

BOTANIC VILLA

at NAVAPARK



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BOTANIC PARK READY TO BLOOM AGAIN

The 10-hectare Botanic Park is going through improvements that is going to grow its aesthetic appeal and the experience it offers. The landscape now features a wider range of plant collections, combining rare species with seasonal blooms to create a dynamic, evolving setting. Upgraded pathways and well-placed seating areas encourage leisure and relaxation, while improved lighting ensures safety and comfort for evening use. These enhancements establish the Botanic Park as a vibrant, accessible, and inspiring green space for all NavaPark residents to enjoy year-round.

BOTANIC PARK

VAST GREEN CENTRAL

Green Central, the park's main hall, unfolds like a gentle embrace—welcoming visitors across a vast green carpet into a realm where city noise fades into birdsong and the soft rustle of leaves. More than an entrance, it is an invitation to openness, a breath with nature, and the beginning of a journey toward serenity.



BOTANIC PARK

OPEN-AIR SHELTER

A new open-air shelter will soon grace the park, thoughtfully crafted to harmonize with its natural surroundings. Providing shade and comfort without diminishing the landscape's beauty, it offers a welcoming retreat where visitors may pause, gather, or simply rest—remaining always in quiet communion with the outdoors.



ARTIST'S IMPRESSION

BOTANIC PARK

LITTLE EXPLORER

The park is additionally revamping its children's playground, Little Explorer, which is a particularly created environment for young explorers to engage their senses and develop through movement. Surrounded by nature, the playground encourages curiosity, creativity, and active play, allowing children to touch, climb, balance, and discover in a safe and inspiring environment.



ARTIST'S IMPRESSION

BOTANIC PARK

THE MELODY GARDEN

Another exciting improvement to the park is The Melody Garden, a tranquil retreat designed for relaxation and delight. Here, homeowners can unwind amidst vibrant flower beds, where colors shift with the seasons and fragrances linger in the air. Gentle ambient music flows through the garden, creating a soothing harmony between nature and sound.



ARTIST'S IMPRESSION

BOTANIC PARK

SERENADE WATER BRIDGE

The Botanic Park unveils the forthcoming Serenade Water Bridge, a pathway that feels more like a dream than a crossing. By day, it stretches gracefully across the landscape, offering sweeping views of greenery and shimmering waters. As night falls, subtle lights awaken along its span, turning the bridge into a glowing ribbon that dances with the dark.



ARTIST'S IMPRESSION

LET NATURE IN

Experience a seamless connection between your residence and the park. Positioned at the center of NavaPark, homes offer effortless access, elevated privacy, and grand aesthetics—from the secure double gate and modern frontage to private entrances, panoramic garden views, and tranquil surroundings—ensuring a life in perfect harmony with nature and refined living.

BOTANIC VILLA

THE HEART OF NAVAPARK

Perfectly positioned at the core of NavaPark, Botanic Villa is where every journey begins and every connection unfolds. Surrounded by lush landscapes, vibrant neighborhoods, and world-class facilities, this central point embodies balance — close to nature, yet seamlessly linked to life's conveniences.

BOTANIC VILLA
at NAVAPARK

BOTANIC VILLA

SYNCHRONIZED WITH NATURE

Botanic Villa brings the spirit of the Botanic Park into every home. Lush layers of foliage soften the architecture, while tree-lined edges create a graceful embrace between residence and nature. It is a living canvas — where the park's beauty extends to your doorstep, offering a daily rhythm of serenity, shade, and renewal.



ARTIST'S IMPRESSION

BOTANIC VILLA

A WORLD OF PERFECTION

To live at Botanic Villa is to embrace a life immersed in a green atmosphere – where every day begins with the freshness of open skies and the gentle whisper of trees. Surrounded by nature's embrace, the air feels lighter, the views more serene, and each moment flows with a sense of renewal.



ARTIST'S IMPRESSION

BOTANIC VILLA

TIMELESS & SOPHISTICATED

The facades of Botanic Villa rise with quiet confidence — where modern lines meet enduring strength. Formed with premium materials, each residence is designed not only to captivate the eye but to stand gracefully against time, a testament to beauty, built to last.



ARTIST'S IMPRESSION

BOTANIC VILLA

GARDEN OF SOLACE

Life here is embraced by endless greenery — where private gardens extend seamlessly into the vast beauty of the Botanic Park. Each residence is graced with outdoor spaces designed for leisure and retreat, from pools that reflect the sky to terraces that invite quiet moments in nature's embrace.



ARTIST'S IMPRESSION

BOTANIC VILLA

POCKET GARDE N

A small garden nestled between two residences, this green space offers a quiet retreat while providing direct access to the Botanic Park. Simple yet welcoming, it connects the privacy of home with the openness of nature.



BOTANIC VILLA

POISE OF SOLITUDE

Gracefully elevated above the landscape, each plot rests on higher ground, granting sweeping horizons that remain clear and uninterrupted. This natural rise creates a quiet divide from public spaces, weaving distance into intimacy and perspective into privacy.



BOTANIC VILLA

LIVING AMONG THE BEST

Set within one of the most prestigious neighborhoods, life here is surrounded by an atmosphere of elegance and exclusivity. Every element — from the refined residences and thoughtfully designed landscapes to the distinguished community it welcomes — reflects a standard of living reserved for the few.



Botanik Park

ARTIST'S IMPRESSION

INDULGE IN EFFORTLESS COMFORT

Luxury here is not distant but intimately lived — woven into every surface, line, and detail. Expansive interiors invite gatherings with effortless elegance, while tranquil corners offer space for quiet reflection. From the welcoming entrance to the flowing living and dining areas, comfort is elevated into an art form — shaping a home that feels both graceful and profoundly inviting.

BOTANIC VILLA

GF

- 1 CAR PORCH
- 2 GARAGE
- 3 ARRIVAL PAVILION
- 4 INNER COURTYARD

MEZZANINE

- 5 LIVING & DINING AREA

1F

- 6 JUNIOR SUITE II

2F

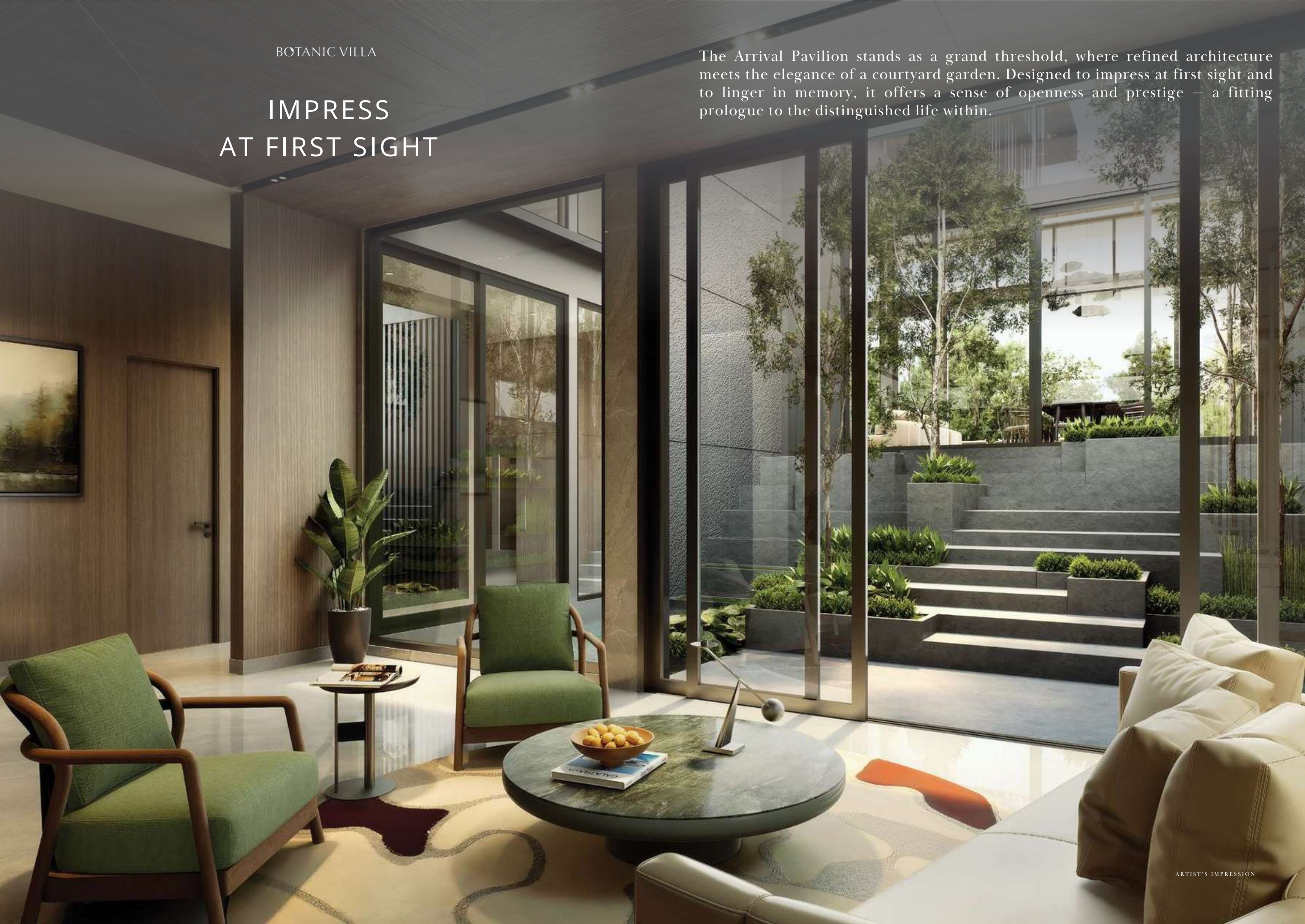
- 7 BEDROOM/
ENTERTAINMENT
ROOM
- 8 FAMILY LOUNGE
- 9 GRAND SUITE
MASTER BEDROOM



BOTANIC VILLA

IMPRESS AT FIRST SIGHT

The Arrival Pavilion stands as a grand threshold, where refined architecture meets the elegance of a courtyard garden. Designed to impress at first sight and to linger in memory, it offers a sense of openness and prestige — a fitting prologue to the distinguished life within.



ARTIST'S IMPRESSION

BOTANIC VILLA

PURE BLISS

From the living area, two worlds converge — the expansive greenery of the Botanic Park on one side, and the serene elegance of the courtyard garden on the other. This harmonious duality cultivates a rare sense of connection and calm, where each moment is framed by the enduring beauty of the landscape.



BOTANIC VILLA

BATHED IN SUNLIGHT, CARESSED BY THE WIND

Designed for dining and gatherings, the dining hall features soaring ceilings and expansive floor-to-ceiling windows that flood the space with natural light. Surrounded by verdant views, it creates a seamless connection to nature — a setting where every meal and every gathering feels both grand and gracious.



ARTIST'S IMPRESSION

BOTANIC VILLA

FINEST ARTISANAL MATERIALS

The island kitchen stands as the elegant heart of the home, where premium materials and modern design converge in seamless harmony. Anchored by a graceful island, it inspires culinary creation, convivial conversation, and joyful celebration — transforming everyday cooking into cherished moments of connection and delight.



A BLANKET OF LUXURIOUS LIVING

Bedrooms and bathrooms unfold as serene sanctuaries, wrapping you in the quiet embrace of comfort, like a soft blanket draped over the senses. Every detail — from the gentle textures to the delicate play of light and shadow — transforms rest into a ritual of refined indulgence. Here, private spaces breathe with elegance, inviting moments of calm, reflection, and effortless tranquility.

BOTANIC VILLA

GRAND SUITE, GRAND IN SCALE

The Grand Suite stands as a masterful sanctuary of space and light, where grandeur meets serenity. Expansive living areas and sunlit corners celebrate openness, while every refined detail invites effortless indulgence.



BOTANIC VILLA

REFLECTION OF STYLE

The sanctuary of elegance is a hidden universe dedicated to beauty that reimagines the walk-in closet as a sophisticated hideaway. Every detail exudes charm, mirrors reflect peaceful confidence, and clothing rests like carefully chosen jewels within its roomy embrace.



BOTANIC VILLA

SANCTUARY OF ELEGANCE

The master bathroom is a serene sanctuary, featuring a freestanding bathtub, double vanities, and a walk-in shower. Premium materials and elegant finishes transform daily rituals into moments of indulgence and tranquility.



BOTANIC VILLA

THE INCOMPARABLE PICTURESQUE VIEW

An intimate extension of the Grand Suite, the private terrace overlooks the lush Botanic Park, opening to a horizon that seems to stretch without end. Bathed in golden daylight or softened by twilight's glow, it becomes a serene sanctuary— where gentle breezes and the whispers of greenery invite stillness, reflection, and quiet escape.



ARTIST'S IMPRESSION

BOTANIC VILLA

CREATE YOUR MOMENT OF JOY

The Entertainment Room is a vibrant sanctuary where laughter and stories come alive. Whether hosting movie nights or karaoke gatherings, its spacious, inviting design transforms every moment into shared joy, a place where connection, fun, and lighthearted indulgence flow effortlessly.



BOTANIC VILLA

CREATE YOUR OWN SPACE

The Family Lounge is a luminous haven of warmth and calm. Thoughtfully designed, it offers a space for quiet conversation, shared leisure, or serene relaxation. Here, comfort and elegance intertwine, creating a private retreat where family moments unfold effortlessly amid refined surroundings.



UNCOMPROMISING BEAUTY

These highlights are your compass to life at NavaPark — a thoughtful companion that illuminates the rhythm, design, and spirit of the community. Crafted with clarity and care, they turn practical information into an experience of effortless living, guiding residents to navigate their home with confidence while savoring the elegance and harmony woven into every corner.

TYPE

LAND PARCEL
19 X 38 M

LAND AREA
726 - 1024 SQM

BUILDING AREA
744 SQM



GF



MEZZANINE



1F



2F

MASTER PLAN

RESIDENCES
BOTANIC VILLA

- R1
 - R2
 - R3
 - R4
 - R5
 - R6
 - R7
- LAYTON
LAUREL
LYNDON
MARIGOLD
LAKEWOOD
LANCEWOOD

COMMERCIAL

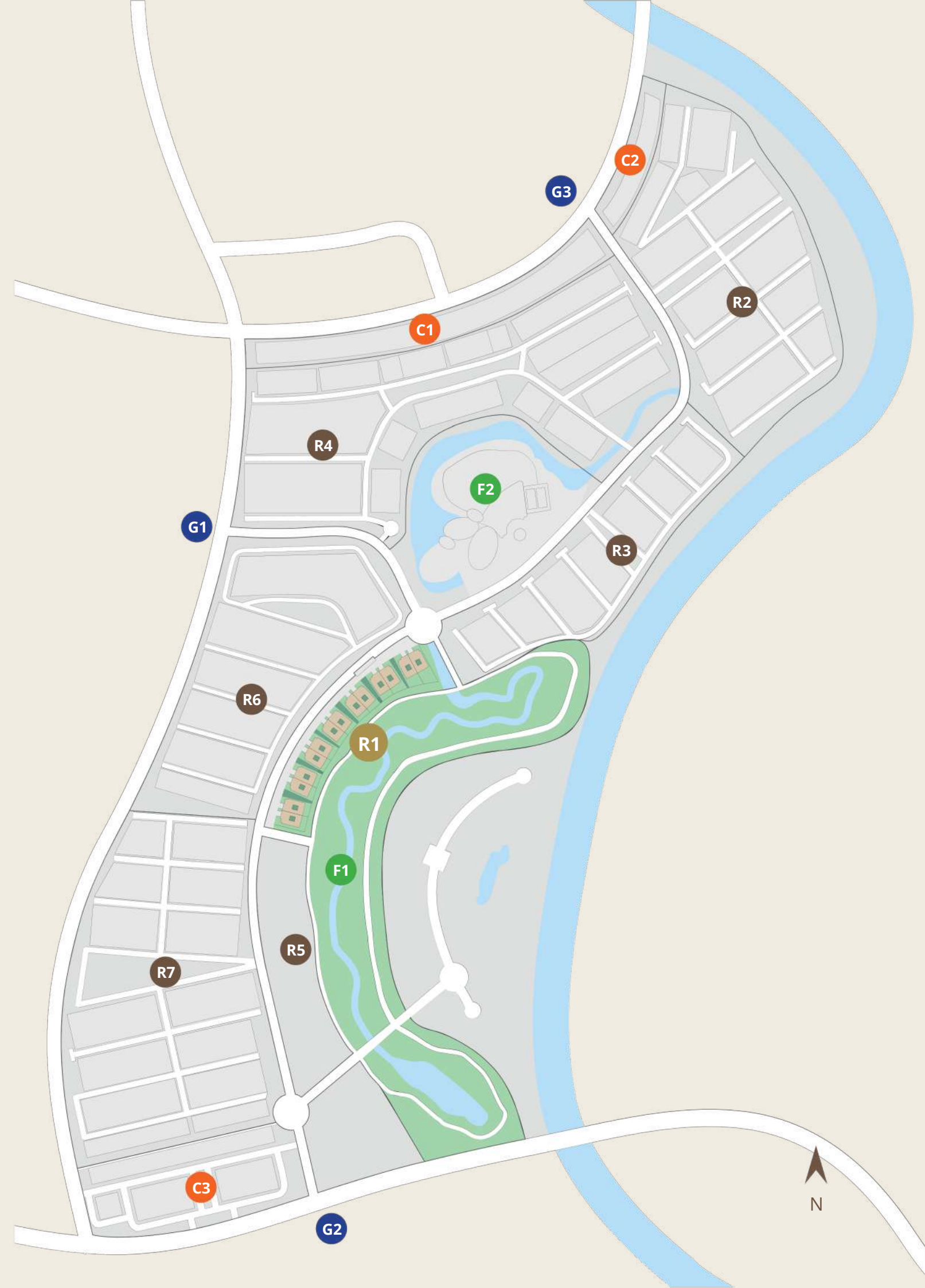
- C1
 - C2
 - C3
- NORTH POINT
NORTH POINT TWO
NAVAPARK
BUSINESS SUITES

FACILITIES

- F1
 - F2
- BOTANIC PARK
COUNTRY CLUB

GATE ACCESS

- G1
 - G2
 - G3
- WEST GATE
SOUTH GATE
NORTH GATE



SITEPLAN



RESIDENCES BOTANIC VILLA

R1

ACCESS MAIN ENTRANCE

- A1 GATE
- A2 BOTANIC PARK ACCESS 1
- A3 BOTANIC PARK ACCESS 2

ELECTRICITY

- PLN SUBSTATION
- LIGHTNING ROD

MEANDERING

- 1 OPEN-AIR SHELTER
- 2 BIRD SANCTUARY
- 3 VIEWING DECK

CENTRAL

- 4 GREEN CENTRAL
- 5 DOG PARK
- 6 OUTDOOR GYM
- 7 MELODY GARDEN
- 8 RABBIT GARDEN
- 9 MINI GOLF
- 10 CHANSON BRIDGE
- 11 LITTLE CATERPILLAR
- 12 LITTLE EXPLORER

SERENITY

- 13 SERENITY PLAZA
- 14 SERENITY PAVILION
- 15 SERENITY BRIDGE



FACILITIES

PREMIER LIFESTYLE DESTINATION

As our main feature, the Botanic Park is a living sanctuary where fresh air and serene landscapes surround daily life. Complementing this haven, the NavaPark Country Club spans 2.5 hectares with pools, gyms, sports courts, and the gourmet May Star Restaurant—a retreat where wellness and leisure beautifully come together.

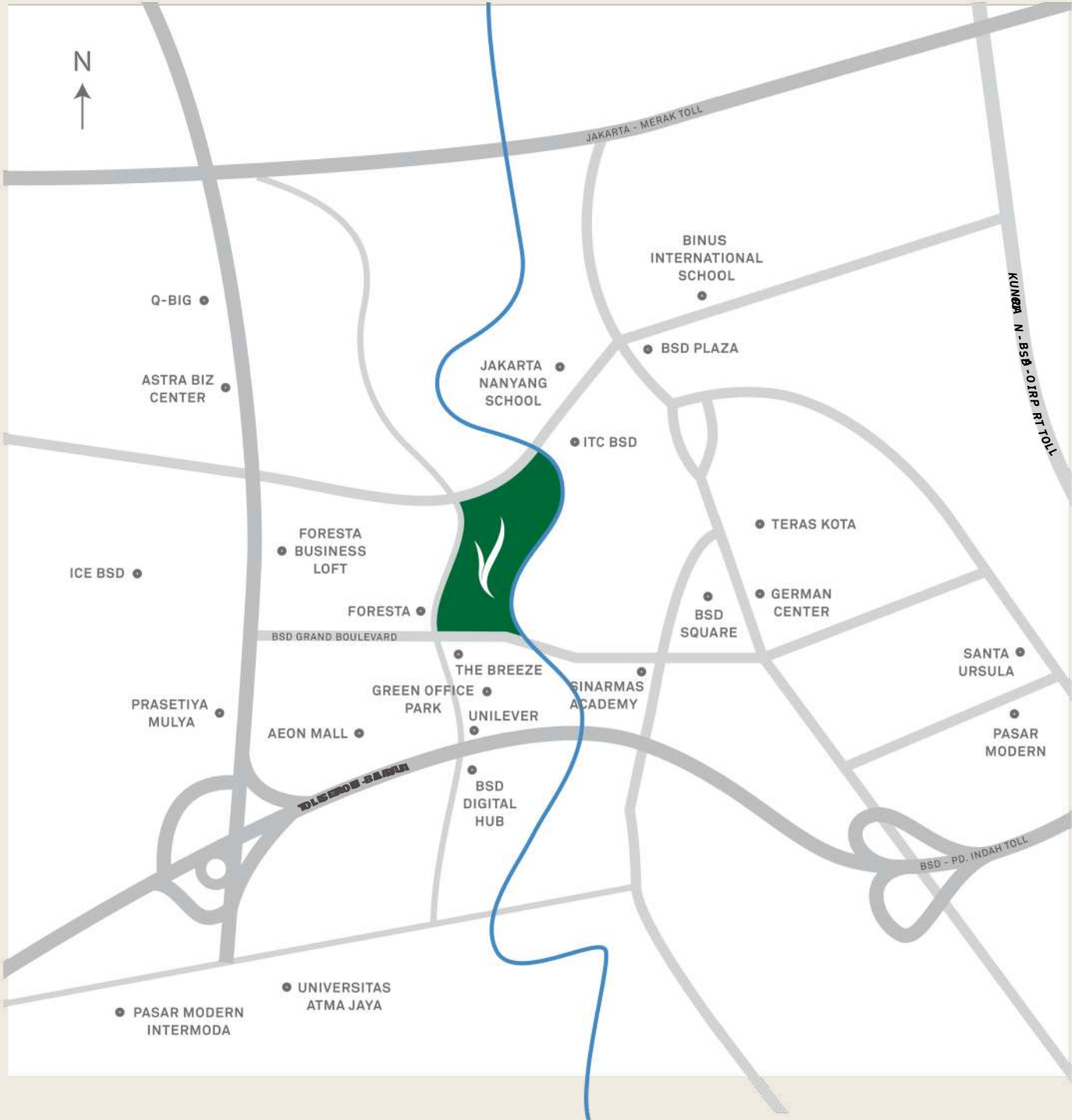


AWARDS

TEAM AND CONSULTANT

			PARK + ASSOCIATES <i>Architectural Consultant</i> Park + Associates is a craft-driven architectural studio with a diverse portfolio spanning residential, hospitality, commercial, and master planning projects. Renowned for its expertise in residential design, the firm creates site-responsive, detail- oriented spaces that reflect artistry and purpose, enriching everyday living through thoughtful architecture.
2022	Platinum Greenship Certificate – Green Building Council Indonesia		
2023	Best Luxury Housing / Landed Development in Asia –PropertyGuru Asia Property Awards 2023, Bangkok, Thailand		2nd EDITION <i>Interior Consultant</i> 2nd Edition is a Singapore-based boutique interior design firm, founded in 2005. Known for crafting unique, elegant spaces that perfectly balance clients’ values, aesthetics, and functionality, the studio emphasizes close collaboration and refined craftsmanship in projects ranging from residential units to commercial show suites.
2024	- World Silver Winner, Sustainable Development – FIABCI World Prix d’Excellence Awards 2024, Singapore - Best Residential Development (20+ Units) in Indonesia – Asia Pacific Property Awards 2024, Bangkok, Thailand - Best Residential Project – MIPIM Asia Awards 2024, Hong Kong - Best Luxury Residential Green Development – PropertyGuru Asia Property Awards 2024, Bangkok, Thailand		ECOPLAN ASIA <i>Landscape Consultant</i> Ecoplan Asia Pte. Ltd., founded in 2010, is a Singapore- based landscape architecture firm specializing in sustainable and innovative outdoor environments. Their work has earned recognition at the EdgeProp Excellence Awards 2019, with projects like The Clement Canopy, Stirling Residences, and Affinity at Serangoon winning the Landscape Excellence Award.
2025	Sustainable Residential Development Indonesia – Asia Pacific Property Awards 2025, Bangkok, Thailand		

LOCATION



SPECIFICATIONS

Foundation

- Concrete Pile

Main Structure

- Reinforced Concrete

Floor Finishes

- Terrace & Balcony: Homogeneous Tiles
- General Floor, Living & Dining, Common Corridor, Main Staircase, Master Bathroom, Junior Master Bathroom, Powder Room, Common Bathroom : Imported marble
- Bedrooms: SPC in timber looks flooring
- Garage, Wet Kitchen & Service Area: Homogeneous tiles
- Maid's Bathroom: Homogeneous tiles

Interior Wall Finishes

- General Wall: Plaster & paint
- Master Bathroom: Imported marble in slab size
- Junior master Bathroom, Common Bathroom, Powder Room : Imported marble in slab size for feature wall and Homogeneous Tiles 1200x 2400mm for general wall.
- Maid's & Driver's Bathroom: Homogeneous Tiles
- Wet Kitchen: Compressed quartz backsplash
- Dry Kitchen: Imported granite backsplash

Exterior Wall Finishes

- Plaster & Paint (smooth & textured)
- Homogeneous Tiles 1200 x 2400mm at façade
- Aluminium Screen

Ceiling

- Common Area : Gypsum board in paint finish
- Bathroom : Moisture Resistant gypsum board in paint finish with maintenance manhole
- Car Porch : Moisture Resistant gypsum board in paint finish

Roof

- Hip Roof: Asphalt shingles roof with lightweight steel structure & insulation
- Car Porch Canopy: metal roof with insulation covered with artificial grass

Door

- Main Entrance Door: solid engineered wood with digital door lock
- Interior Door: solid engineered wood – Sliding Door: aluminium frame system with glass – Garage Door: motorized metal frame sliding door – Maid's & Driver's Bathroom Door: UPVC

Window

- Aluminium Frame with glass

Railing

- Tempered Laminated Glass at balconies

Fittings, Faucet, Shower, Set & Accessories

- Bathrooms & Powder Room: Kohler / equivalent
- Maid's & Driver's Bathroom : Toto / equivalent

Sanitary Wares

- Master Bathroom & Junior Master Bathroom: free standing bathtub ex. Toto / equivalent
- Water closet & hand wash basin in Bathrooms & Powder room: Kohler / equivalent
- Water closet & hand wash basin in Maid's & Driver's bathroom: Toto / equivalent

Kitchen Provisions

- Dry Kitchen: storage cabinet system & island counter with imported granite counter top
- Wet Kitchen: storage cabinet system with compressed quartz counter top
- Induction stove & tabletop downdraft exhaust at dry kitchen : Gaggenau / equivalent
- Gas stove & integrated cooker hood at wet kitchen : Bosch / equivalent
- Built in Oven: Bosch / equivalent
- Built in Dishwasher : Bosch / equivalent
- Quartz Composite Kitchen sink: Grohe / equivalent
- Kitchen faucet with hot & cold water: Grohe / equivalent

Other Provisions

- Bathrooms: vanity cabinet with mirror for all bathrooms, except for Maid's & Driver's Bathroom

Smart Home System

- Smart home accessories featuring lighting control include:
 - Motion sensor for garage
 - Timer control for landscape, façade and terrace
 - Smart light switch for pavilion, living dining

Lift

- Passenger Lift for 630 kg capacity (8 people) with vision glass

Electricity

- 33,000 VA

MEP Provisions

- Air Conditioner: split duct AC for;
 - Arrival Pavilion : 3PK
 - Living & Dining 8PK
 - Master Bedroom : 3 PK
- Sleeves on wall for AC pipes routing for other rooms with indication of indoor & outdoor unit
- Solar panels on the grid provided
- Recessed light fitting & LED lamps in all rooms
- Data outlet at arrival pavilion, living dining, family room & all bedrooms
- USB power outlet for Junior master and Master bedroom – Individual electric water heater to all bathrooms except maid bathroom (no water heater).
- Ground tank & roof tank provided with booster pump
- Smart air Ventilation with pm 2,5 filtration for better air quality
- Gas and smoke detector at wet kitchen, connect to wall pad

Car Parking

- 3 parking lots at outdoor car porch
- 2 parking lots at the garage

Security

- 10 points IP-CCTV
- Panic button by mobile phone / wall pad for activating alarm connected to guardhouse
- Video intercom

* For show unit purposes only. Terms and Conditions apply.

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PRIMARY PROPERTY

PRIMARY PROJECT ■ RESIDENTIAL ■ COMMERCIAL



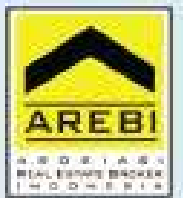
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