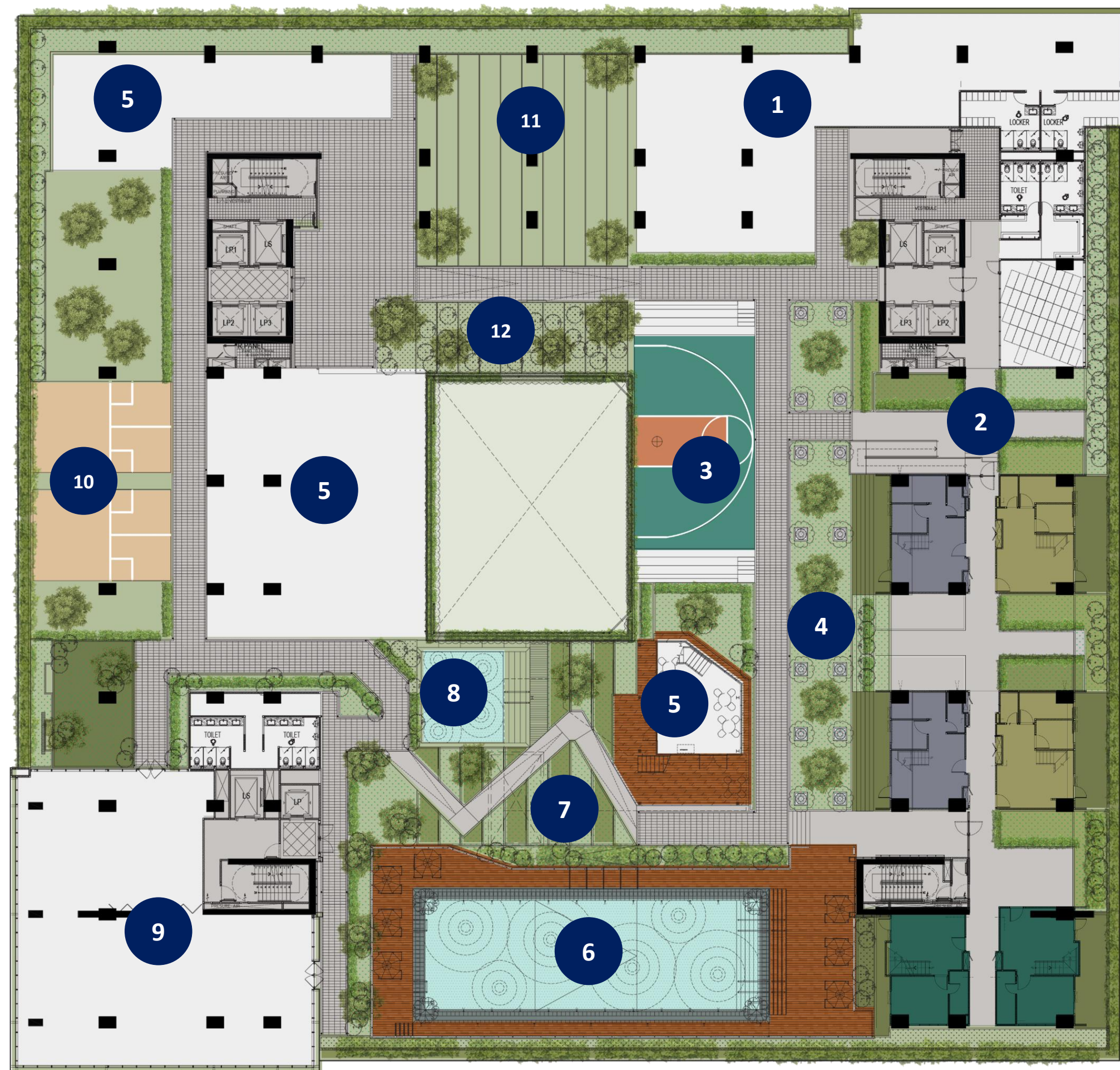
- PARKING LOT
- DRIVEWAY PATH
- COMMON AREA
- AREA SERVICE, MEP



7th FLOOR

Fasilitas Apartemen

1. Gym / Fitness Center
2. Semi – Outdoor Lounge
3. Basketball Court
4. Garden / Plaza
5. Café / Restaurant
6. Swimming Pool (Adult)
7. Children Playground
8. Swimming Pool (Kids)
9. Multi-Function Room
10. Squash Court
11. Yoga Sunrise Spot
12. Urban Farming



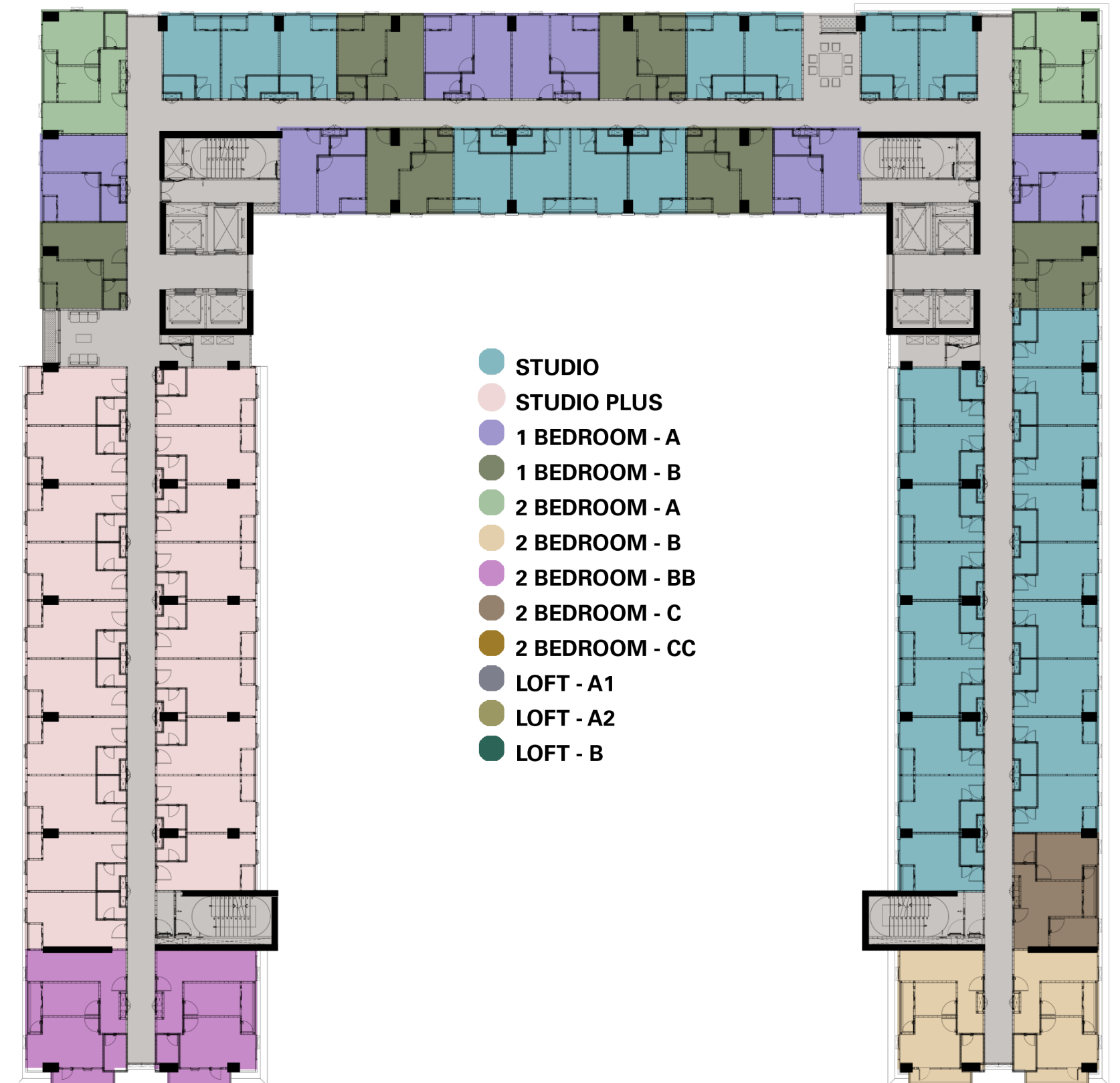
8th FLOOR

Tipe Unit Apartemen



9th – 10th FLOOR

Tipe Unit Apartemen



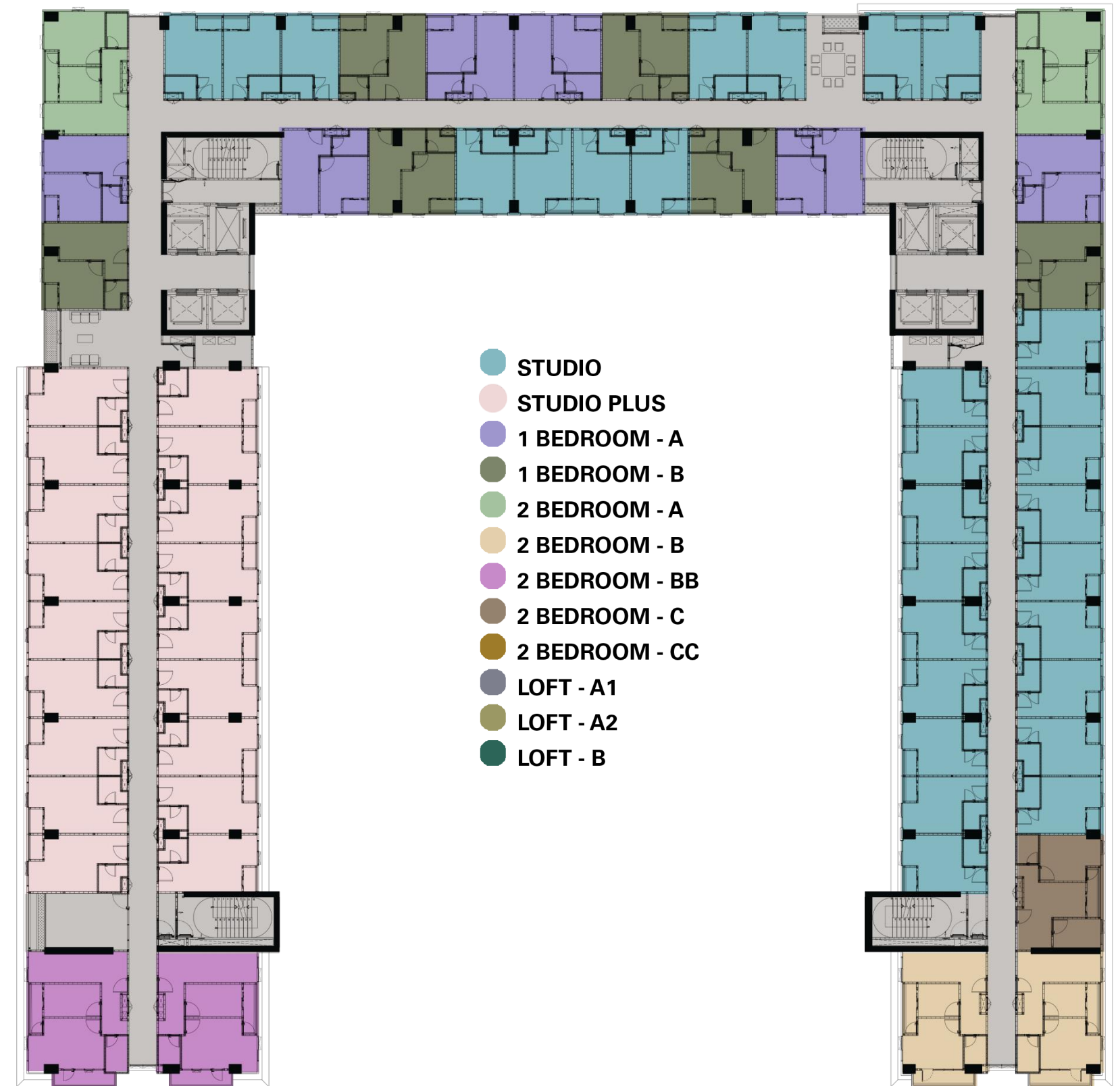
11th FLOOR

Tipe Unit Apartemen



12th FLOOR

Tipe Unit Apartemen



14th FLOOR

Tipe Unit Apartemen



15th FLOOR

Tipe Unit Apartemen



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16th – 19th FLOOR

Tipe Unit Apartemen



- STUDIO
- STUDIO PLUS
- 1 BEDROOM - A
- 1 BEDROOM - B
- 2 BEDROOM - A
- 2 BEDROOM - B
- 2 BEDROOM - BB
- 2 BEDROOM - C
- 2 BEDROOM - CC
- LOFT - A1
- LOFT - A2
- LOFT - B

21st - 22nd FLOOR

Tipe Unit Apartemen



- STUDIO
- STUDIO PLUS
- 1 BEDROOM - A
- 1 BEDROOM - B
- 2 BEDROOM - A
- 2 BEDROOM - B
- 2 BEDROOM - BB
- 2 BEDROOM - C
- 2 BEDROOM - CC
- LOFT - A1
- LOFT - A2
- LOFT - B



23rd, 30th, 32nd, 33rd FLOOR

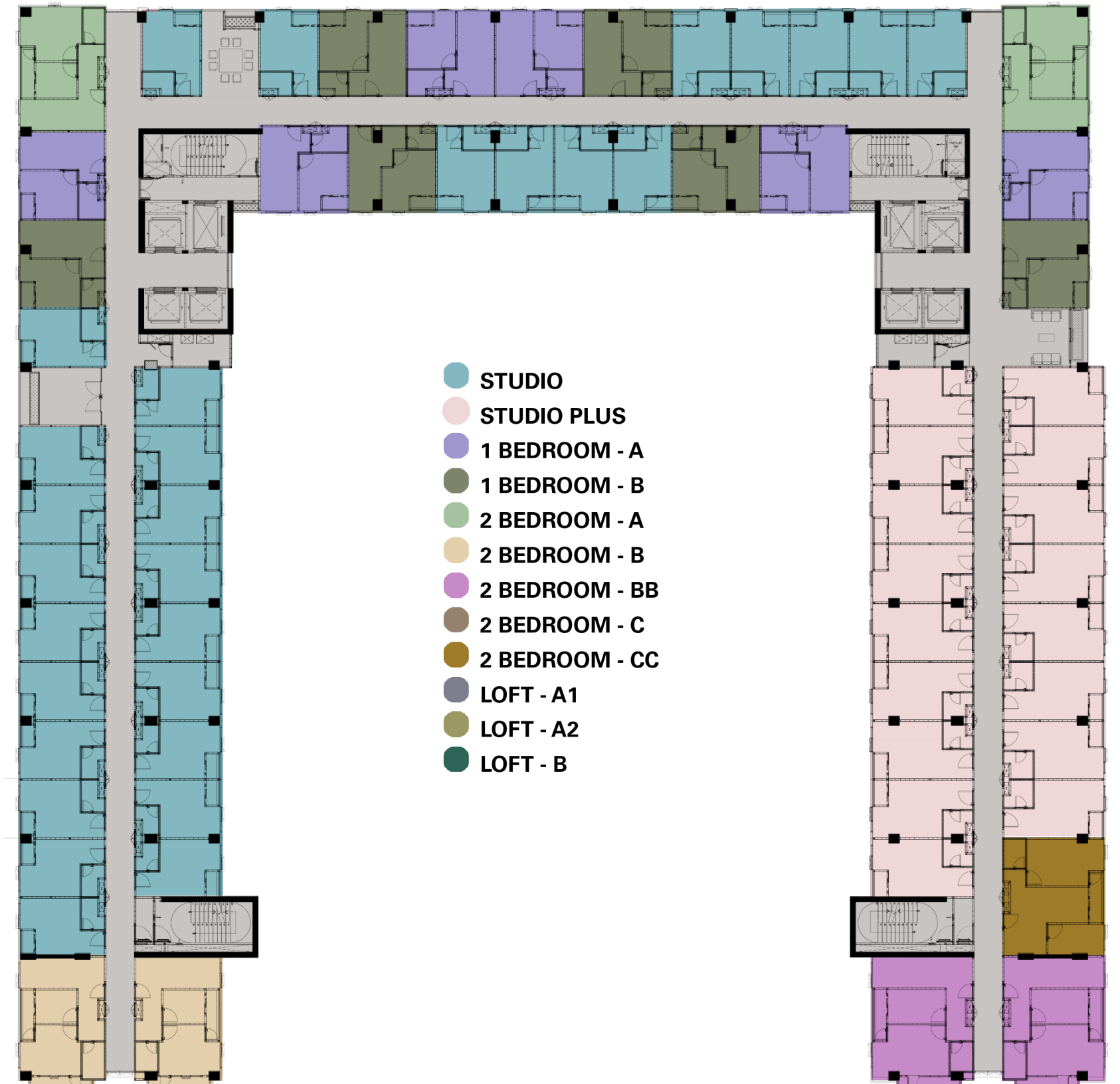
Tipe Unit Apartemen



- STUDIO
- STUDIO PLUS
- 1 BEDROOM - A
- 1 BEDROOM - B
- 2 BEDROOM - A
- 2 BEDROOM - B
- 2 BEDROOM - BB
- 2 BEDROOM - C
- 2 BEDROOM - CC
- LOFT - A1
- LOFT - A2
- LOFT - B

24th FLOOR

Tipe Unit Apartemen



- STUDIO
- STUDIO PLUS
- 1 BEDROOM - A
- 1 BEDROOM - B
- 2 BEDROOM - A
- 2 BEDROOM - B
- 2 BEDROOM - BB
- 2 BEDROOM - C
- 2 BEDROOM - CC
- LOFT - A1
- LOFT - A2
- LOFT - B



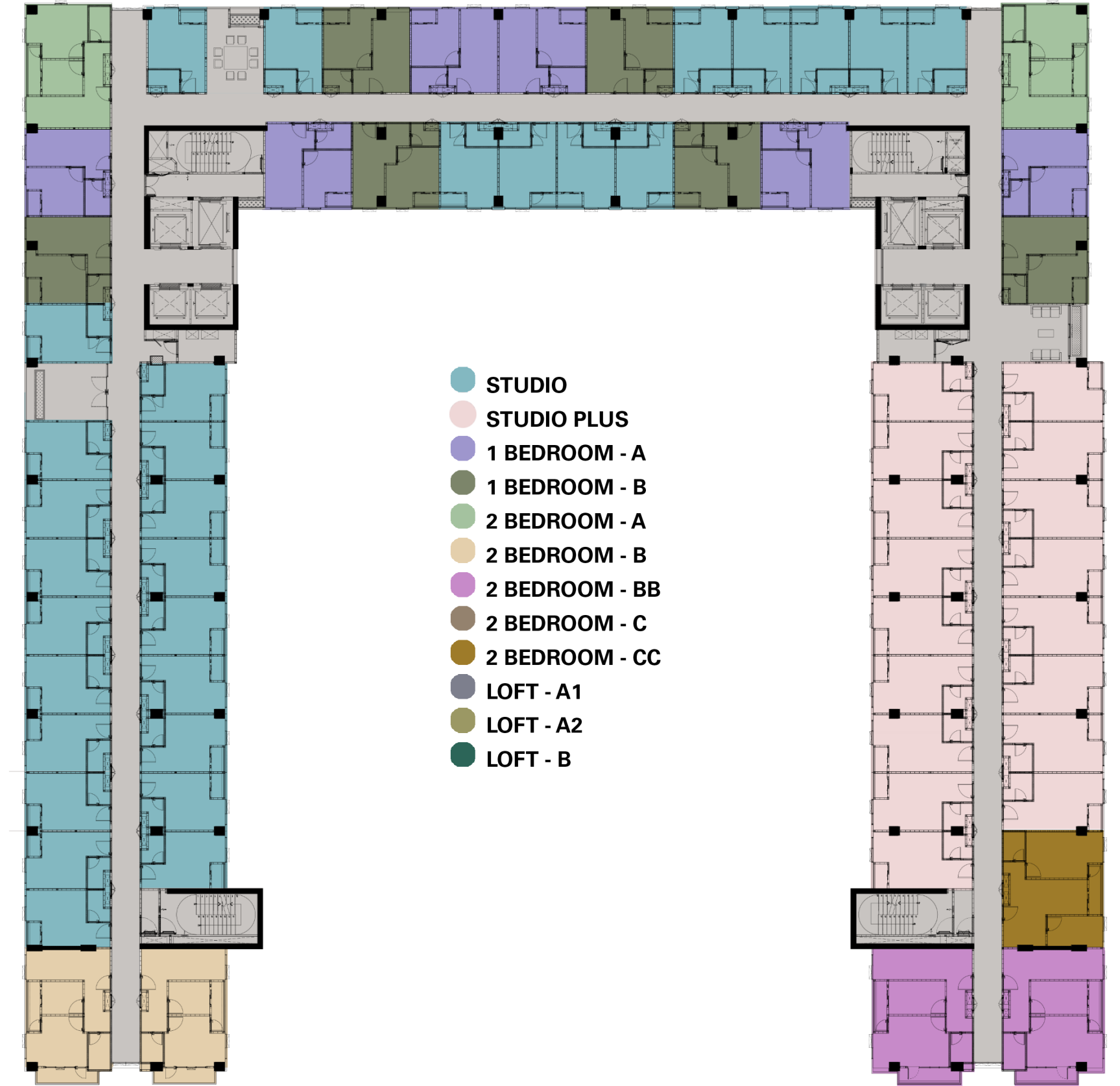
25th FLOOR

Tipe Unit Apartemen



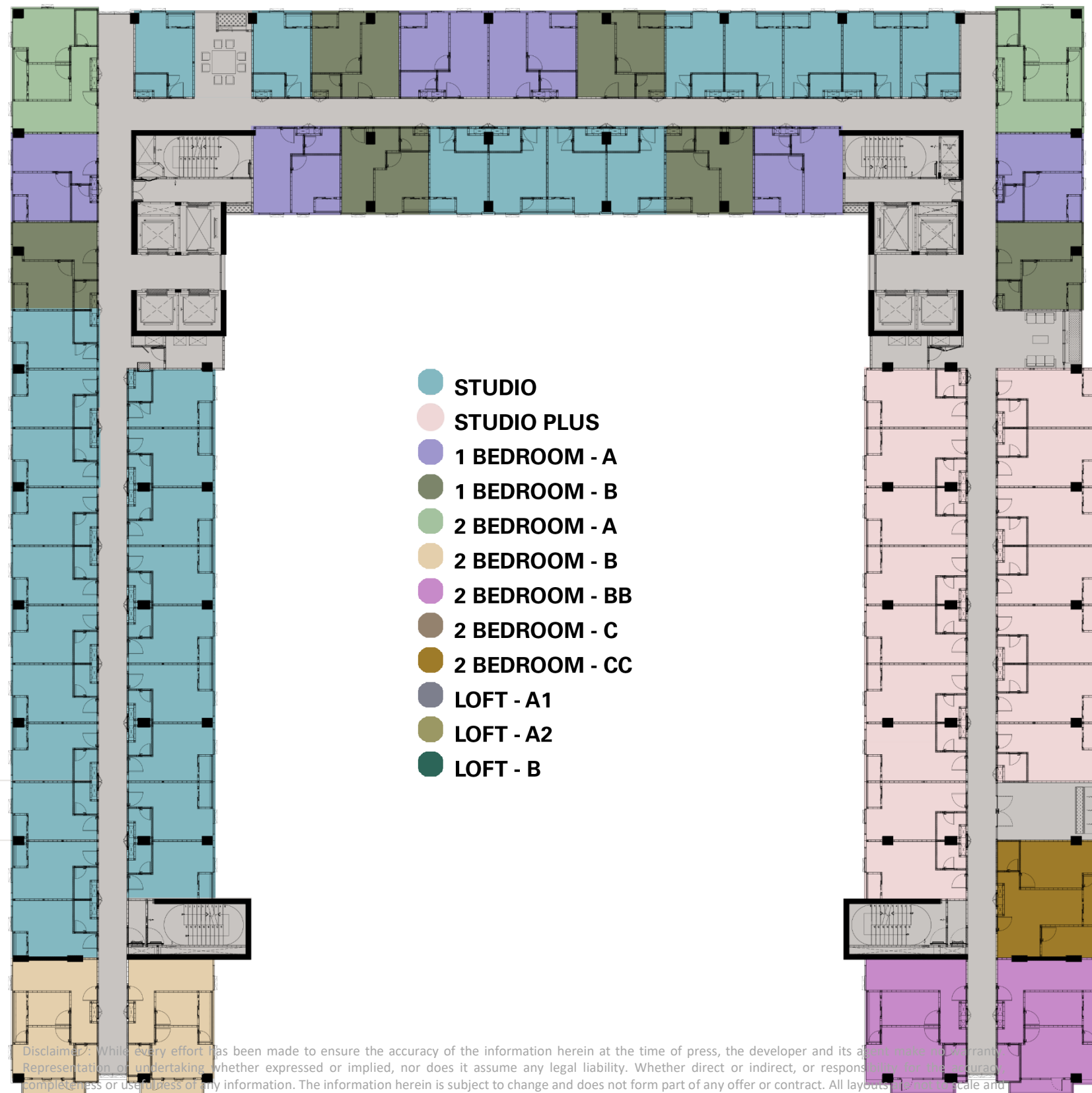
26th – 27th FLOOR

Tipe Unit Apartemen



28th – 29th FLOOR

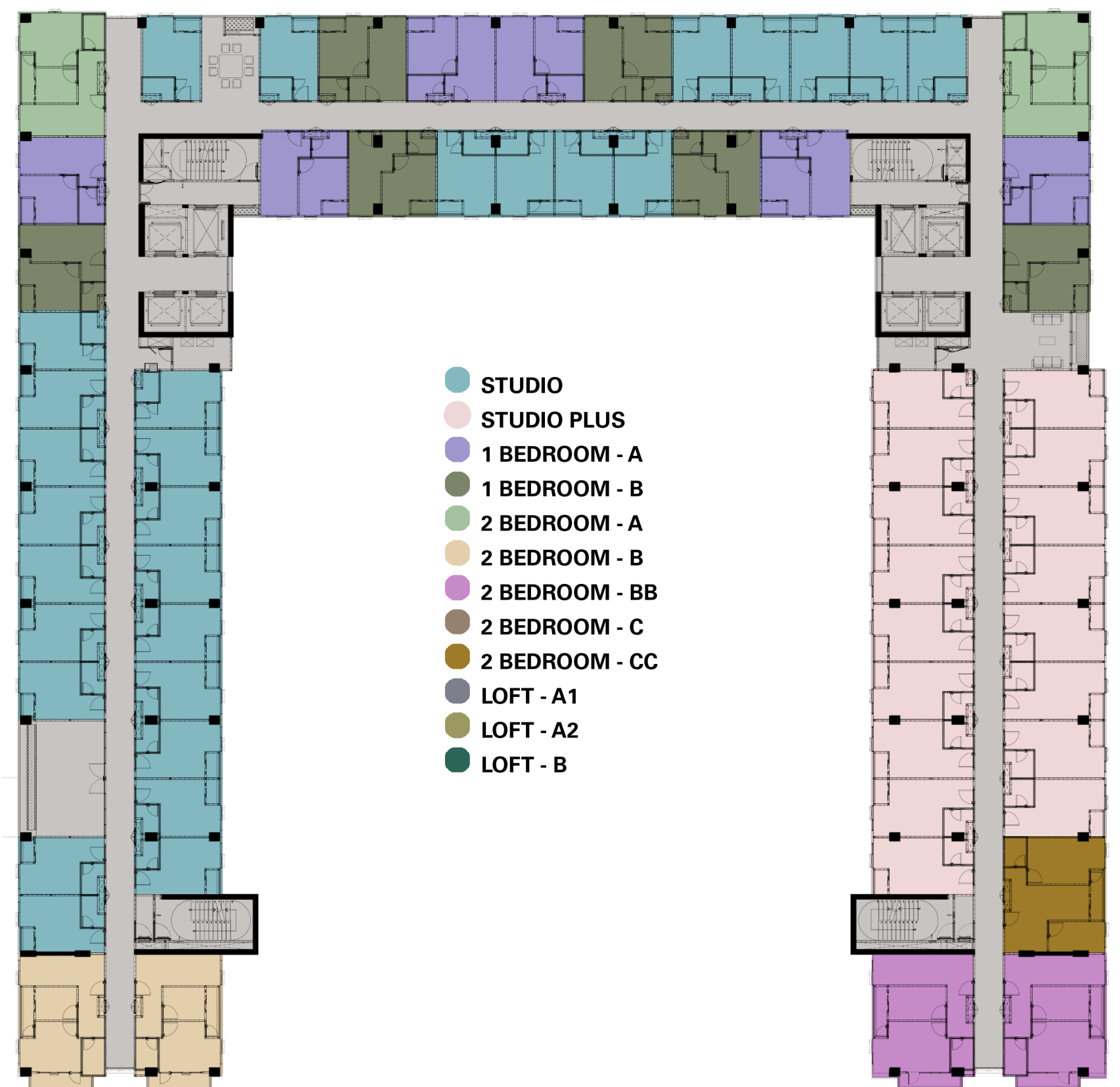
Tipe Unit Apartemen



- STUDIO
- STUDIO PLUS
- 1 BEDROOM - A
- 1 BEDROOM - B
- 2 BEDROOM - A
- 2 BEDROOM - B
- 2 BEDROOM - BB
- 2 BEDROOM - C
- 2 BEDROOM - CC
- LOFT - A1
- LOFT - A2
- LOFT - B

31st FLOOR

Tipe Unit Apartemen



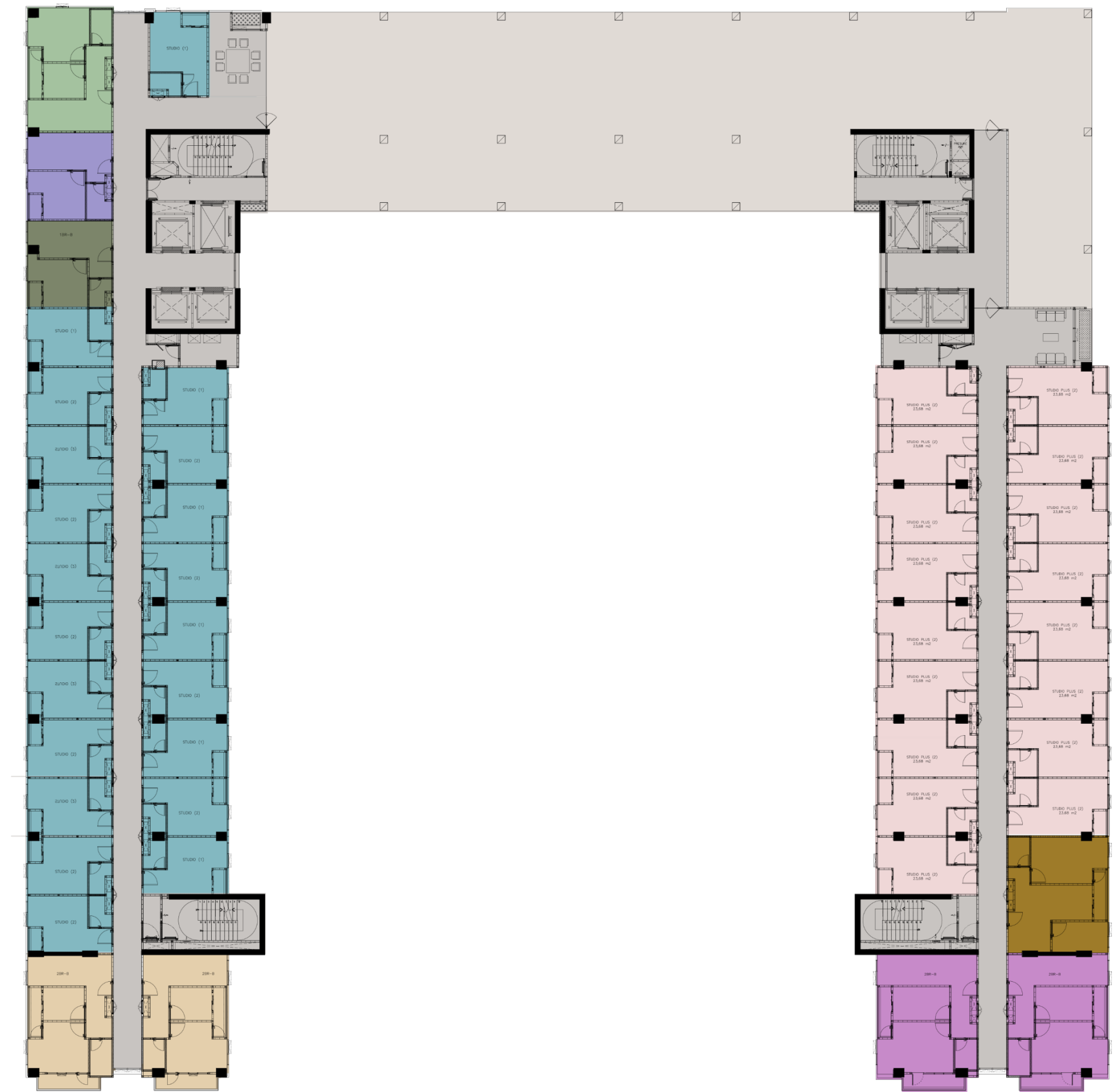
- STUDIO
- STUDIO PLUS
- 1 BEDROOM - A
- 1 BEDROOM - B
- 2 BEDROOM - A
- 2 BEDROOM - B
- 2 BEDROOM - BB
- 2 BEDROOM - C
- 2 BEDROOM - CC
- LOFT - A1
- LOFT - A2
- LOFT - B



34th FLOOR

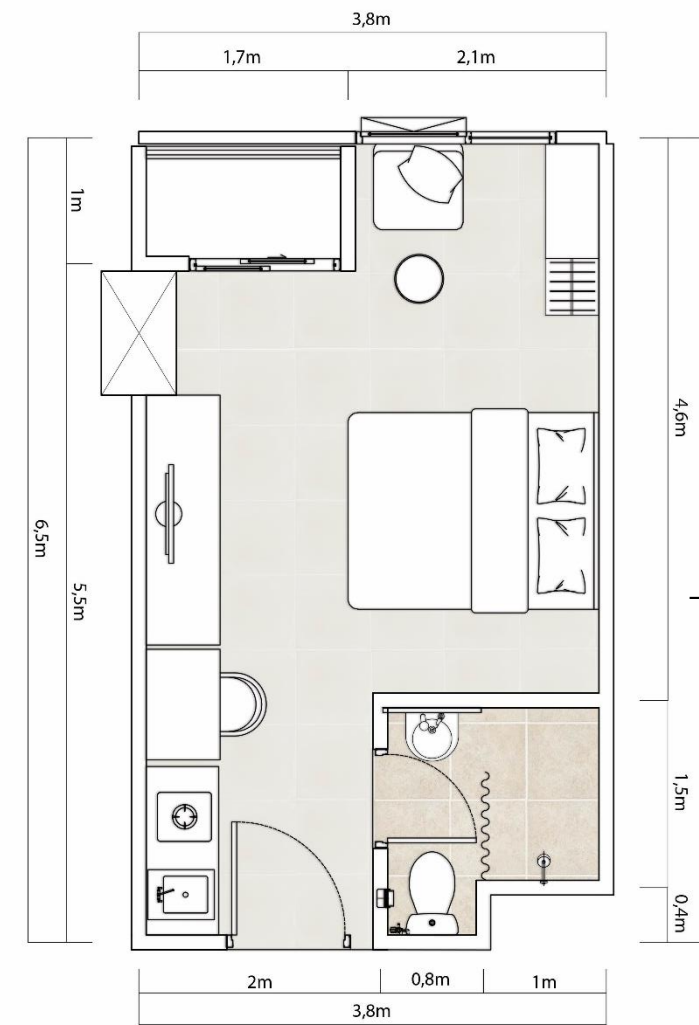
Tipe Unit Apartemen

- STUDIO
- STUDIO PLUS
- 1 BEDROOM - A
- 1 BEDROOM - B
- 2 BEDROOM - A
- 2 BEDROOM - B
- 2 BEDROOM - BB
- 2 BEDROOM - C
- 2 BEDROOM - CC
- LOFT - A1
- LOFT - A2
- LOFT - B

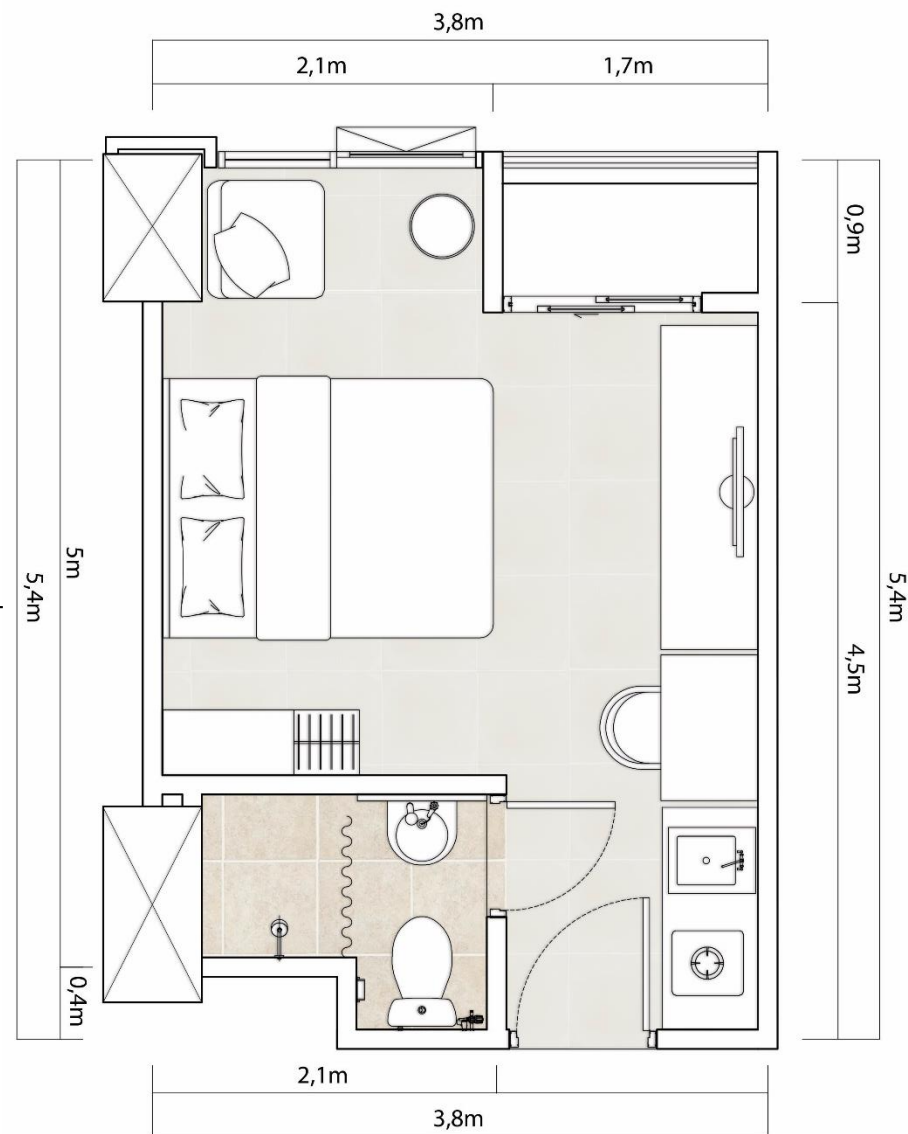


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Studio Plus
Semi Gross: 27,50 sqm



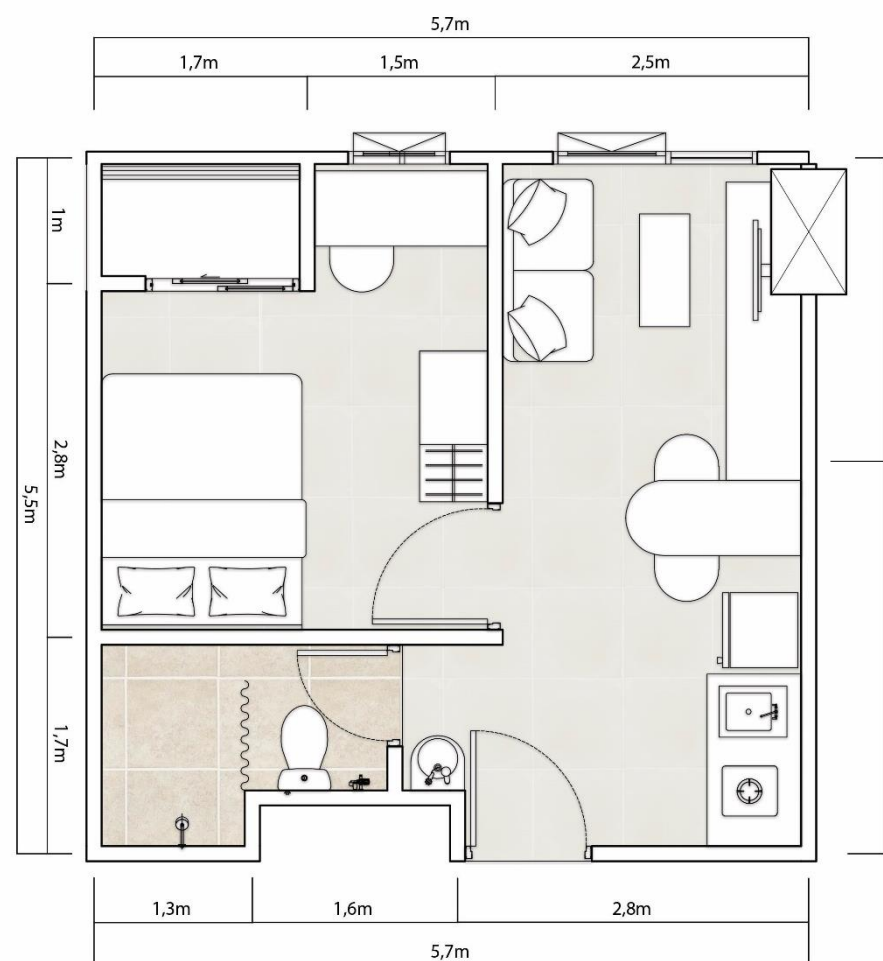
Studio

Semi Gross: 22,70 sqm

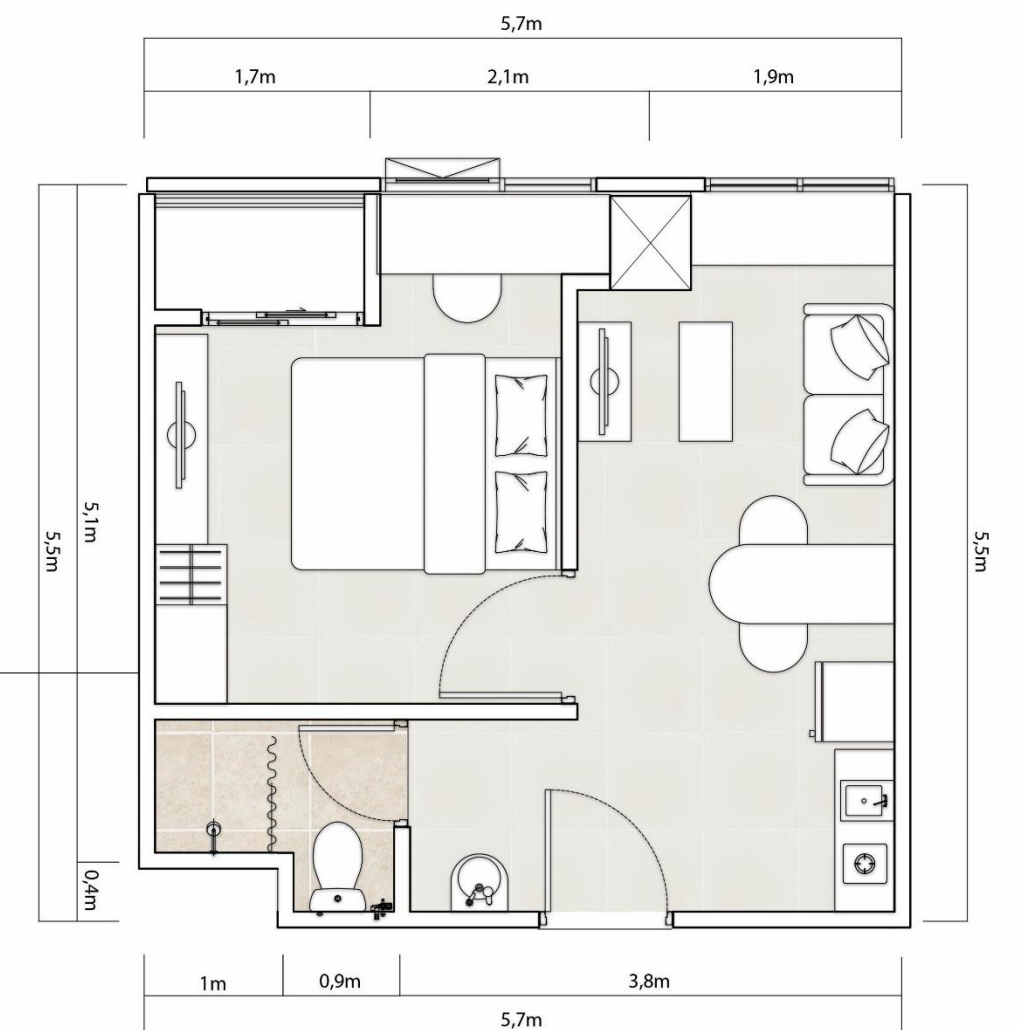


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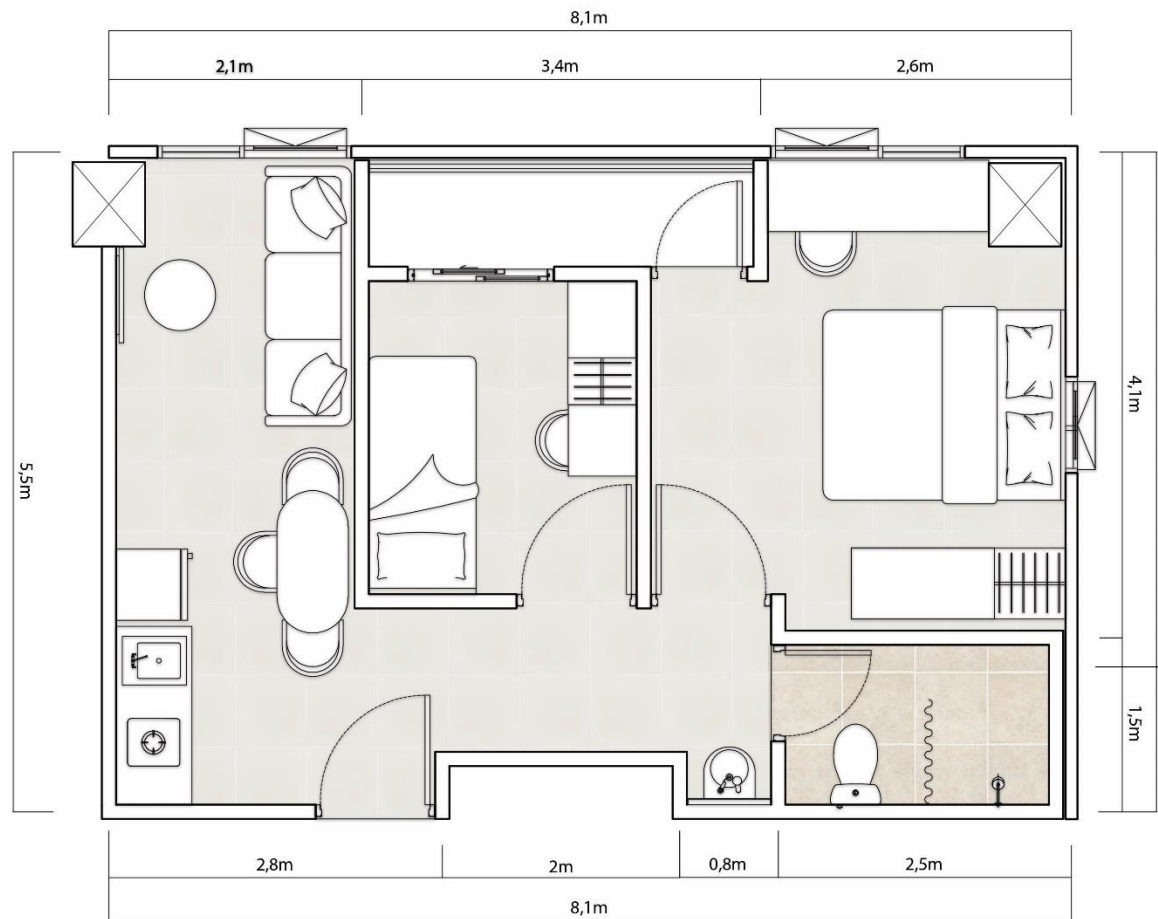
1 Bed Room A
Semi Gross: 35,50 sqm



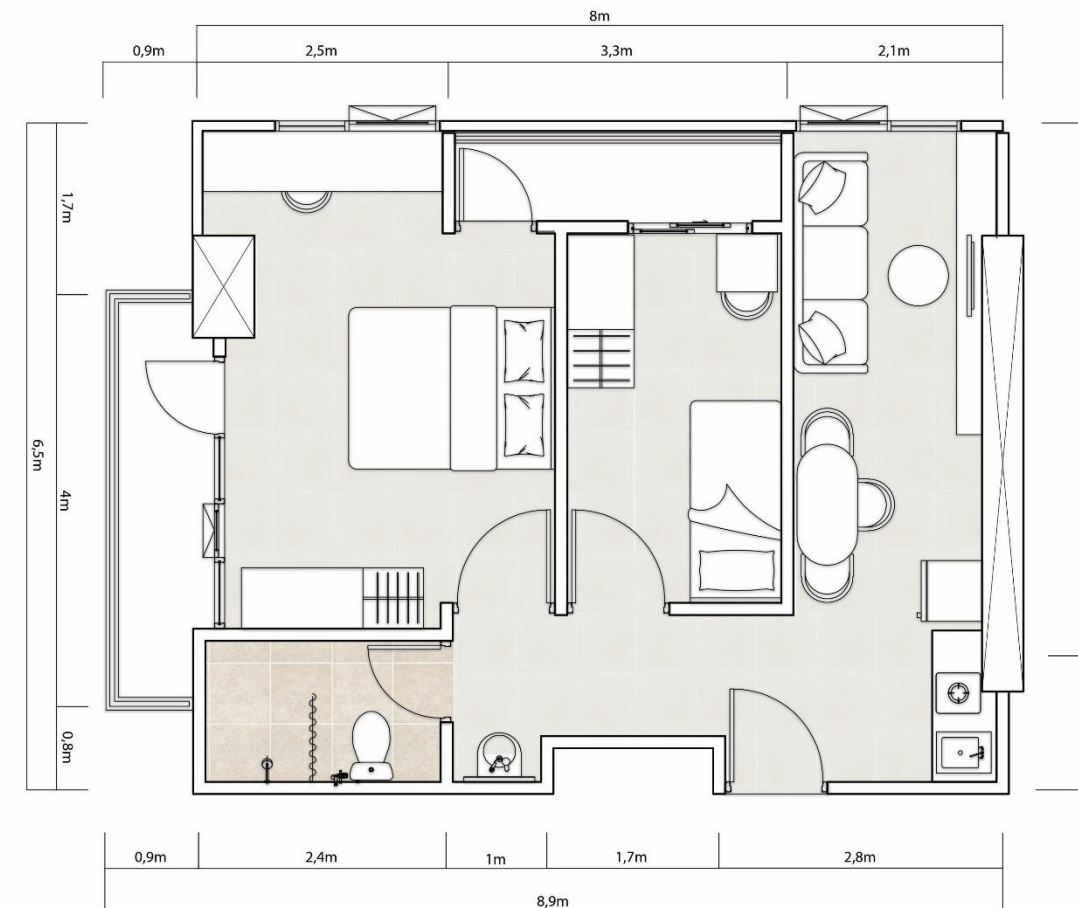
1 Bed Room B
Semi Gross: 33,50 sqm

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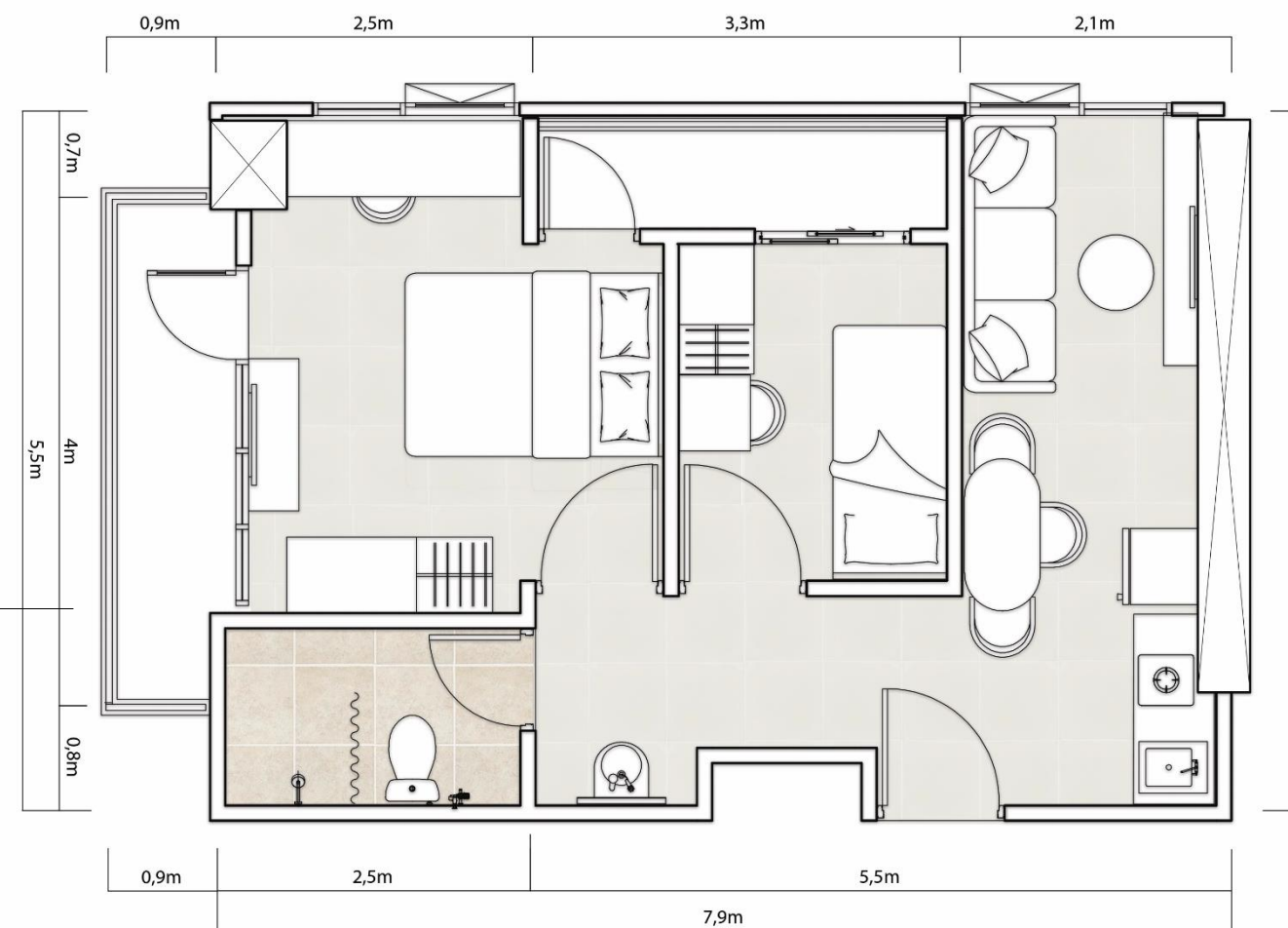


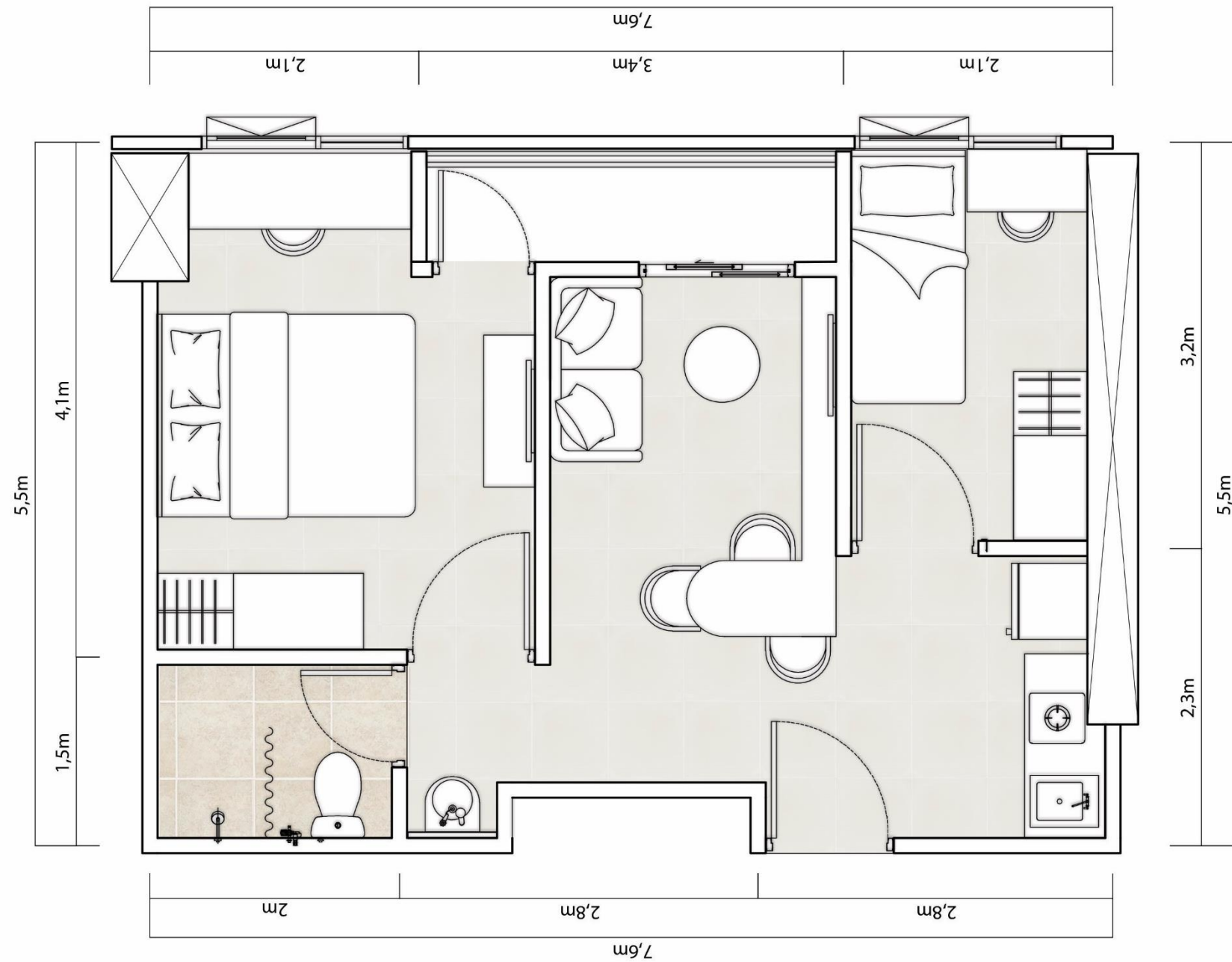
2 Bed Room A
Semi Gross: 50,00 sqm



2 Bed Room BB
Semi Gross: 62,50 sqm

2 Bed Room B
Semi Gross: 52,00 sqm





2 Bed Room C
Semi Gross: 47,00sqm



2 Bed Room CC
Semi Gross: 56,50sqm

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Unit Specification

Finishing & Material Specification

Living Room & Dining Room	: Homogenous tile floor, plaster paintwall, painted gypsumboard half ceiling
Master Room	: Homogenous tile floor, plaster paintwall, painted gypsum board half ceiling
Bed Room	: Homogenous tile floor, plaster paintwall, painted gypsum board half ceiling
Bathroom	: Homogenous tile floor, Homogenous tile wall, plaster paint wall, painted gypsum board ceiling

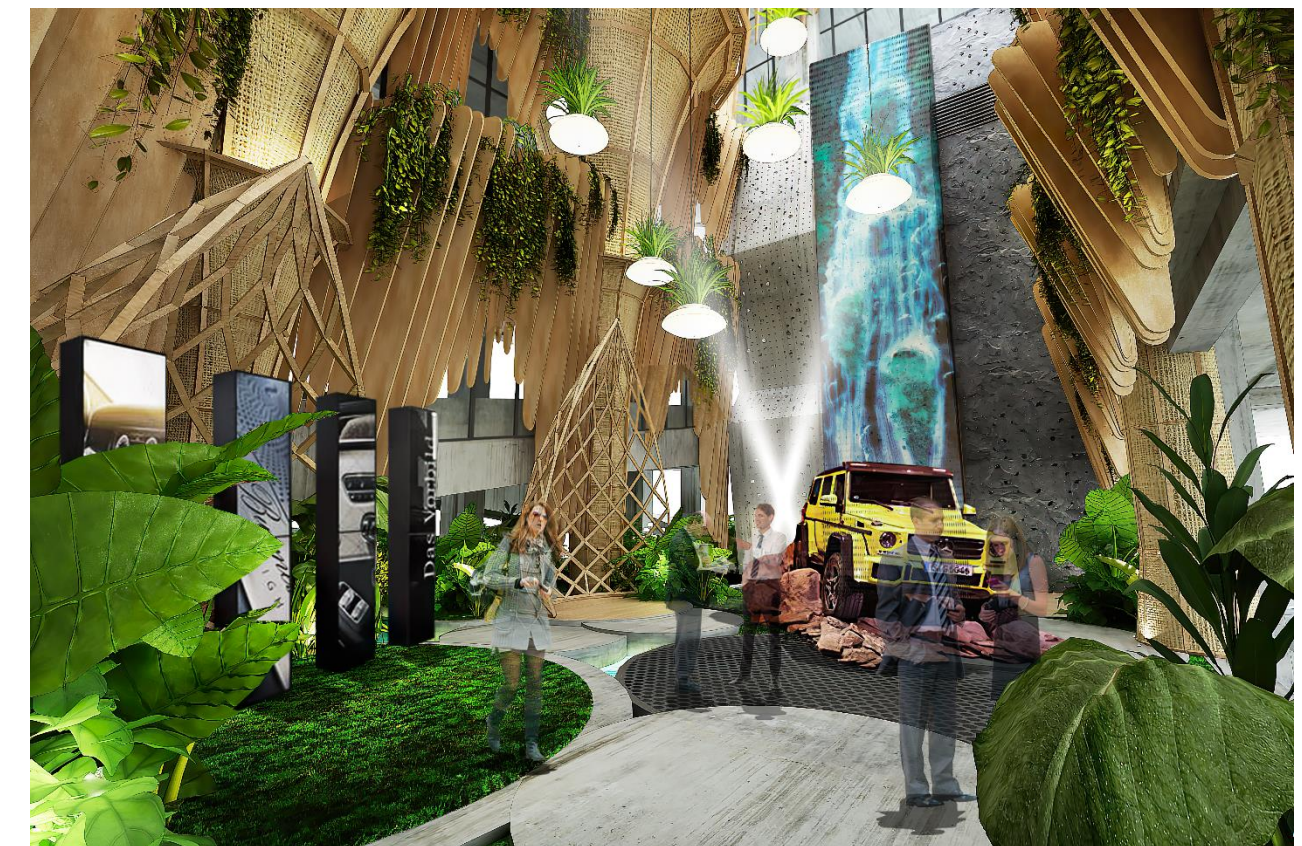
General Specification

Power	: 1300 VA (STUDIO); 1300 VA (1BR); 2200 VA (2BR)
Internet Telephone & Cable	: Internet & TV installation only
Air Conditioning	: Refrigerant Pipe, Drain Pipe & Power
Water Heater	: Heat water installation point only
Sanitary Ware	: American Standard
Kitchen	: Pipe installation only
Door & Windows	: Main Door: Engineering Door Bedroom Door: Engineering Door Windows: Powder coated aluminium frame with tinted glass



8 THE BOUTIQUE WALK

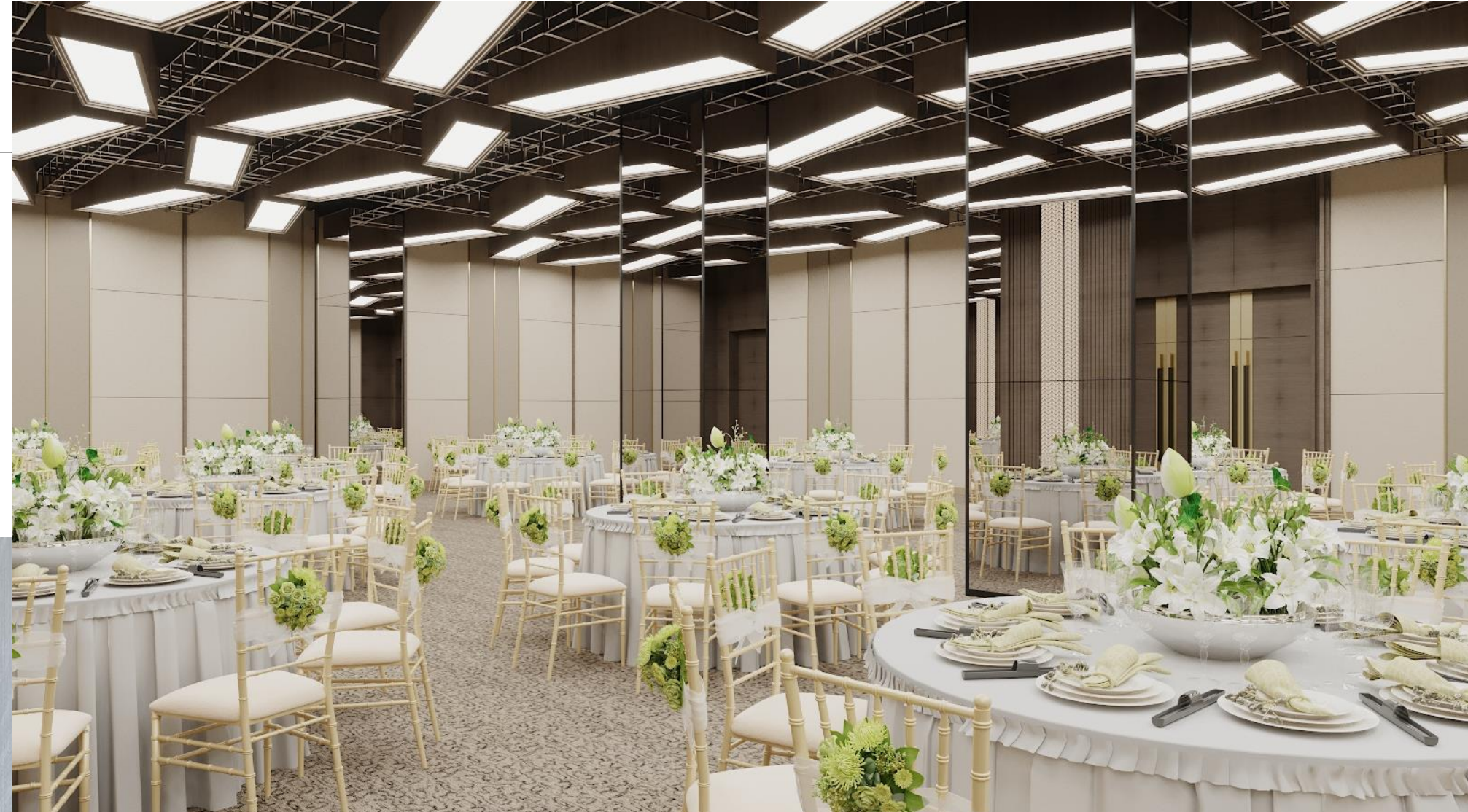
Shopping Arcade yang dibangun dengan konsep boutique, menjadi satu destinasi baru sebagai pusat factory outlet, kuliner dan education level sekaligus memenuhi kebutuhan penghuni apartemen. Dikembangkan dengan tematik yang unik dan menarik.



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9 BALLROOM



10

Be-BOX CAPSULE HOTEL



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11

iSpace CO-WORKING SPACE

Hadir di Sentul untuk menjawab kebutuhan milenial yang membutuhkan suatu tempat bekerja. Menjadi sebuah platform bagi milenial dalam berbisnis, berkolaborasi, dan menghadirkan ide-ide terbaik mereka.



12 FUTURE LRT STATION

Dibangunnya moda transportasi *Light Rail Transit*(LRT) Sentul, menjadikan mobilisasi penghuni Royal Sentul Park menjadi lebih mudah dan efisien.



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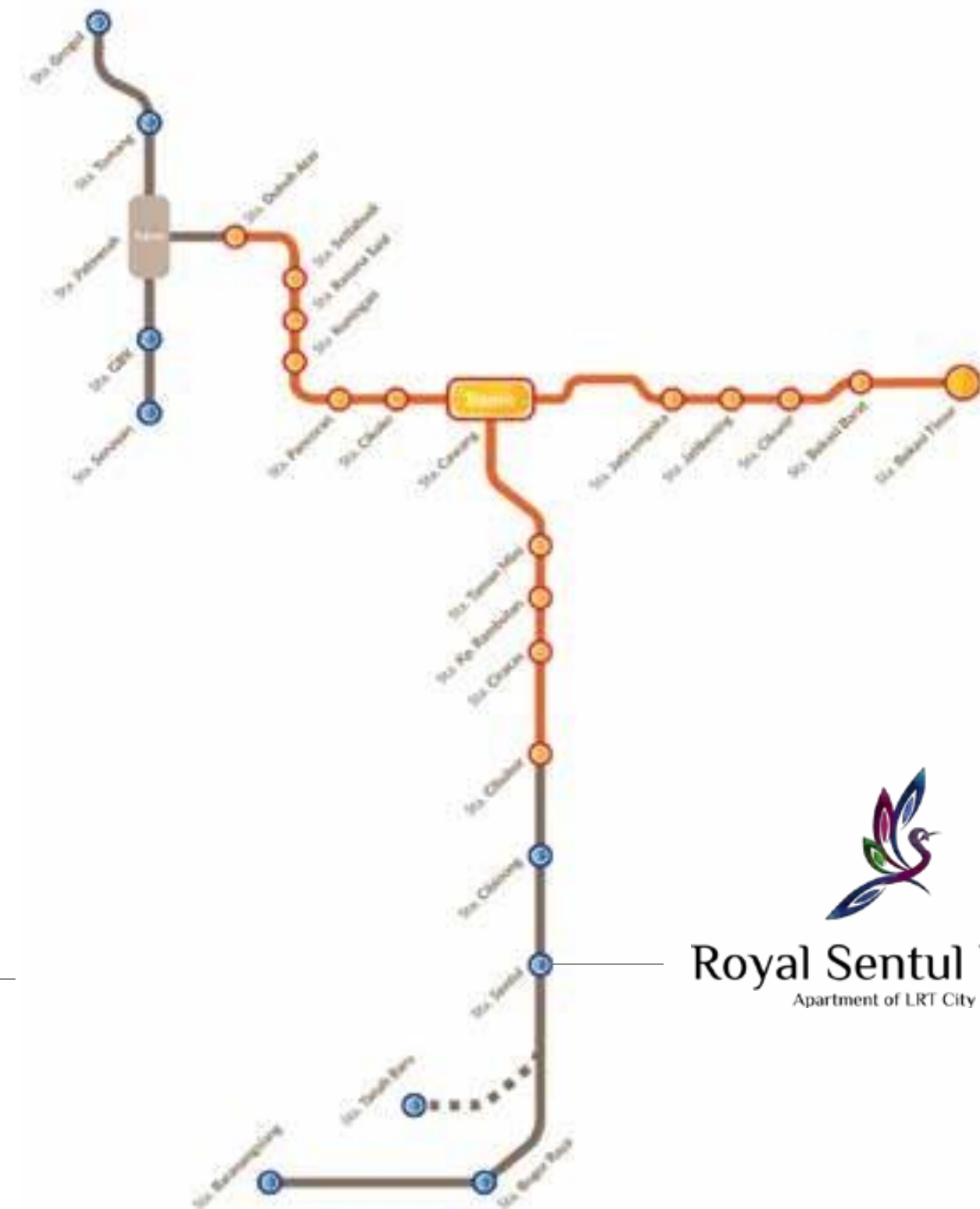
LRT Station Development Phase

Fase 1

- 1. Cawang - Cibubur : 14,5km
- 2. Cawang - Kuningan -D.Atas : 10,5km
- 3. Cawang - Bekasi Timur : 18,5km

Fase 2

- 4. D.Atas - Palmerah -Senayan : 14,5km
- 5. Cibubur -Bogor : 10,5km
- 6. Palmerah -Grogol : 18,5km

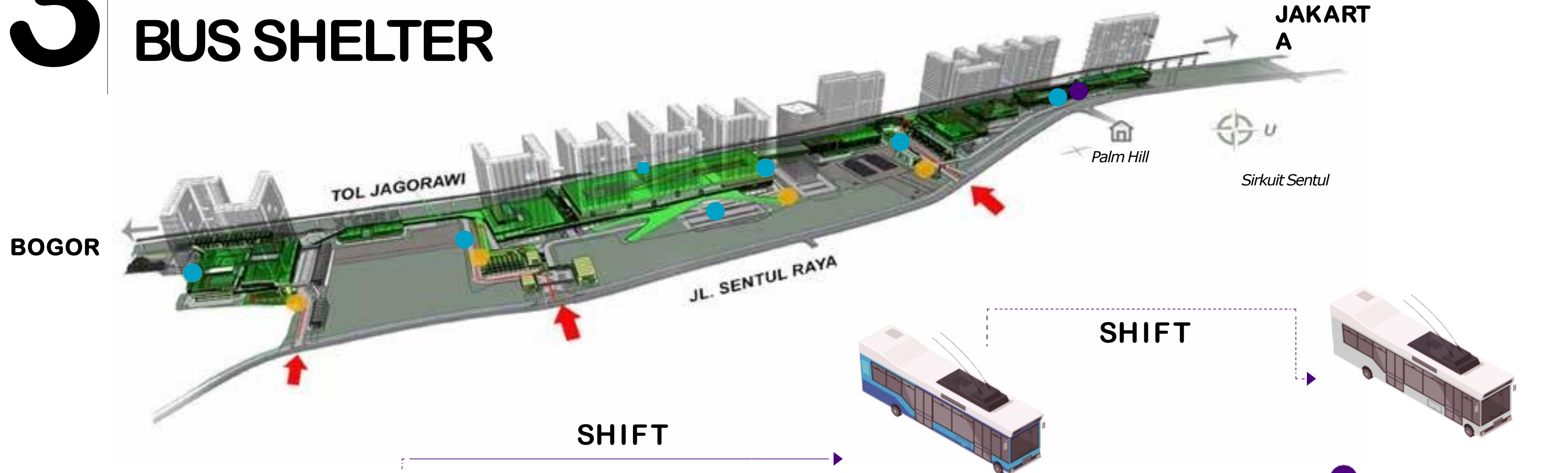


Royal Sentul Park
Apartment of LRT City



13

BUS SHELTER



● Angkutan Umum Stop

Angkutan Umum Stop merupakan tempat **transit** transportasi publik dari luar kawasan (**angkot**) untuk selanjutnya berpindah ke transportasi kawasan (**Bus Rosenpark**).

Angkutan Umum Stop ini berada di setiap **Gate** sebelum memasuki kawasan

● Shelter Bus

Bus Rosenpark melayani **transportasi di dalam kawasan** seluas 14,8ha. Bus rosenpark akan berhenti di **Shelter Bus** yang letaknya berdekatan dengan tangga menuju **Green Connectivity**, sehingga pengguna dapat menuju bangunan yang diinginkan dengan berjalan kaki dari titikshelter.

SHIFT

● Halte BRT

Rencana Halte BRT ini berada di rencana jalur poros tengah timur.

Halte ini nantinya digunakan sebagai tempat **transit** transportasi kawasan (**bus rosenpark**) ke transportasi di luar kawasan (**BRT**)

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14 SURROUNDING AREA

- A. Trisakti University
- B. STEI Tazkia
- C. IKEA (coming soon)
- D. Sentul International Circuit
- E. AEON Mall (coming soon)
- F. Insan Cendekia Boarding School
- G. BCA Learning Institute
- H. Sekolah Nasional BPK Penabur
- I. EMC Hospital
- J. SICC



14

ABOUT DEVELOPER

ADHI MILESTONES



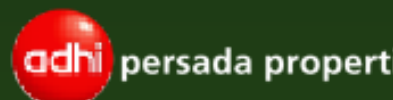
1960
PN Adhi Karya was
 Established by Nationalizing
 a Former Dutch Company
 Called Associate N.V



2004
 First SOE Construction
 went public on March 18th, 2004



1974
 PN Adhi Karya was Changed to
PT Adhi Karya (Persero)



2012



2011
 Change Vision, Mission,
 and Values Company
 Organizational Restructuring
 Establishment of
 Adhi Learning Center



2014



2013
 Mou Mass Soe
 Transportation
 Grandhika Hotel Blok M
 Precast Factory
 Development



2015
 Right Issue for LRT & TOD construction
 Establishment of TOD Department

2016
 LRT Construction along station
 and supporting property
 the beginning of 7 projects and
 3 hotels development



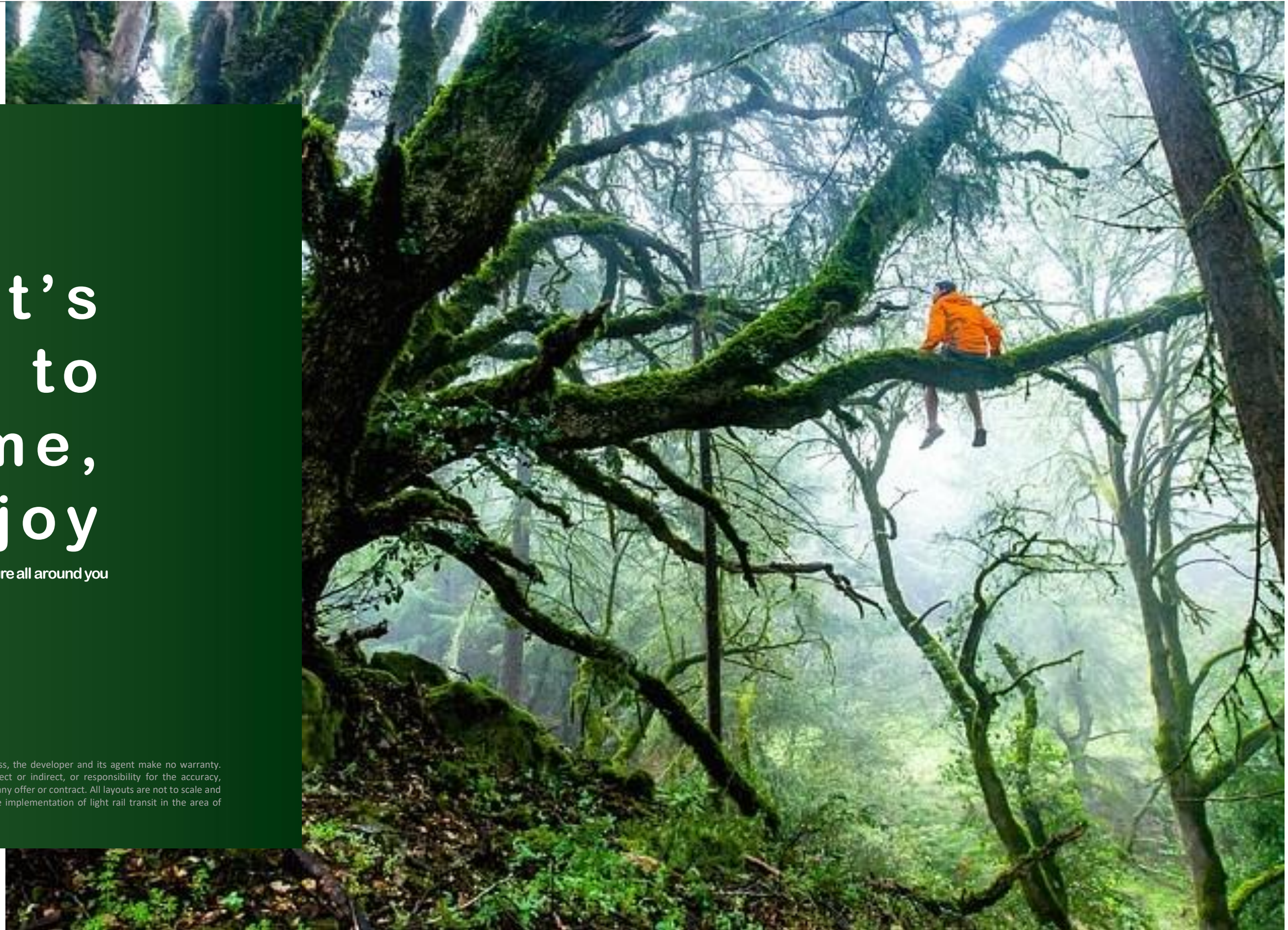
2018
adhi commuter properti

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When it's time to come home, enjoy

A place for you to come home, enjoy your spare time with nature all around you

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Scan QR Code
for Our Maps
Location

MARKETING GALLERY
Exit Tol Sentul Sirkuit Km.33 - Jagorawi
Jl. Sentul Raya, Kadumanggu
Babakan Madang - Bogor

 **021 - 8267 1111**

 **0878 8267 1111**

 [rosenpark.id](https://www.instagram.com/rosenpark.id)  www.royalsentulpark.com  [Royal Sentul Park](https://www.facebook.com/RoyalSentulPark)

