

S

THE

SANCTUARY

— COLLECTION —



PERENNIAL

利瑞地产

QJQC 青建地产
QINGJIAN REALTY



CIPTA HARMONI
LESTARI



**INTERNATIONAL
STANDARD AND
TRACK RECORD**

**FIRST-CLASS
SECURITY AND
PROPERTY MANAGEMENT**

**AWARD-WINNING
DEVELOPERS**

**GUARANTEED
COMPLETION AND QUALITY**

INTERNATIONAL COLLABORATION

Real Estate Developer

Total Gross Floor Area: **65 Million Sq Ft**

Listed on Singapore Stock Exchange

7 Countries, Including 15 Cities in China



PERENNIAL REAL ESTATE HOLDINGS LIMITED

PERENNIAL PROJECTS

PERENNIAL 鵬瑞利

CHIJMES



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PERENNIAL REAL ESTATE HOLDINGS LIMITED

- Property developer from China, based in Singapore
- Focus in apartments, commercials, and industry
- Innovative & intelligent home design

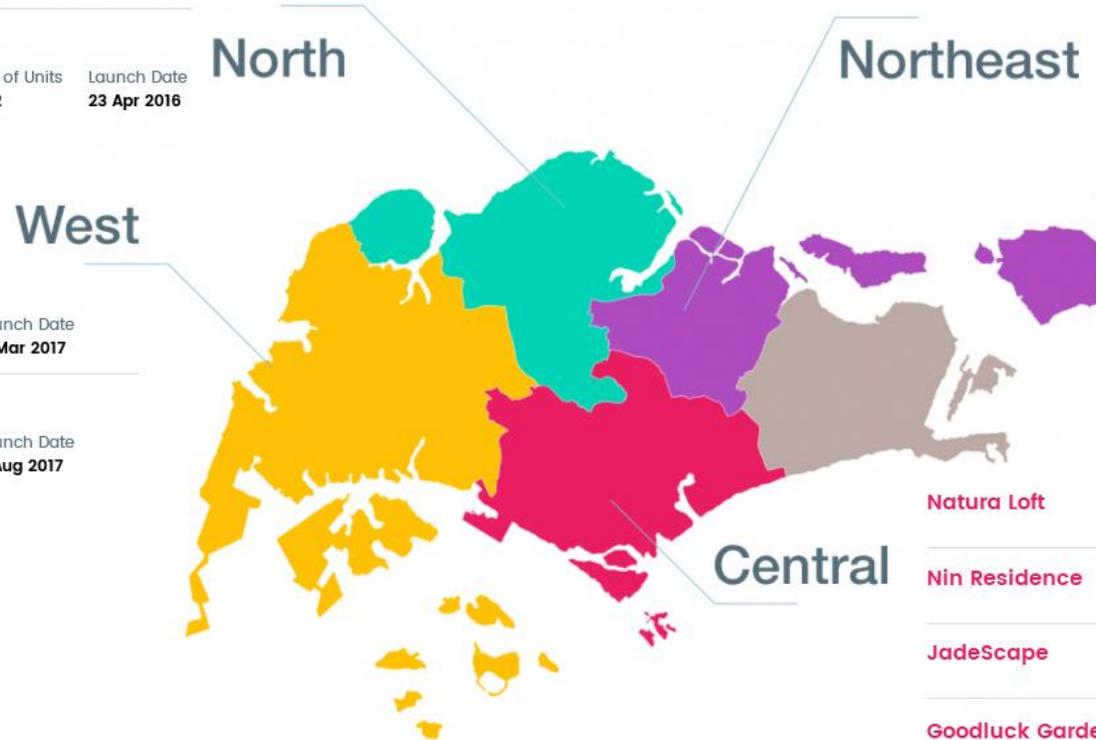
Singapore

Bellewoods			
Type of Development	No. of Units	Launch Date	
EC	561	1 Nov 2014	

The Visionaire			
Type of Development	No. of Units	Launch Date	
EC	632	23 Apr 2016	

INz Residence			
Type of Development	No. of Units	Launch Date	
EC	497	11 Mar 2017	

Le Quest			
Type of Development	No. of Units	Launch Date	
Mixed Dev	516	5 Aug 2017	



Riverparc Residence	Type of Development	No. of Units	Launch Date
	EC	504	23 Jul 2011

Riversound Residence	Type of Development	No. of Units	Launch Date
	Condo	590	6 Jan 2012

River Isles	Type of Development	No. of Units	Launch Date
	Condo	610	1 Jun 2012

Waterbay	Type of Development	No. of Units	Launch Date
	EC	383	19 Oct 2012

Ecopolitan	Type of Development	No. of Units	Launch Date
	EC	512	3 Aug 2013

Bellewaters	Type of Development	No. of Units	Launch Date
	EC	651	7 Nov 2014

Natura Loft	Type of Development	No. of Units	Launch Date
	DBSS	480	2008

Nin Residence	Type of Development	No. of Units	Launch Date
	Condo	219	10 Dec 2010

JadeScape	Type of Development	No. of Units	Launch Date
	Condo	1206	22 Sep 2017

Goodluck Gardens (Coming Soon)

CIPTA HARMONI LESTARI

- (“CHL”) is Property division of Harita Group
- Harita Group is conglomerate of natural resources: nickel, bauxite, palm oil
- CHL owns total landbank of 600 Ha



Awards

 **CIPTA HARMONI LESTARI**



CIPTA HARMONI LESTARI



EMBRACE NATURE

WITH YOUR LOVED ONES



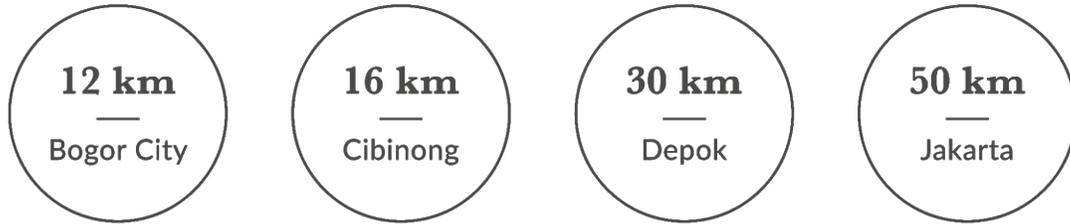
“GARDEN CITY” VISION IS INTRODUCED

The “ Garden City “ vision was introduced by Prime Minister Lee Kwan Yeow on 11 May 1967 to transform Singapore into a city with abundant lush greenery and a clean environment in order to make life more pleasant for the people.

It was also envisage that the presence of ample greenery in an environment clean of litter would signify that Singapore was a well-organized city and hence a good destination for tourist and foreign investments.

SOUTH SENTUL EXCELLENCE AT YOUR DOORSTEP

DESTINATIONS WITHIN REACH



LEGEND

- Malls**
 1. AEON Mall
 2. IKEA
 3. Bellanova Country Mall
- Educational Institutions**
 1. Sampoerna Academy
 2. Sekolah Pelita Harapan
 3. Universitas Trisakti
 4. BPK Penabur
 5. Taruna Bangsa School
 6. Nuraida Islamic Boarding School
 7. Sekolah Bogor Raya
- Medical Center**
 1. EMC Hospital
- Cafés & Restaurants**
 1. Ah Poong Floating Market
 2. POPOLO Coffee
 3. The Grill House
 4. Talaga Kuring
 5. De Journey Coffee Bar
 6. Gurame Cobek Mang Dayat Sentul
- Places of Interest**
 1. Taman Budaya Sentul
 2. JungleLand Adventure Theme Park
 3. Sentul International Convention Center
 4. Jakarta Perkumpulan Equestrian Centre
 5. Mount Pancar
 6. Gumati Waterpark
- Hotels**
 1. Aston Sentul Lake Resort & Conference Center
 2. The Alana Hotel & Conference Center
 3. Hotel NEO+ Green Savana Sentul City
 4. HARRIS Hotel Sentul City
- Golf Clubs**
 1. Sentul Highlands Golf Club
 2. Rainbow Hills Golf Club
 3. Klub Golf Bogor Raya
 4. Palm Hill Golf Club
- LRT**
 1. Sentul City Station



CONVENIENCE OF STRATEGIC LOCATION



PREMIUM LIVING BY THE MOUNTAINS

Surrounded by breathtaking mountain views,
our masterplan has been carefully crafted to
build a community for generations of families.

MASTERPLAN FEATURES:



25 HECTARES
of Land



FRESH
Air



MOUNTAIN
Views



EXCLUSIVE
Clubhouse



DUAL-LAYER
Security



4KM
Jogging Path



50%
Open Space



CLEAN
and Green



GARDEN
By The Creek



DEDICATED
Water Treatment Plant



SMART
Living



TABEBUIA
Boulevard



Enter these majestic gates into a lush green retreat with fresh air and mountain views. Impress your guests with this grand entrance statement that marks the beginning of their journey to an unforgettable time.





DEDICATED WATER TREATMENT PLANT

Enjoy your very own sources of
clean water all year round.



**RELIABLE
WATER SUPPLY**



**STABLE
WATER PRESSURE**



**MONITORED
WATER QUALITY**



**BLACKOUT-PROOF
WATER PUMP SYSTEM**



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RIVERSIDE
TRACK

GARDEN BY
THE CREEK

RIVERSIDE BOULEVARD
GARDEN BY THE CREEK
BRIDGE TO SAMPOERNA ACADEMY

MAIN GATE

CLUSTER CLUBHOUSE

ICONIC FLOWER
SHOWCASE

OUTDOOR COURT

MAIN CLUBHOUSE

LIFESTYLE
HAVEN

GREEN
TUNNEL

HIGHLAND
PASSAGE

TABEBUIA
BOULEVARD

4KM OF CONTOURED JOGGING TRACK

GLASS HOUSE
PAVILION

MOST PREMIUM DEVELOPMENT IN SOUTH SENTUL

TANGLIN

PARC

THE LUXURY OF HIGHLAND RESORT-LIVING

Welcome to Tanglin Parc, a luxurious residence that gives you the best of both worlds, nature's magnificence and close proximity to the life of Sentul City.

A rejuvenating place where you can move at your own peaceful pace with an abundance of facilities and amenities that enhances the quality of life of you and your family.



TANGLYN
PARC



MOST PRESTIGIOUS CLUSTER

Inspired by its natural surroundings and landscape, this entrance serves as a second layer of security to further ensure your family's safety.



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TANGLIN
PARC



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PREMIUM LIVING BY THE MOUNTAIN



PREMIUM LIVING BY THE MOUNTAIN

TANGLIN PARC EXCLUSIVE CLUBHOUSE



Main Swimming Pool



Multipurpose Hall



Kids' Playground



Gymnasium



Function Room



Kids' Pool



Hydro Massage Pool



Badminton Court



Kids' Playroom



Yoga Studio



Activities Room



Indoor Play Area







JOGGING TRACK / NATURE WALK





TANGLIN
— PARC —

EXERCISE CORNER

GARDEN LOUNGE

TANGLIN GATE

CLUBHOUSE

NATURE WALK

WATER
TREATMENT
PLANT

BACKYARD
GARDEN

FAMILY
PAVILION

RAIN GARDEN

FITNESS
LAWN
REFLEXOLOGY

HERBS GARDEN

BBQ PAVILION

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TANGLIN PARC FACILITIES

TYPE 7A

Building Size
125m²

Land Size
91m²





Type
7A
LB 125 / LT 91

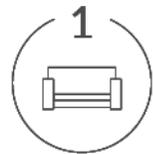
UNIT TYPE 7A



Bedrooms



Bathrooms



Living



Dining



Yard



Carporch





DINING ROOM - TYPE 7A



COFFEE
DICTIONARY
SUBTLE





TYPE 7B

Building Size
122.5m²

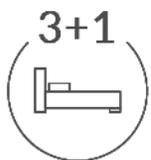
Land Size
91m²



Artist



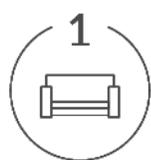
Type
7B
1B 122.5 / LT 91



Bedrooms



Bathrooms



Living



Dining



Yard



Carporch











TYPE 8

Building Size
176m²

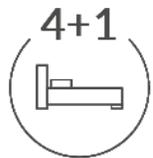
Land Size
120m²





TYPE 8

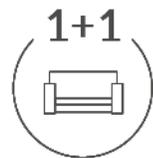
Building Size 176m² | Land Size 120m²



Bedrooms



Bathrooms



Living



Dining



Yard



Carporch



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FOR DISPLAY ONLY

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PLEASE DO NOT TOUCH











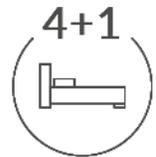
TYPE 10

Building Size
225m²

Land Size
150m²



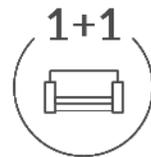




Bedrooms



Bathrooms



Living



Dining



Yard



Carporch



S
PLEASE DO NOT SIT

S
PLEASE DO NOT SIT



DINING ROOM - TYPE 10









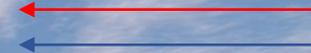
PANORAMIC WINDOW



BEAMLESS CANOPY



INTEGRATED HOT WATER PIPE FOR BATHROOM



BATHROOM EN-SUITE



AC PIPING INSTALLED



EFFICIENT ROOMS LAYOUT



FULLY - FUNCTIONAL ECO DESIGNED HOME

INSULATED
METAL ROOF

TALL WINDOW OPENING

3.2m

3.2m

CENTRE
COURTYARD

FULLY - FUNCTIONAL ECO DESIGNED HOME



SMART HOME GATEWAY

Integrated home network that maximizes your home efficiency.



DIGITAL LOCK

Keyless convenience – Lock & unlock your doors digitally.



SMART HOME HUB

Smart speakers enable users to speak voice commands to interact with smart devices.



DOOR/WINDOW SENSOR

* Optional add on

Stay informed when doors or windows opened unexpectedly and get alerted to unauthorised openings of cabinets or safes.



SMOKE DETECTOR

* Optional add on

Real-time smoke detection with phone notification alerts.



WI-FI MESH

* Optional add on

Extend Wi-Fi coverage across more space.



SMART IR

* Optional add on

Remote control IR home appliances via smart phone



SMART IP CAMERA (INDOOR)

* Optional add on

Monitor what's going on in your home through live or recorded video, keeping an eye on things from afar.



TANGLIN

— PARC —

SITE PLAN

— LEGENDS

- | | |
|----------------------------|---|
| (A) Entrance Gateway | (L) Kids' Playground #2 |
| (B) Pedestrian Access Gate | (M) Senior Fitness Lawn |
| (C) Arrival Courtyard | (N) Foot Reflexology Trail |
| (D) Drop-Off | (O) BBQ Pavilions |
| (E) Exercise Corner | (P) Nature Walk |
| (F) Garden Lounge | (Q) 25m Lap Pool |
| (G) Rain Garden | (R) Pool Deck |
| (H) Family Pavilions | (S) In-Pool Lounge Chairs & Hydro Massage |
| (I) Serenity Garden | (T) Kids' Pool |
| (J) Aromatic Garden | (U) Kids' Playground #1 |
| (K) Herb Garden | |

— CLUBHOUSE FACILITIES

- | | |
|--|--|
| (Swimming Pool Icon) Main Swimming Pool | (Hydro Massage Pool Icon) Hydro Massage Pool |
| (Gymnasium Icon) Gymnasium | (Yoga Studio Icon) Yoga Studio |
| (Multipurpose Hall Icon) Multipurpose Hall | (Badminton Court Icon) Badminton Court |
| (Function Room Icon) Function Room | (Activities Room Icon) Activities Room |
| (Kids' Playground Icon) Kids' Playground | (Kids' Playroom Icon) Kids' Playroom |
| (Kids' Pool Icon) Kids' Pool | (Indoor Play Area Icon) Indoor Play Area |

— UNIT TYPE

- | | |
|---------------------|---------------------|
| (Brown Box) Type 7A | (Orange Box) Type 8 |
| (Blue Box) Type 7B | (Green Box) Type 10 |

(Green Outline Box) SHOW UNIT LOCATION



SPECIFICATIONS

STRUCTURE

Reinforced Concrete, Concrete Pile Foundation, and Slab on Ground Plate

FLOOR FINISHES

Car Porch	Homogeneous Tiles	Bedrooms, Hall, Study,	Vinyl Flooring
Terrace	Homogeneous Tiles	Staircase Leading to Upper Level	
Living, Dining	Homogeneous Tiles	Balcony	Homogeneous Tiles
Bathrooms, Powder Room	Homogeneous Tiles	Yard	Homogeneous Tiles
Kitchen	Homogeneous Tiles	Maid's Room, Store, WC	Ceramic Tiles

DOORS & WINDOWS

Main Entrance	Solid Teak Wood with Smart Digital Door Lockset	Window	Powder Coated Aluminium Framed Glass
Interior Door	Engineered Wood	Ironmongery	Yale or Equivalent

CEILING

Interior	Painted Gypsum / Calcium Board
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ROOF

Framing	Light Steel Trusses	Car Porch	Aluminium Composite Panel
Cover	Quality Metal Roof with Insulation		

WALL FINISHES

Exterior Wall	Plaster & Paint
Interior Wall	Plaster & Paint
Bathroom, Powder Room, WC	Homogenous Tiles
Kitchen	Homogenous Tiles / Plaster & Pain
Exterior Facade	Plaster & Pain

SANITARY WARES / FITTINGS

Master Bathroom, Bathroom, Powder Room	Toto or Equivalent
Master Bathroom, Bathroom, Powder Room	Solid Countertop with Basin
Kitchen	Solid Countertop with Kitchen Sink



Door Locks from **USA**
ASSA ABLOY
Opening Solutions



TOTO
Perfection by Design





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