

# KOTA BARU PARAHYANGAN

## KOTA MANDIRI BERWAWASAN PENDIDIKAN



**NEW CLUSTER**

**TATAR TARUBHAWANA**

 eco smart home

# LOCATION



Tatar Tarubhawana terletak di lokasi yang strategis di Kota Baru Parahyangan dekat dengan ;

1. Town Center
2. Ikea Store Kota Baru Parahyangan
3. Water Theme Park
4. Parahyangan Golf

Suasana hunian asri dan nyaman dengan menghadirkan taman tematik '**science of trees**' bagi penghuni sebagai tempat beraktivitas di luar ruang namun dekat dengan rumah.

# THEMATIC GARDEN

'Science of Trees'



# TARUWANOJA HOUSE

Layout rumah yang didesain kompak di atas lahan yang luas dikemas dalam Arsitektur berlanggam Modern Tropical House dan dimanjakan oleh fitur '**eco smart home**'.

Tersedia dalam 2 pilihan tipe Standar (94/120) dan Sudut (99/165).



Taruwanoja Standard House

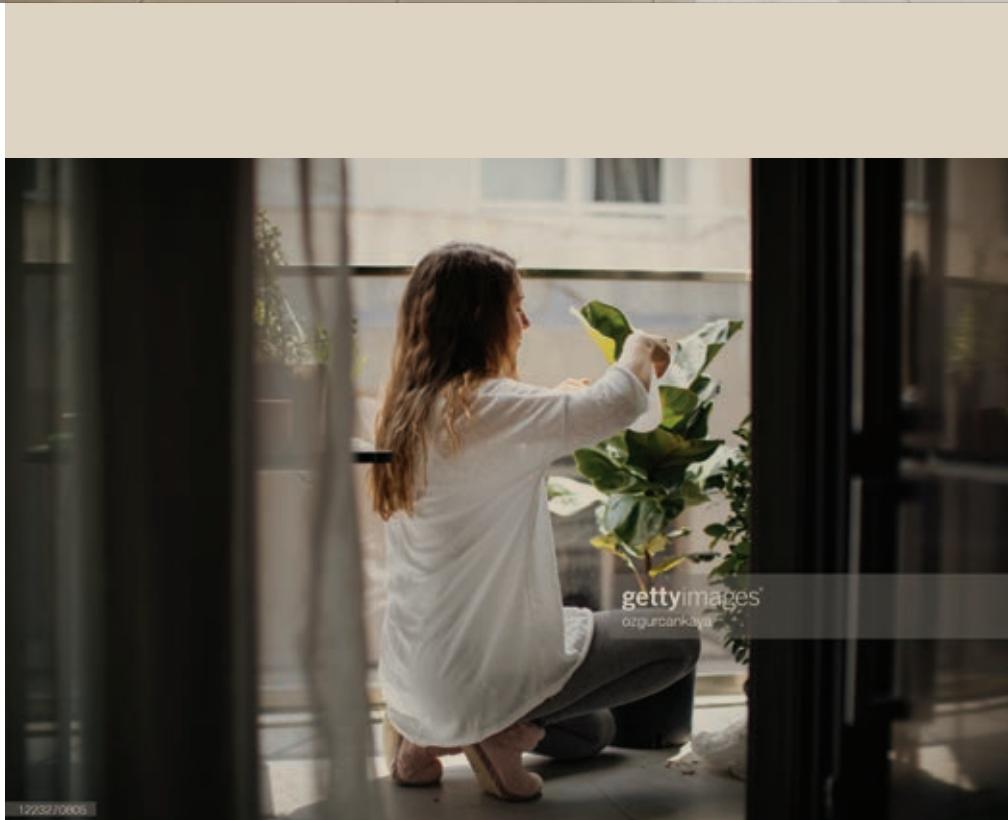


Taruwanoja Corner House

# INTERIOR



Master Bedroom Tipe 94 / 120 m<sup>2</sup>



Balkon menjadi 'katalis' ruang dalam & alam yang asri di semua ruang lantai atas.

# INTERIOR



Study Room Tipe 94 / 120 m<sup>2</sup>



Living & Dining Room Tipe 94 / 120 m<sup>2</sup>

# INTERIOR

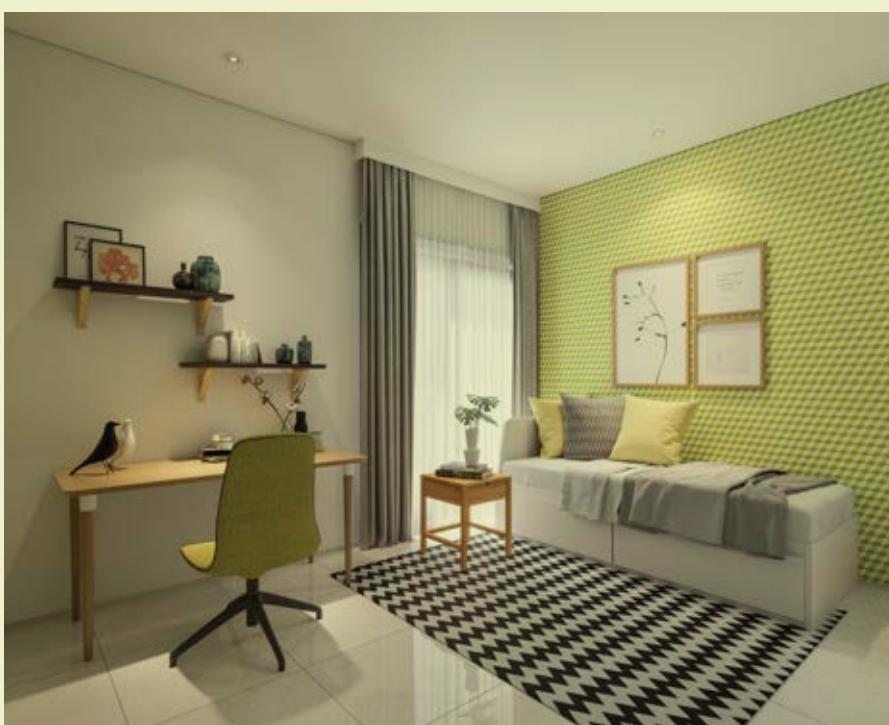
Living  
and  
dining

Tipe 99 / 165 m<sup>2</sup>

# INTERIOR



Master Bedroom Tipe 99 / 165 m<sup>2</sup>



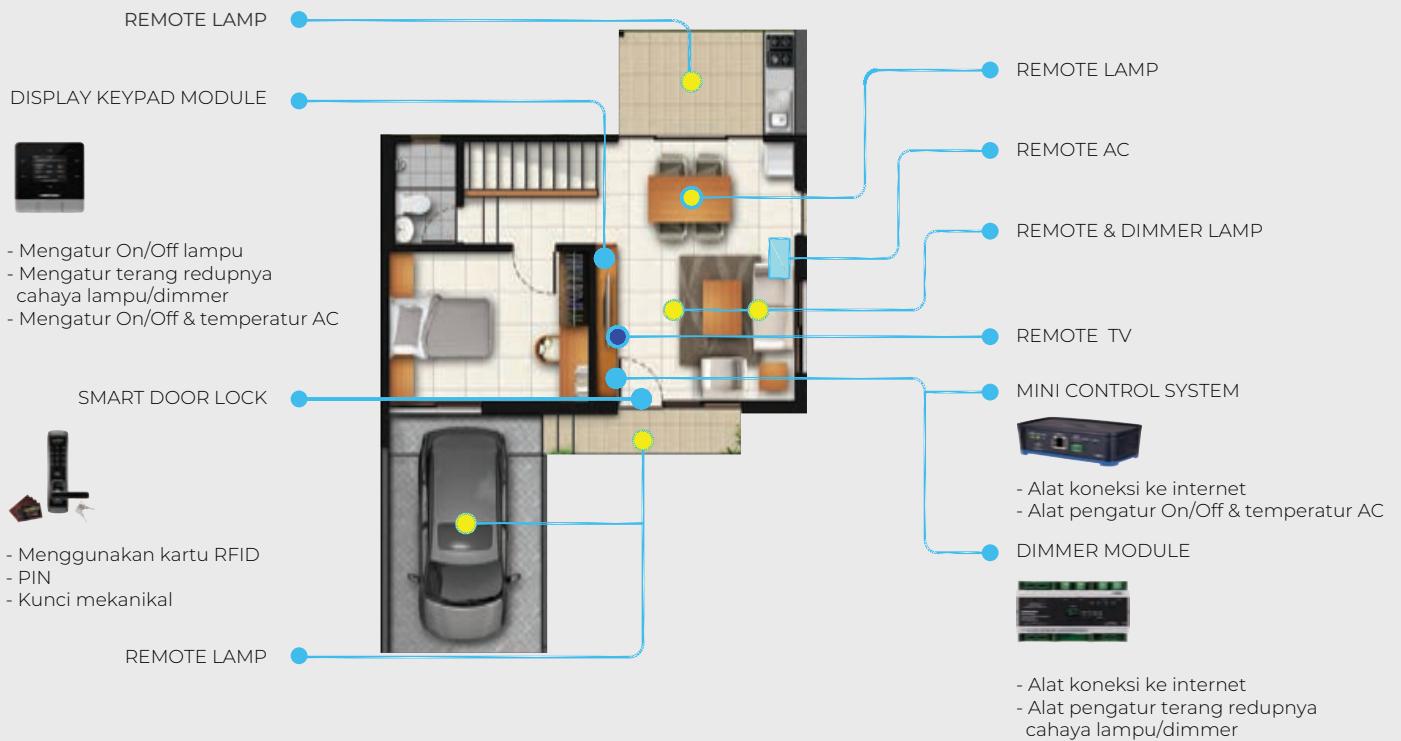
Study Room Tipe 99 / 165 m<sup>2</sup>

work  
more  
creatively

# FEATURE



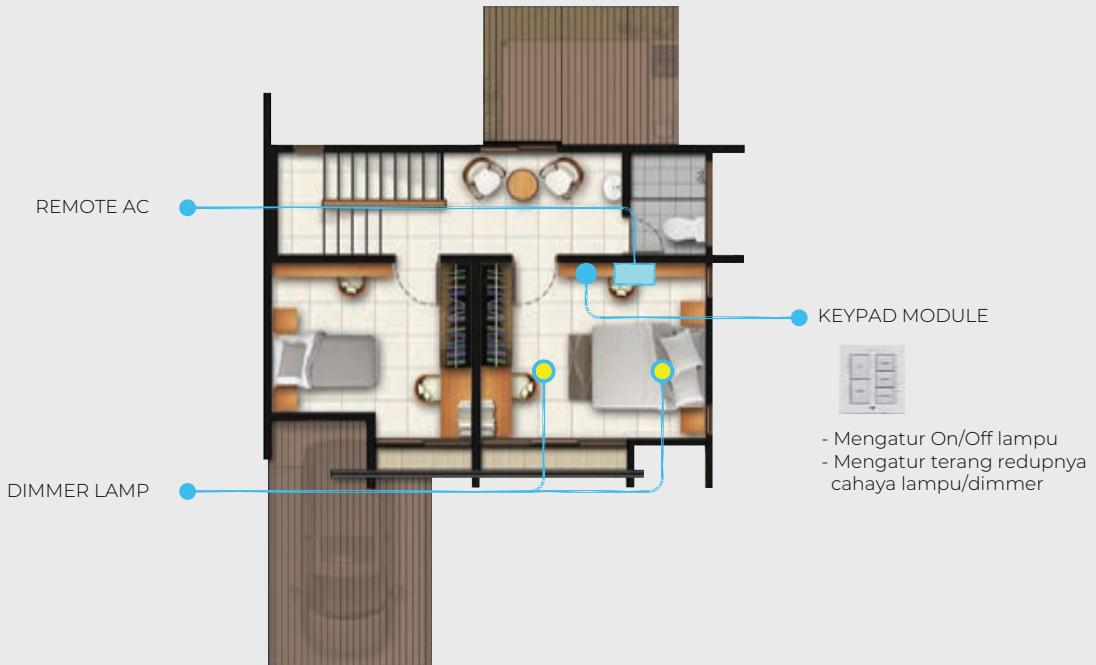
## :: LANTAI 1



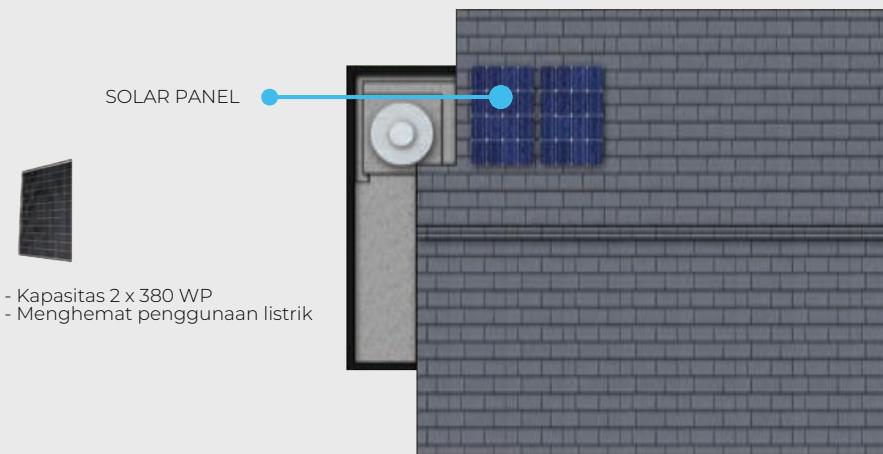
# FEATURE



## :: LANTAI 2



## :: ATAP



# FLOOR PLAN

Taruwanoja Standard House | 94 / 120 m<sup>2</sup>



Lantai 1



Lantai 2

# SPECIFICATION

Taruwanoja Standard House | 94 / 120 m<sup>2</sup>

<b>PONDASI</b>	Pondasi Pancang / Strauss Pile dan Pondasi Batu Kali	
<b>DINDING</b>	Pasangan Bata + Sistem Dry Mortar / Setara	
<b>FINISHING CAT</b>	- Interior	Cat Tembok Cendana, Ex. Mowilex / Setara
	- Eksterior	Cat Tembok Weathercoat, Ex. Mowilex / Setara
	- Dinding batas kavling	Finish Plester + Kamprot
<b>FINISHING LANTAI</b>	- Teras	Roman Gress 30 x 30
	- Lantai Utama	Roman Granit 60 x 60
	- R. Tidur Lt. 1	Roman Granit 60 x 60
	- R. Tidur Lt. 2	Roman Granit 60 x 60
	- R. Tidur Utama	Roman Granit 60 x 60
	- Dapur	Roman Gress 30 x 30
<b>KM/WC</b>	- Lantai KM/WC Lt.1	Roman 30 x 30
	- Dinding KM/WC Lt.1	Roman 30 x 60
	- Lantai KM/WC Lt.2	Roman 30 x 30
	- Dinding KM/WC Lt.2	Roman 30 x 60
<b>ATAP</b>	- Rangka Atap	Baja Ringan
	- Genteng	Genteng Keramik Ex. Kanmuri
	- Listplang	Woodplank, Fin. Cat
	- Atap Carport & Dapur	Polycarbonate + Rangka Besi Hollow
<b>CARPORT</b>	- Lantai	Paving Block
<b>PLAFOND</b>	- Rangka Plafond	Hollow / Metal Furing
	- Penutup Plafond Utama	Gypsum 9 mm + List
	- Penutup Plafond KM/WC	Gypsum 9 mm Water Resist 9mm + List
	- Penutup Teritisan Atap Utama	Gypsum 9 mm Water Resist 9mm + List
<b>KUSEN</b>	- Pintu Eksterior	Aluminium Ex. YKK, Anodized / Setara
	- Pintu Interior	Kayu Engineering + Veneer, Fin. Melamik
	- Pintu Sliding	Aluminium Ex. YKK, Anodized / Setara
	- Jendela	Aluminium Ex. YKK, Anodized / Setara
<b>PINTU &amp; JENDELA</b>	- Daun Pintu Utama	Pintu Panel Ex. YKK, Fin. Anodized Plus
	- Daun Pintu Ruangan	Kayu Engineering + Veneer, Fin. Melamik
	- Daun Pintu KM/WC	Kayu Engineering + Veneer, Fin. Melamik
	- Daun Jendela	Aluminium Ex. YKK, Anodized / Setara
<b>SANITAIR</b>	TOTO / Setara	
<b>KITCHEN SINK</b>	Stainless Steel	
<b>LISTRIK</b>	2200 VA	
<b>INSTALASI AIR PANAS</b>	Listrik	
<b>TANGKI AIR</b>	1000 lt. Fiberglass	
<b>SEPTICTANK</b>	1 Unit Biofilter	

# FLOOR PLAN

Taruwanoja Corner House | 99 / 165 m<sup>2</sup>



Lantai 1



Lantai 2

# SPECIFICATION

Taruwanoja Corner House | 99 / 165 m<sup>2</sup>

<b>PONDASI</b>	Pondasi Pancang / Strauss Pile dan Pondasi Batu Kali	
<b>DINDING</b>	Pasangan Bata + Sistem Dry Mortar / Setara	
<b>FINISHING CAT</b>	- Interior	Cat Tembok Cendana, Ex. Mowilex / Setara
	- Eksterior	Cat Tembok Weathercoat, Ex. Mowilex / Setara
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<b>FINISHING LANTAI</b>	- Teras	Roman Gress 30 x 30
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<b>ATAP</b>	- Rangka Atap	Baja Ringan
	- Genteng	Genteng Keramik Ex. Kanmuri
	- Listplang	Woodplank, Fin. Cat
	- Atap Carport & Dapur	Polycarbonate + Rangka Besi Hollow
<b>CARPORT</b>	- Lantai	Paving Block
<b>PLAFOND</b>	- Rangka Plafond	Hollow / Metal Furing
	- Penutup Plafond Utama	Gypsum 9 mm + List
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<b>KUSEN</b>	- Pintu Eksterior	Aluminium Ex. YKK, Anodized / Setara
	- Pintu Interior	Kayu Engineering + Veneer, Fin. Melamik
	- Pintu Sliding	Aluminium Ex. YKK, Anodized / Setara
	- Jendela	Aluminium Ex. YKK, Anodized / Setara
<b>PINTU &amp; JENDELA</b>	- Daun Pintu Utama	Pintu Panel Ex. YKK, Fin. Anodized Plus
	- Daun Pintu Ruangan	Kayu Engineering + Veneer, Fin. Melamik
	- Daun Pintu KM/WC	Kayu Engineering + Veneer, Fin. Melamik
	- Daun Jendela	Aluminium Ex. YKK, Anodized / Setara
<b>SANITAIR</b>	TOTO / Setara	
<b>KITCHEN SINK</b>	Stainless Steel	
<b>LISTRIK</b>	2200 VA	
<b>INSTALASI AIR PANAS</b>	Listrik	
<b>TANGKI AIR</b>	1000 Lt. Fiberglass	
<b>SEPTICTANK</b>	1 Unit Biofilter	

# DIRECTION



## FASILITAS KOTA MANDIRI

• Al-Irsyad Satya Islamic School • Cahaya Bangsa Classical School • Bandung Alliance Intercultural School • Damian School • BPK Penabur School • Universitas Maranatha • STIKes Borromeus • Akademi Bahasa Asing Internasional • Bale Seni Barli • Parahyangan Golf • Mason Pine Hotel • Bale Pare • Burni Pancasona Sports Club • Rumah Sakit Cahya Kawaluyan • Masjid Al-Irsyad Satya • Giant Supermarket • Jalur Sepeda • Shuttle Bus

IKEA Store Kota Baru Parahyangan

## UPCOMING FACILITIES

Water Theme Park



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