OPUS PARK
オーパスパーク

A Living Masterpiece

www.opuspark.co.id
A NEW DAWN

OPUS PARK, transition lobby from the integrated facilities area.

OPUS PARK, residents lobby.

A CUT ABOVE
THE REST

NATURAL
BEAUTY
THE PERFECT LOCATION
PREMIER SUBURBAN LOCATION

Ideal for new families, commuters and those seeking a higher quality of life. OPUS PARK is situated in a prime strategic position just south of the capital Jakarta within proximity to Bogor and regional rail and road connections. Unlike other Jakarta suburbs in the east and west of the city, its position in the Sentul Hills and surrounding national park boasts the region’s only high-end luxury suburb free of pollution, traffic congestion and industry.

EXTENSIVE LOCAL AMENITIES

1. Gumati Waterpark
2. Ahpoong Food Area
3. Andalusia Islamic Center
4. The Alana Hotel
5. Harris Hotel
6. SICC
7. Sentul International Circuit
8. EPIC Hospital
9. Giant Hypermarket
10. Trisakti University
11. Sentul Shuttle Bus Terminal
12. Pasar Modern Sentul City
13. SPM International School
14. Sentul Highlands Golf
15. Mount Pancar Hot Springs
16. Jungleland Adventure Park
17. BCA Learning Institute

THE PERFECT LOCATION

THE ONLY TRUE NATURALLY BEAUTIFUL LUXURY SUBURB
UNRIVALLED NATURAL BEAUTY

The natural environment of Sentul supports a healthy, vibrant lifestyle at OPUS PARK, a place with endless possibilities for outdoor activities while immersing in some of Indonesia’s prime natural beauty spots right on your doorstep.

Through thoughtful planning and careful cultivation, the surrounding area is not only a fair, relaxed environment but is also incorporated into the development through architecture, design and landscaping to create an exclusive suburban location.

Cleaner, cooler air and environment allow you to embrace a healthier outdoor lifestyle.
A WEALTH OF FACILITIES ON YOUR DOORSTEP

International education centres, schools and universities from pre-school to graduate level, hospitals, community venues and much more. An array of lifestyle venues, dining and outdoor activities such as prestigious golf courses, beautiful waterfalls, soccer and softball pitches, dining and entertainment all within minutes from OPUS PARK.

Local and expatriate residences already have a wealth of local and regional amenities nearby. Sentul is famous for its leading resort-style residential living and a prime destination for outdoor recreation and leisure activities.
The ground level opens access to the AEON Mall, Saffron Noble Residential, Hotel, Office and OPUS PARK Residences.

An impressive 88 Facilities grace the property for your enjoyment including:

- 200-metre swimming pool
- Children’s pool
- Sand pool
- Male & Female spa pools and sauna
- Indoor & outdoor children’s play area
- Jogging track
- State of the art gym
- Squash court
- Three on three basketball court
- Yoga studio
- Library lounge
- Poolside restaurant
- BBQ area
- Private event space
- Private cinema room
- Co-working space
- Meeting rooms & business area
- Childcare area
- Medical clinic
- Easy access to AEON Mall
CIEL SKYGARDEN
35, 36 AND ROOFTOP FLOORS

The Ciel SkyGarden hosts the excellent dining and entertainment facilities that are accessible to residents and public through both private and public elevators.

PODIUM LEVEL EXCLUSIVE RESIDENTS FACILITIES
4TH FLOOR

An exclusive area reserved only for residents that houses our 200-metre long swimming pool and outdoor facilities. The fourth floor also hosts a range of facilities in each of the three towers from event spaces, dining areas, children’s play area, gym, lounge and much more.

THE VIEW FROM THE TOP

Enjoy the panoramic views of the city skyline and the towering mountains at the exclusive dining and entertainment collection located on the crown of the three towers. Ciel SkyGarden hosts some of the world’s leading restaurants, bars, and alfresco lounges as well as a host of wellness, spa and health clubs all accessed with private lifts from the dedicated lobby.

The restaurants and bar desks the three floors and rooftop of Ciel SkyGarden rewards residents and guests with the best in dining and expansive views.
Residents' facilities and large 200 metre pool located on the 4th floor podium level.
Ciel SkyGarden, rooftop entertainment and dining collection.
Residents library and lounge.

INSPIRING FACILITIES
DESIGNED FOR LIVING

Iconic architecture deserves iconic design. OPUS PARK has a world class team of interior consultants to create a seamless transition of interior design from the communal areas, amenities and into the home, a blend of understated luxury akin to the natural environment while remaining homely and tastefully opulent.
ARTISTICALLY CURATED, DINING, LIVING AND ENTERTAINMENT.

EXCLUSIVE EVENT SPACES TO ENTERTAIN AND AMAZE YOUR GUESTS

A PLACE TO GROW THE RESIDENCES
Typical unit lounge area and kitchen.
Typical unit kitchen area.
Typical unit lounge area and kitchen.

STYLISH, TIMELESS, SPACIOUS LIVING

THE RESIDENCES

WWW.OPUSPARK.CO.ID

A LIVING MASTERPIECE
THE ULTIMATE IN COMFORT AND CONVENIENCE

DESIGNED BY RENOWNED JAPANESE INTERIOR DESIGNER OFFICE SAKI TOKYO
ATTENTION TO DETAIL LOVINGLY APPLIED TO CREATE THE PERFECT HOME

ONE BEDROOM
Ideal for the young entrepreneur, student or young couple, the one bedroom units offer efficient, spacious luxury living with all the amenities and convenience that the estate offers.

TWO BEDROOM
Offering flexibility and choice, the range of two bedroom units provide best-in-class specifications, space and views.

THREE BEDROOM
Expansive living spaces for families or those who value space, these airy, light units offer an endless array of configurations and interior potential.

THE JUNIOR PENTHOUSES
A statement of success and style, these prime residences accessed by private elevators, exclusive design afford the owner with the very best in fittings and specifications combined with the best views of Jakarta and the surrounding mountainous area.

Typical unit master bathroom.
One Bedroom
Type B1
SGA/NETT 40.48/33.05 m²

One Bedroom
Type D1
SGA/NETT 43.74/35.71 m²

One Bedroom
Type H1
SGA/NETT 59.86/48.87 m²

Two Bedroom
Type C1
SGA/NETT 61.91/50.54 m²

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All contracts shall be issued using NETT Area.
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The Junior Penthouse units consist of some units that the purchaser may be issued multiple certificates. The purchaser can thus combine purchased units after delivery as displayed in these example drawings to their own preference cost.
GENERAL FACT

- Number of residential units: 1077
- Floor to Ceiling: 2.6m - 3.2m
- Total parking lot: 1077
- Refuge area: 1 Floor Each Tower (13th Floor)
- Foundation: Mat slab on bored piles
- Superstructure: Reinforce concrete & Steel

MECHANICAL AND ELECTRICAL SPECIFICATIONS

- Electricity Power Supply: PLN
- Water Supply: PDAM (Water meter is located in each residential unit)
- Fire Protection: Sprinkler, Alarm Semi Addressable
- Telephone, Internet: GPON Triple Play System
- Sewer System: Sewage Treatment Plant (each Tower)
- Gas Supply: Portable gas by residents

DETAIL SPECIFICATIONS

LIVING ROOM & DINING ROOM
- Floor: Homogeneous tile
- Ceiling: Gypsum board with painted finish
- Wall: EPS Wall Panel core with gypsum board—Painted finish
- Door: Wooden door or solid engineering door

MASTER BEDROOM & BEDROOM
- Floor: Engineered wood floor
- Ceiling: Gypsum board with painted finish
- Wall: EPS Wall Panel core with gypsum board—Painted finish

KITCHEN/PANTRY
- Floor: Homogeneous tile
- Ceiling: Gypsum board with painted finish
- Wall: EPS Wall Panel core with gypsum board—Painted finish

MASTER BATHROOM & BATHROOM
- Floor: Homogeneous tile
- Ceiling: Gypsum board with painted finish
- Wall: Master Bathroom Vanity

SERVICE AREA
- Floor: Homogeneous tile
- Ceiling: Gypsum board with painted finish
- Wall: EPS Wall Panel core with gypsum board—Painted finish

PLUMBING FIXTURES

- Walls: Ameo/Grohe
- Windows, Precast

- Reinforced concrete with water proofing system
- 3.5m floor to floor (Typical)
- 4m floor to floor at Penthouse levels
- 13 centimetre to 16 centimetre
- 13 centimetre

UNITED TOGETHER

THE PARTNERSHIP

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Sentul City - Indonesia
Renooned as a leader in high end landed property and long known as the only true resort style suburb of Jakarta which you can enjoy the outdoor sports and activities. Sentul is undergoing a transformation. Building on a long legacy Sentul is developing its internal CBD area to support a technology and media focused creative economy and empower the modern professional with a high tech environment unto which to excel.

Sumitomo Corporation - Japan
Incorporated in 1919, head-quartered in Tokyo, Japan, Sumitomo Corporation is one of the largest worldwide corporations with 947 group companies in 65 locations in 65 countries. With a wide range of established real estate projects across Japan, Sumitomo Corporation is developing overseas real estate business such as in the US and Asian regions. Sumitomo Corporation also has over 70 years of history in Indonesia and operates various businesses across the archipelago such as OTO/SOF Auto Financing, BTPN Commercial Banking, Tanjung Jati B Project power plant.

Hankyu Hanshin Properties Corp - Japan
Founded in Osaka 1907 Hankyu Hanshin Holdings Properties Corp and quickly became one of Japan’s leading rail and ground transport corporations. Experts in urban development Hankyu Hanshin Properties Corp through its unprecedented growth in the Urban Transportation Business has developed leading retail, hospitality, residential, commercial spaces and lifestyle hubs in Japan’s most prominent cities. Expanding the residential development business into South Asia the company has launched projects in five countries, Indonesia, Vietnam, Thailand, The Philippines and Malaysia.

A JAPANESE AND INDONESIAN PARTNERSHIP

THE PARTNERSHIP