



# SENTOSA PARK

PHASE 1 | **SILOSO DISTRICT**



DEVELOPED BY  
AN INTERNATIONAL  
DEVELOPER



**NEW YI-HO GROUP**



## **NEW YI-HO GROUP**

New YIHO Holding Group is an International comprehensive group company with the main business of Real Estate development and involves in Tourism, Education, Financial Investment, and Mineral Industries. New YIHO has head offices in Beijing of China, Singapore, and Hongkong. In the past 20 years, New YIHO has finished more than 70 property projects in different provinces of China and several countries.

---

*New Yi-Ho Group adalah grup perusahaan komprehensif internasional yang berbasis di Henan dengan pengembangan real estate sebagai bisnis utamanya dan terlibat dalam sektor pariwisata, pendidikan, investasi finansial, dan industri mineral. New Yi-Ho telah membangun kantor pusat di China, Singapura, dan Hongkong. Setelah 20 tahun mengembangkan Real Estate, New Yi-Ho telah menyelesaikan lebih dari 70 proyek pembangunan properti di berbagai provinsi di China dan berbagai negara.*



## Housing project display



Beijing Yi-Ho Xiangtang



Xuchang Yi-Ho Capital



Xinyang Yi-Ho  
Mingmen Square



Yi-Ho Urban manor



Jiaozuo Yi-Ho Capital



Impression of the  
Mediterranean



Yi-Ho South City No.1



Gushi Yi-Ho Capital  
Garden

## Housing project display



Fairview Garden Phase 1



Fairview Garden Phase 2



Yi-Ho shuxiangyuan



Yi-Ho Shuxiangyuan  
Phase 2



Yi-Ho Shuxiangyuan  
Phase 3



Yi-Ho Yufu



Yi-Ho Capital



Yi-Ho School Building  
Community

## Commercial project display



Yi-Ho Capital Building



Urban style commercial  
street



Yi-Ho Moore City



Yi-Ho Hongxing  
Macailong Home Plaza



Yi-Ho shopping center



Yi-Ho Yiwu International  
Commodity City

## Hotel project display



West Jiuhuashan Convention  
Center



Egret Lake Hot Spring Hotel



Folk village hotel



Longjin Xidi Hotel



Huayun Villa



# New Yi-Ho Group Enterprise Honor list



# New Yi-Ho Group Enterprise Honor list



2007年

2007-2008  
Top 500 of China's real estate industry

2011年

China's top 100 commercial real estate companies  
The most credible real estate of Central Plains Real Estate of the year

2015年

Excellent Real Estate Development Enterprises in 2015  
Advanced grass-roots party organizations

2017年

Advanced Enterprises with Poverty in 2017  
Advanced Units in United Front work in 2017  
Excellent enterprises in real estate development of the year

2009年

Well-known brand enterprises of real estate in China  
Outstanding Enterprises in Real Estate Development in 2009

2013年

The most valuable real estate in Henan real estate industry  
Excellent Real Estate Development Enterprises in Henan Province

2016年

The Best quality Residential Building in the Real Estate Industry of Henan Province  
The enterprises with the most brand value in the real estate industry in Henan Province

2018年

Top Ten Enterprises paying taxes in 2018  
Provincial advanced health units







CAPTURING  
THE FINEST OF THE LION CITY,  
SINGAPORE





# WELLNESS CENTERED LIVING



By Harmonizing nature and modern conveniences at the green land of Tangerang City, Sentosa Park invites all residents to build the desired harmonious and wellness centered life.

*Dengan menyatukan alam dan kenyamanan modern di kawasan hijau Kota Tangerang, Sentosa Park dirancang untuk menjawab kebutuhan hunian yang harmonis dan penuh ketenangan bagi penghuni.*



# LOCATED AT THE CBD AREA OF TANGERANG NEW CITY



**15**

Life Enhancing  
Facilities

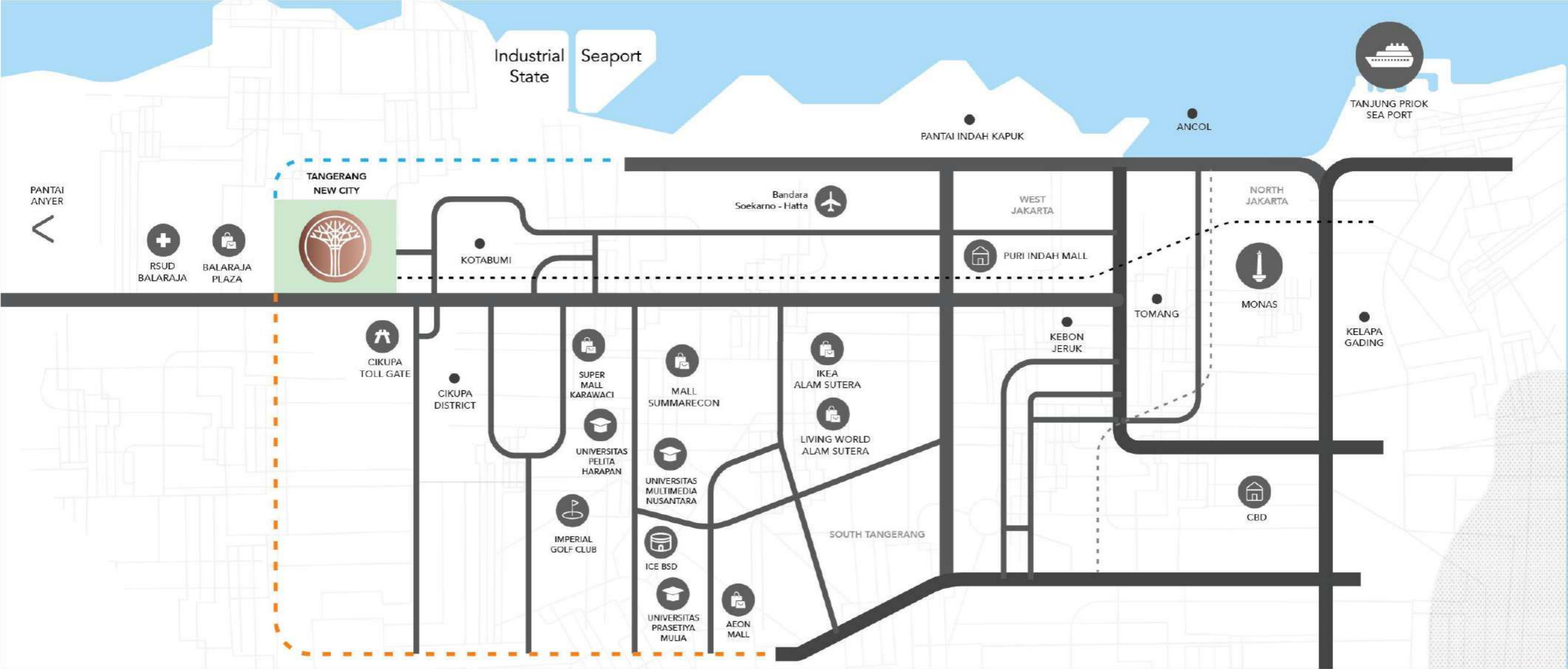
**2.600 Ha**

World Class City  
Development

**7**

Hospitals and International  
Education Centers





PANTAI ANYER



RSUD BALARAJA



BALARAJA PLAZA



TANGERANG NEW CITY

KOTABUMI



CIKUPA TOLL GATE

CIKUPA DISTRICT



SUPER MALL KARAWACI



MALL SUMMARECON



UNIVERSITAS PELITA HARAPAN



UNIVERSITAS MULTIMEDIA NUSANTARA



IMPERIAL GOLF CLUB



ICE BSD



UNIVERSITAS PRASETIYA MULIA



AEON MALL



IKEA ALAM SUTERA



LIVING WORLD ALAM SUTERA

Bandara Soekarno - Hatta



PURI INDAH MALL

KEBON JERUK

TOMANG



MONAS



CBD

WEST JAKARTA

NORTH JAKARTA

KELAPA GADING

TANJUNG PRIOK SEA PORT



PANTAI INDAH KAPUK

ANCOL

Industrial State

Seaport

Future Development Balaraja - Airport Toll  
26 km = 16 min.

Future Development Serpong - Balaraja Toll  
20 km = 15 min.

Future MRT  
Balaraja - Cikarang

Future MRT  
Kota - Lebak Bulus



# MAP OF TANGERANG NEW CITY

2600 Ha World Class City



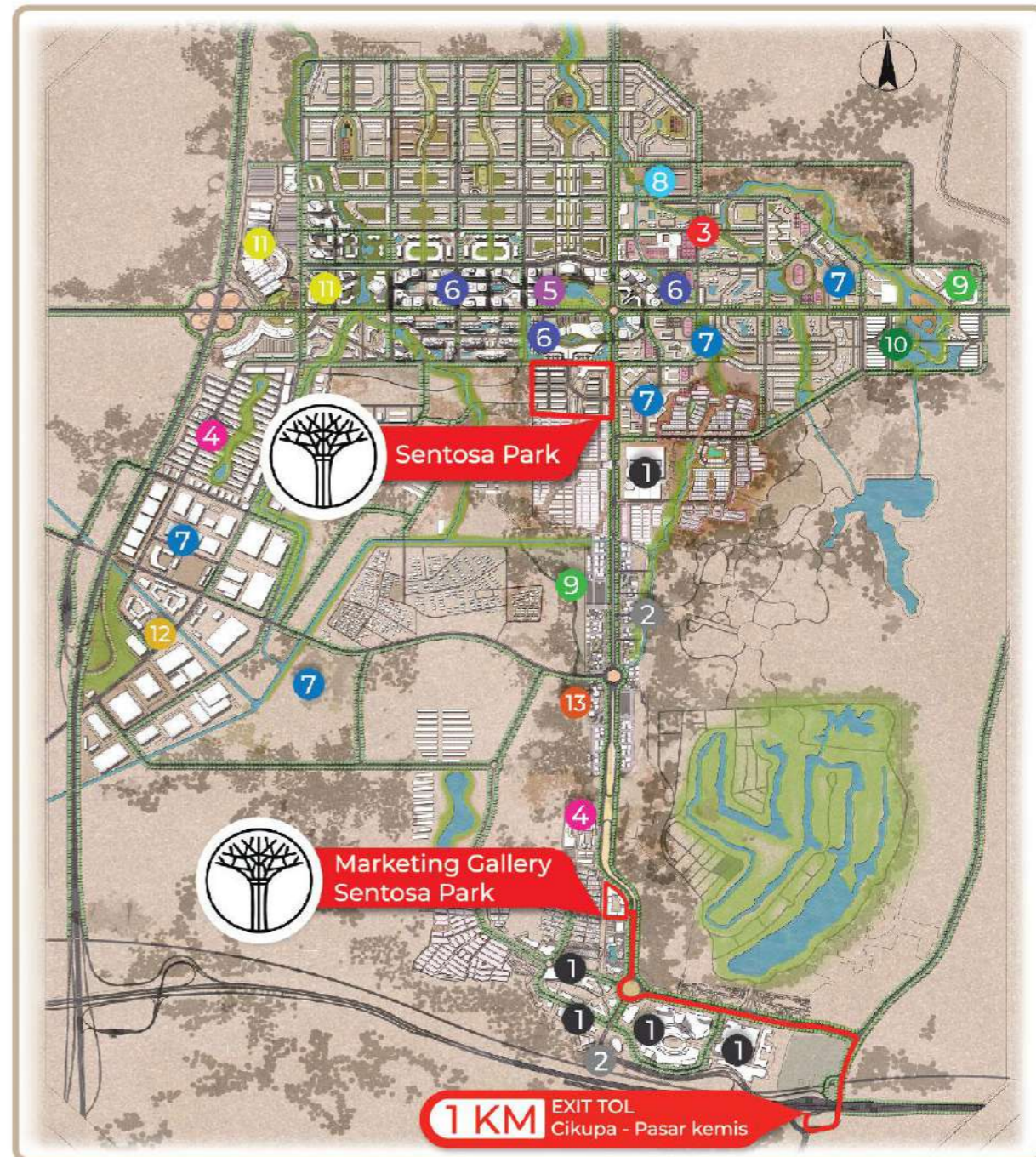
SENTOSA PARK & MARKETING GALLERY

- 1** 5 SHOPING MALL
- 2** 2 OFFICE
- 3** SERVICE CENTER
- 4** 2 COMMERCIALS
- 5** CENTRAL PARK
- 6** 3 MIXED DEVELOPMENTS
- 7** 5 EDUCATION CENTERS (SCHOOL, UNIVERSITY, ETC)
- 8** MOSQUE
- 9** 2 HOSPITAL
- 10** THEME PARK
- 11** 2 EXHIBITION HALLS
- 12** HIGH TECH PARK
- 13** GAS STATION

EXIT TOL  
Cikupa - Pasar kemis

1 KM

Marketing Gallery  
Sentosa Park





# FOUR FUTURE TOLLS & MRT CONNECTING AIRPORT AND JAKARTA CITY

**20 minutes** distance







SURROUNDED WITH  
INTERNATIONAL EDUCATION  
CENTERS

**5 minutes** distance





ENJOY THE FRESH AIR  
AT GREEN GOLF COURT  
AND COUNTRY CLUB

**3 minutes** distance



# FACILITATED WITH LIVELY RETAIL AREA







# SENTOSA PARK RETAIL AREA

FASHION

YOGA

FOOD-STREE

CINEMA

LOCAL BEER

MOCKET



OUTDOOR



# MULTIFUNCTION ROOFTOP AREA



FASHION

RETESS

FOOD-STREET

CINEMA

LOCAL BEER

MOCKET



# 1 SILOSO ISLAND

Welcome to Siloso, a sunny haven where excitement takes precedence, over boredom. The word "Siloso" is actually derived from a Malayan word meaning "rock"



1. CLUB HOUSE



13. JOGGING TRACK



10. FLORAL FANTASY



2. POOL PATIO



9. MAGICAL TREE



3. SWIMMING POOL



8. MARINA GARDEN



4. CAMPING GROUND



5. BRIDGE OF PEACE



6. KIDS PLAYGROUND



7. URBAN SQUARE

# 2 MAGICAL SHORES

When dusk descends, a wild, mystical magic stirs within Siloso Beach. Come and awaken your sense of wonder



6. KIDS PLAYGROUND



13. JOGGING TRACK



10. FLORAL FANTASY



11. INTERACTIVE PARK



12. ROMANTIC GARDEN



# FOUR ACTIVITY ZONES WITH 29 FACILITIES



# 3 NESTOPIA

Let the kids climb and crawl to their heart's at Nestopia. Provided with many options of fun equipment in a quiet calm surrounding. A joyful mood is much guaranteed in Nestopia



6. KIDS PLAYGROUND



13. JOGGING TRACK



14. ORCHID WONDERLAND



7. MAGICAL SWING



15. YOGA PARK



8. READING GARDEN



17. KIDS GYM



18. REFLECTING POND (PLAYFULL GLACIER)



16. GATHERING PLAZA

# 4 OLA PARK

Did you know that OLA means "life" in Hawaiian? Life is a sport, so get into your favourite shoes and enjoy the game here!



10. FLORAL FANTASY



20. SPORT SQUARE



6. KIDS PLAYGROUND



21. SENIOR PARK



13. JOGGING TRACK



19. BASKETBALL COURT



22. MUSICAL GARDEN



# ENHANCE YOUR WELLNESS IN SENTOSA PARK EXCLUSIVE CLUBHOUSE







EXPERIENCE THE BEAUTY OF  
SENTOSA CENTRAL PARK

and many other **outdoor facilities**





# 1 KM CIRCULAR JOGGING PATH







CAPTIVATING  
FLORAL GARDEN





LEISURE BOTANICAL PARK  
AT YOUR DOORSTEP



# VIBRANT OUTDOOR SWIMMING POOL





# LUXURIOUS DESIGN TOUCH BY



**Aesler International Group**



Sentosa Park  
Clubhouse

Sentosa Park offers a homey, comforting and elegant experience of harmonious living.

*Sentosa Park menawarkan suasana kehidupan harmonis yang nyaman dan elegan.*



DESIGNED & MANAGED BY EXPERIENCED,  
SUCCESSFUL AND PROVEN TEAM



**Richard Oh**

CEO of PT Yiho Jakarta Real  
Estate Development



**Jang Rony**

CEO of PT Aesler Group  
International Tbk



A person in a dark suit and tie is shown from the chest down, holding a pen and writing on a document. The background is a blurred office setting. The text is overlaid on the image.

Aesler Group is one of a world leading architecture firm and have listed in IDX (Indonesia Stock Exchange). The CEO of Aesler Group, Jang Rony, directly handles the development of Sentosa Park, along with experienced and successful CEO of PT Yiho Jakarta Real Estate Development, Richard Oh, whom has successfully managed premium properties such as Navapark BSD and 5-Star Bayantree Hotels and Resorts Pte. Ltd. (International).

*Aesler Group merupakan salah satu firma arsitektur yang sudah mendunia dan terdaftar dalam Bursa Efek Indonesia. CEO Aesler Group, Jang Rony, secara langsung berkontribusi dalam pengembangan Sentosa Park, bersama dengan CEO PT Yiho Jakarta Real Estate Development, Richard Oh, yang telah sukses me-manage Navapark BSD milik Sinar Mas Land dan Hotel kelas internasional berbintang 5, Bayantree Hotels and Resorts Pte. Ltd.*



# KEY FEATURES



**SMART DOOR LOCK**



**CCTV SECURITY SYSTEM**



**SENTOSA COVE CONCEPT**



**DOUBLE VOLUME CEILING**



**CANOPY**





# DOUBLE VOLUME CEILING

Creating a luxurious feeling of rejuvenation.

*Membarwa kesegaran alam sekitar ke  
dalam hunian.*







PHASE 1

# SILOSO DISTRICT

Inspired by the natural beauty of Singapore's Siloso Beach, Siloso District at Sentosa Park highlights a modern living experience that blends with nature serenity. With freshness at every corner, it is a home that treats residents with infinite wellness.

*Terinspirasi oleh keindahan Pantai Siloso Singapura, Distrik Siloso di Sentosa Park memadukan pengalaman hidup modern dan ketenangan alam. Dengan area hijau di setiap sudut, Sentosa Park adalah rumah yang menawarkan kesejahteraan tak terbatas kepada para penghuni.*



# TYPE 4

- DOUBLE VOLUME CEILING LIVING ROOM
- 3 BEDROOMS + 1 ATTIC
- 3 BATHROOMS
- CARPORT





# TYPE 4

LAND DIMENSION 4 x 11

Building Size 80 SQM



DOUBLE VOLUME CEILING  
LIVING ROOM



3 BEDROOMS + 1 ATTIC



3 BATHROOMS



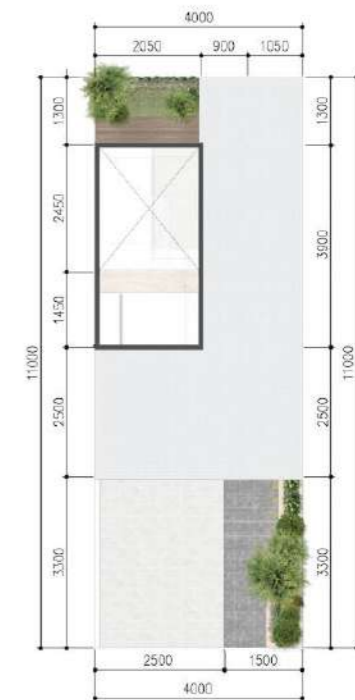
Ground Floor



Mezzanine



Second Floor



Attic



# TYPE 4 CORNER

LAND DIMENSION VARR

Building Size 80 SQM



DOUBLE VOLUME CEILING  
LIVING ROOM



3 BEDROOMS + 1 ATTIC



3 BATHROOMS



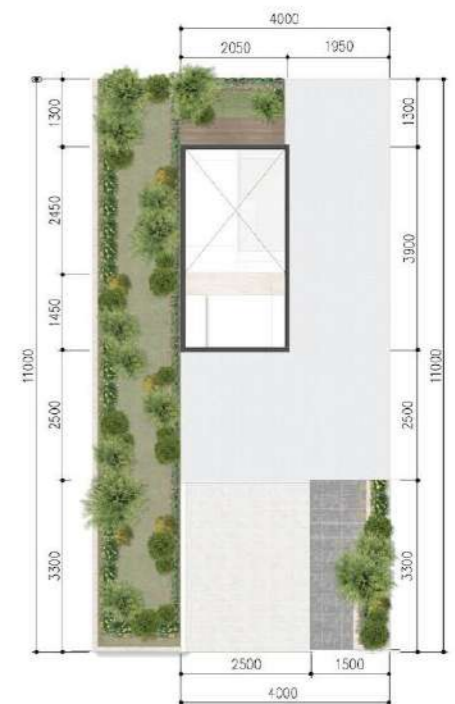
Ground Floor



Mezzanine



Second Floor



Attic



# TYPE 4 CROSS SECTION

LAND DIMENSION 4 x 11

Building Size 80 SQM







TYPE 4

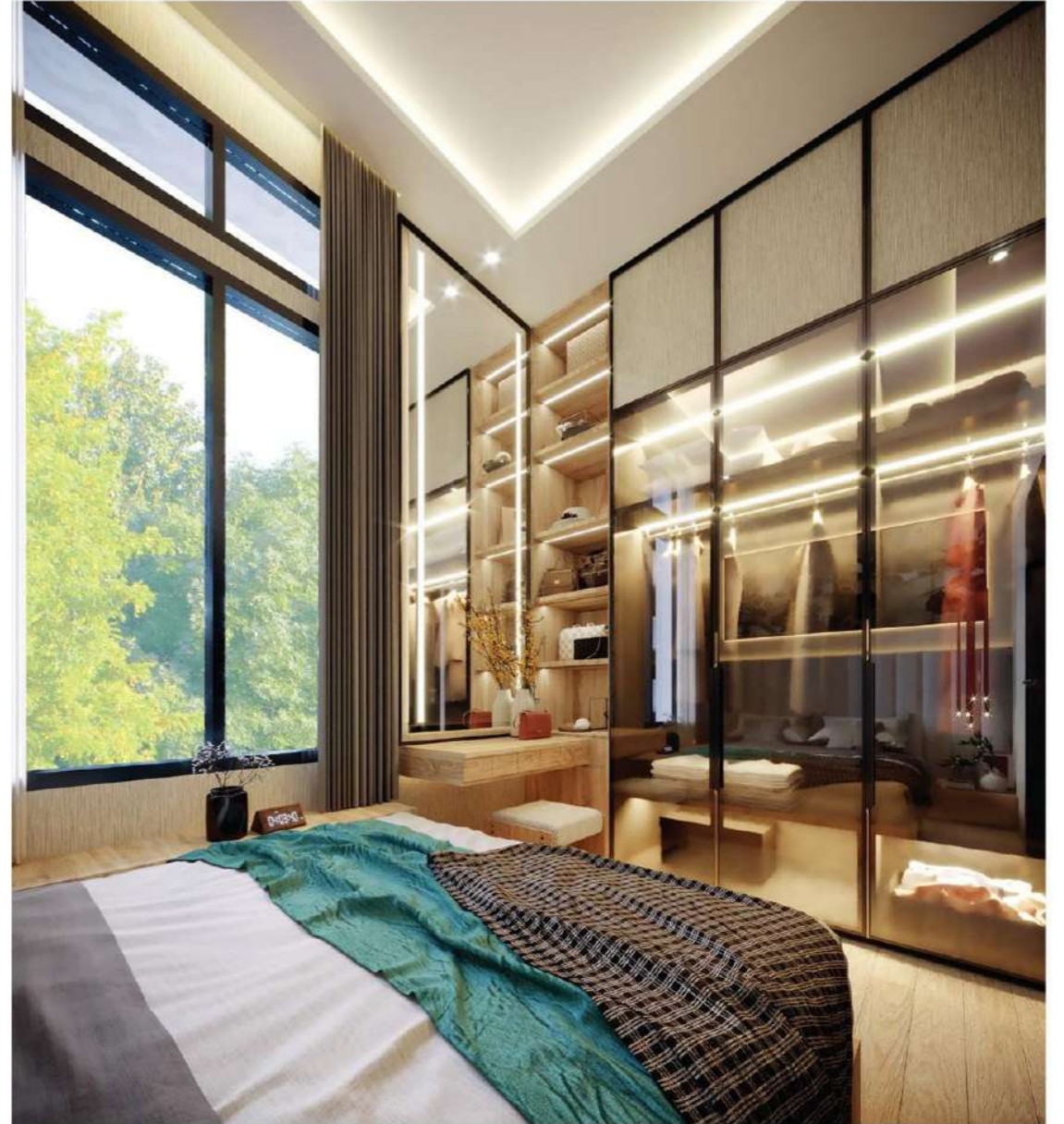


DOUBLE VOLUME CEILING LIVING ROOM





TYPE 4



MASTER BEDROOM

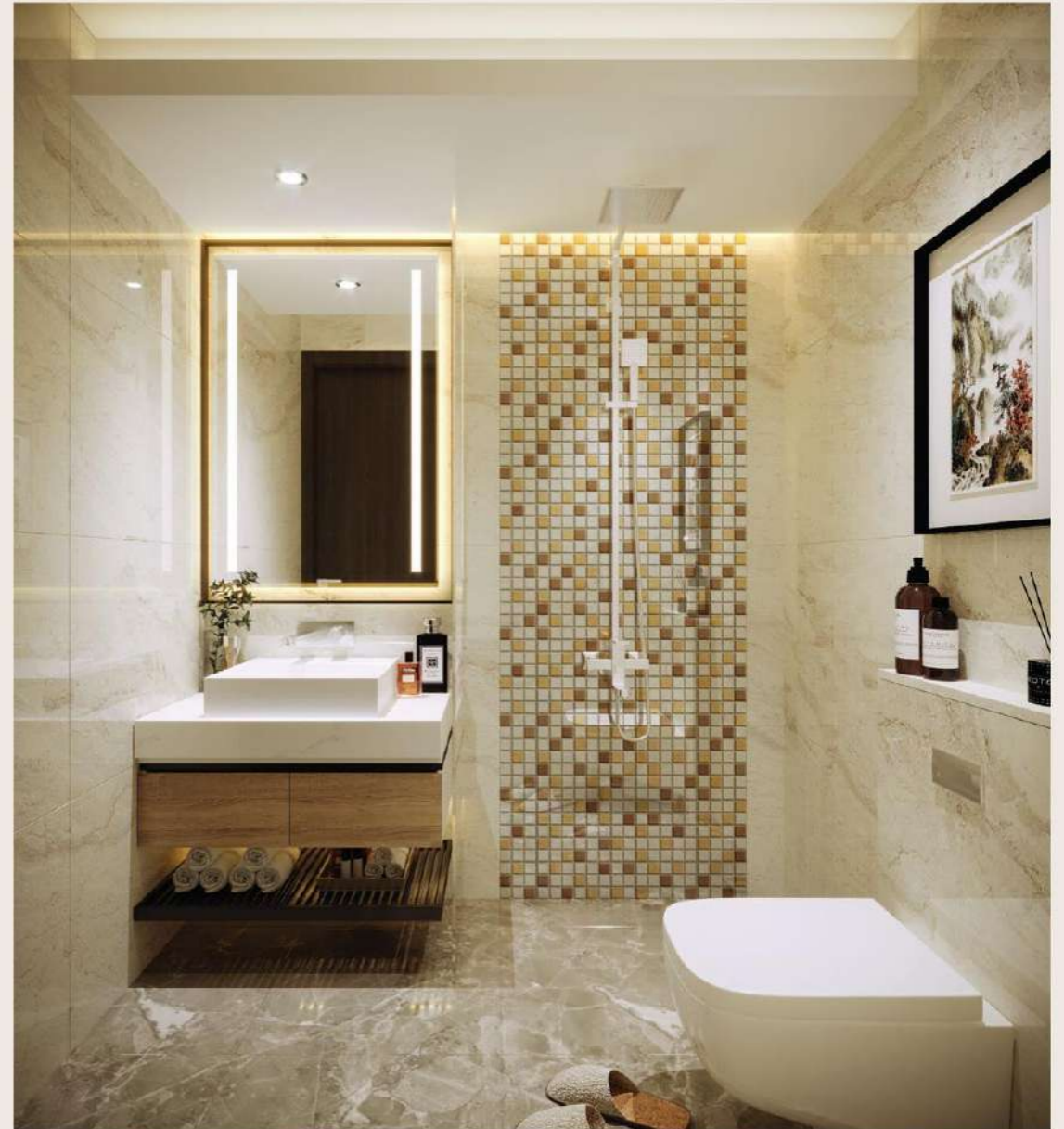




TYPE 4



BEDROOM 1 + ATTIC



MASTER BATHROOM



# TYPE 5

- DOUBLE VOLUME CEILING LIVING ROOM
- 4 BEDROOMS + 1 ATTIC
- 4 BATHROOMS
- CARPORT





# TYPE 5

LAND DIMENSION 5 x 11

Building Size 92 SQM



DOUBLE VOLUME CEILING  
LIVING ROOM



4 BEDROOMS + 1 ATTIC



4 BATHROOMS



Ground Floor

Mezzanine

Second Floor

Attic



# TYPE 5 CORNER

LAND DIMENSION VARR

Building Size 92 SQM



DOUBLE VOLUME CEILING  
LIVING ROOM



4 BEDROOMS + 1 ATTIC



4 BATHROOMS



Ground Floor

Mezzanine

Second Floor

Attic



# TYPE 5 CROSS SECTION

LAND DIMENSION 5 x 11

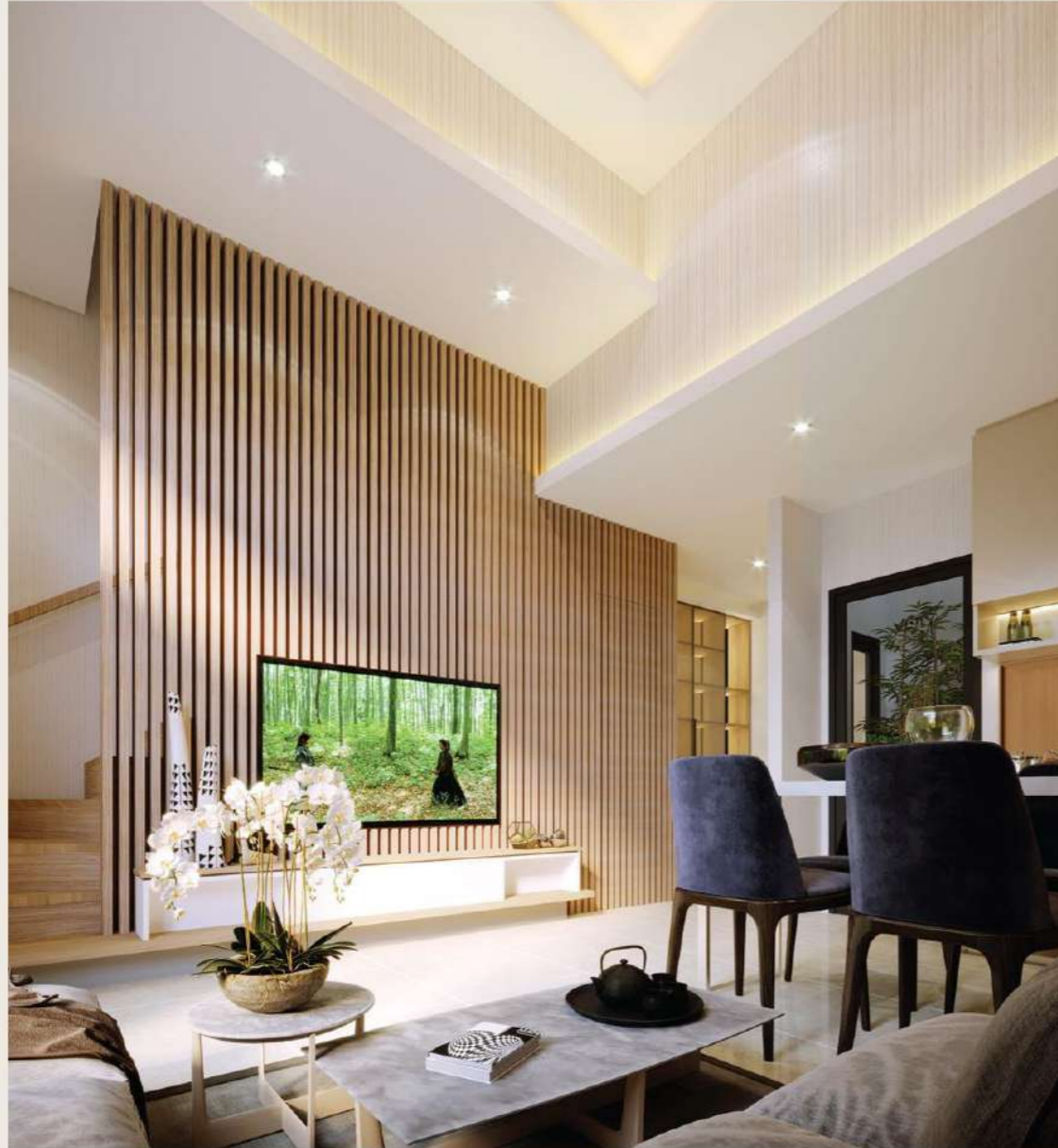
Building Size 92 SQM







TYPE 5



DOUBLE VOLUME CEILING LIVING ROOM





TYPE 5



MASTER BEDROOM



MASTER BATHROOM





TYPE 5



BEDROOM 1 + ATTIC





# MASTERPLAN



TYPE 4



TYPE 5







# PHASE 1

## SILOSO DISTRICT



TYPE 4



TYPE 5





# UNIT SPECIFICATION

## Struktur

Pondasi : Mini Pile & Beton Bertulang  
Dinding : Bata Ringan, Plaster, Aci, Finish Cat

## Finishing

Dinding Exterior : Cat Exterior  
Dinding Interior : Cat Interior

## Lantai

Ruang Utama : Homogeneous Tile 60x60  
Ruang Tidur : Engineered Parquette  
Teras : Keramik 30x30  
Attic : Engineering Parquette

## Atap

Rangka Atap : Baja Ringan  
Penutup : Genteng Beton

## Ceiling

Ground Floor  
& Mezanine : Aci, Skim Coated, Cat  
Second Floor  
& Attic : Gypsum, Cat

## Kusen

Kusen Jendela : Aluminium Finish Powder Coating

## Pintu

Utama : Solid Engineering Door  
Ruangan : Engineering Wood  
Kamar Mandi : PVC

## Air

Air Standard : PDAM

## Daya Listrik

All Type : 2200 VA

## Multimedia

Smart Door Lock & 2 units CCTV

## Dapur

Top Table : Homogeneous Tile  
Table : Meja Beton dengan  
Kitchen Sink

## Sanitair

Merk : Toto atau setara

## Carport

Lantai Carport : Rabat Beton  
Carport Canopy : Steel Frame +  
Alderon Roof atau setara

Disclaimer: All pictures and photos are for illustration purposes only and they are not always the same as what the developer built, although best endeavor and careful thoughts are being used in preparing this brochure. The developer will not take any responsibility for any unintended mistakes or omissions.





SENTOSA  
PARK

MORE INFORMATION:

**0819 9000 1919**

Disclaimer: All pictures & photos just for illustration on preparation, they are not always the same the developer build, although the developer seriously to think & preparing this catalogue, the developer will not take any responsibility if there are some mistakes in the future.