

# ISLAND VILLA

at NAVAPARK



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ISLAND VILLA

THE BEST  
FOR THE LAST

The last is extraordinary—set apart by nature. From above, Island Villa reveals a singular vision: lines drawn with precision, edges softened into complete seclusion, elevated beyond its surroundings. An island defined by design, shaped with clarity and fluidity, where presence is rare and belonging exists on its own terms.

ISLAND VILLA

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ISLAND VILLA

SOME SAY IT'S  
A PRIVATE PARK WITH  
A HOME INSIDE

Its essence lies in its harmony with nature. The home rests within layers of greenery that enrich every view and bring vitality to the air. Pathways unfold as gentle invitations, while trees form natural boundaries, blending architecture with landscape. Over time, distinctions fade, leaving a feeling of being fully embraced.



ISLAND VILLA

# BRIDGING TO THE PERFECTION OF LUXURY

True luxury is defined by what endures. Crafted with lasting quality and guided by timeless sensibility, this home becomes more than a residence—it becomes a legacy. A place where present comfort carries forward with ease, designed to be cherished and passed through generations.



ISLAND VILLA

# THE HIGHEST REWARD FOR YOUR ACHIEVEMENT

This is a destination shaped by years of pursuit and unwavering standards. It reveals itself through a profound sense of belonging, where every detail reflects the life you have built. Here, success finds its most refined expression, forming a sanctuary that mirrors your journey.





ISLAND VILLA

# INDULGENCE THAT LINGERS IN EVERY SENSE

It reveals itself through nature—the breeze drifting gently, greenery carrying a soft fragrance, and each layer of landscape engaging the senses. Set within a park inside a greater park, the environment creates an experience that lingers.



ISLAND VILLA

# IMMERSIVE IN NATURE

Step outside and the landscape opens in layered clarity. A private path traces the edge of the home, inviting morning runs and evening walks, while a second trail extends through the neighborhood. Together, they form a continuous journey—fluid, expansive, and designed to enhance comfort and privacy at every step.



ISLAND VILLA

JUST AS A RIVER FLOWS,  
FORTUNE NEVER ENDS

Like a river in motion, fortune feels continuous and assured. The view reflects that same rhythm—expansive and grounded. The landscape stretches far beyond the home, where open skies meet gentle greenery. The horizon reveals a lasting sense of space and infinite possibility.



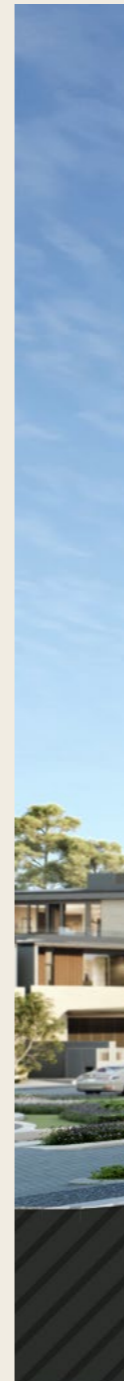
ISLAND VILLA

# SERENITY NEVER FELT THIS REAL

Surrounded by nature, pathways invite moments of pause, where each step follows an effortless rhythm. Residents stroll, unwind, and connect with the outdoors. As day turns to night, the neighborhood remains secure and well-considered, supported by a thoughtfully designed double gate system. Here, tranquility becomes a lasting presence, extending seamlessly into the evening.



THE  
PREMIUM



TYPE PREMIUM

LAND PARCEL  
20 X 50 M

LAND AREA  
1,000 - 1,788 SQM

BUILDING AREA  
929 SQM

GF

1F

- 1 CAR PORCH
- 2 GARAGE
- 3 ARRIVAL PAVILION
- 4 INNER COURTYARD
- 5 LIVING & DINING AREA

- 6 JUNIOR BEDROOM
- 7 FAMILY LOUNGE
- 2F
- 8 ROOF TERRACE
- 9 GRAND SUITE MASTER BEDROOM



GF



1F



2F



ISLAND VILLA

# REDEFINING GOLDEN STANDARD

Clean architectural lines, balanced proportions, and generous openings shape a façade that feels modern and enduring. More than a front elevation, it becomes a prelude—revealing what lies within, where presence is expressed through every line and intention is distilled into form.



ISLAND VILLA

NATURE AND PRIVACY  
FEEL LIKE ONE

A seamless sense of seclusion defines the home, where openness and intimacy exist in perfect balance. Generous openings soften the boundary between interior and landscape, allowing garden views to become part of daily living. The backyard extends effortlessly—a private setting where mornings begin with clarity and evenings unfold with ease, as life flows in harmony with nature.



ISLAND VILLA

EVERY ARRIVAL  
BECOMES SPECIAL

Upon entering, the space rises with composed grace. A sculptural staircase anchors the foyer, guiding the gaze upward through a refined interplay of form and light. More than an entrance, it becomes a defining threshold where movement feels purposeful and the architecture reveals its character.



ISLAND VILLA

# DAYS THAT WHISPER HARMONY

The living room is shaped by height, openness, and spatial flow. A soaring ceiling establishes a sense of grandeur, while expansive openings draw the outdoors inward. On one side, the pool and garden form a living canvas; on the other, a private courtyard introduces greenery into the heart of the home. Air moves freely, and each moment feels naturally aligned.



ISLAND VILLA

ELEGANCE FRAMES  
EVERY DREAM

Conceived as a private sanctuary, the master bedroom gathers the day into a refined retreat. Soft tones move across the room with measured grace, as proportions remain balanced and every line holds precision. Time follows a gentler rhythm, and comfort deepens into a lasting sense of rest.



ISLAND VILLA

# LEGACY FINDS ITS BEGINNING

A sense of beginning is gently held within, where each moment becomes part of something lasting. The junior bedroom evolves with its young occupant, shaped by soft light and a quiet openness. Thoughtfully composed for rest, study, and play, it becomes a world of its own, where imagination moves freely and each day unfolds with comfort, growth, and possibility.



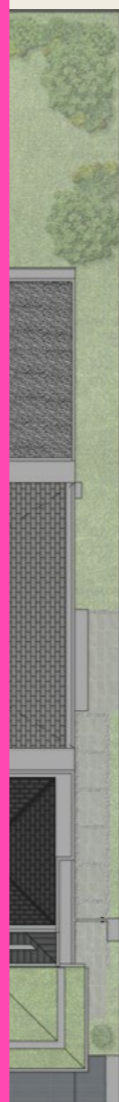
ISLAND VILLA

# A SPACE TO BREATHE

A release emerges within, where space is shaped for pause and clarity. Set apart from the more active areas of the home, the room invites reflection through openness and balanced proportions. Suited for meditation, stretching, or simply being, it becomes a natural expression of everyday wellness.



THE  
SIGNATURE



TYPE SIGNATURE

LAND PARCEL  
30 X 50 M

LAND AREA  
1,500 - 2,214 SQM

BUILDING AREA  
1,324 SQM

GF

1F

- 1 ARRIVAL PAVILION
- 2 INNER COURTYARD
- 3 LIVING & DINING AREA

- 4 JUNIOR BEDROOM
- 2F
- 5 JUNIOR BEDROOM II
- 6 GRAND SUITE MASTER BEDROOM



GF



1F



2F



ISLAND VILLA

# A STATEMENT OF PRESTIGE

A presence of distinction is felt from the very first glance, where scale and refinement come together with assured confidence. The façade is shaped with precision, each proportion, opening, and material carefully considered to elevate its architectural expression. Designed to be experienced as much as seen, it leaves a lasting impression.



ISLAND VILLA

LIFE REACHES  
ITS PEAK

Living finds its fullest expression in the backyard, where moments rise with natural fluidity. Centered around a private swimming pool and garden pavilion, the space becomes a secluded retreat within the home. A gazebo offers a place to gather, dine, or unwind by the water, while greenery and open sky frame each moment with quiet refinement.



ISLAND VILLA

A GRAND WELCOME  
EVERY DAY

A welcoming presence is felt upon arrival, where each return carries intention and grace. The door opens into a moment, revealing generous height and balanced proportions. The foyer invites a gentle pause, creating a transition where the outside world recedes and a deeper sense of comfort begins.



ISLAND VILLA

# LIVING FRAMED BY NATURE'S MASTERPIECE

A living experience shaped by nature takes form within. Ceilings rise, walls recede, and space flows from one end of the room to the other, creating openness defined by volume and continuity. The architecture remains generous yet controlled, allowing conversations and gatherings to feel naturally at home.



ISLAND VILLA

# COMFORT BECOMES SECOND NATURE

Comfort feels instinctive and deeply familiar. More than a bedroom, this private suite is shaped for repose and seclusion, where generous proportions and refined materials create an inviting atmosphere. The rhythm of the day transitions smoothly, and rest becomes an experience entirely its own.



ISLAND VILLA

TOUCH OF ELEGANCE  
IN EVERY DETAIL

Refinement reveals itself in the smallest gestures, where every element is shaped with precision. Beyond the bedroom, the walk-in closet becomes a space of curation, where each shelf, each line, and each detail is thoughtfully arranged. Routine transforms into ritual within an intimate setting.



ISLAND VILLA

LUXURY LIVING THAT  
TRULY FEELS LIKE HOME

Intimacy shapes the experience, where refinement softens into warmth and familiarity. More intimate in scale yet equally considered, the family room becomes a setting for closeness, where the atmosphere feels lived-in and at ease. Shared films, gentle conversations, and unhurried evenings settle naturally into place, where comfort is not only seen, but deeply felt.



ISLAND VILLA

# LIFESTYLE WITHIN THE ENTERTAINMENT ROOM

Life gathers around experience, where moments are shaped by depth, atmosphere, and presence. Designed for immersion, the entertainment room enhances the feeling of home—sound deepens, textures surround, and the environment draws you in. Celebration and retreat exist in seamless balance, where each moment feels immediate and engaging.



ISLAND VILLA

EVERY SIP BRINGS YOU  
BACK TO CALM

A pause settles into measured moments. At the far end of the home, the tea room offers a serene setting where movement softens and conversation flows naturally. It becomes a space devoted to daily ritual—intimate and intentional. Here, architecture fades into the background, allowing a sense of tranquility to close the day with grace.





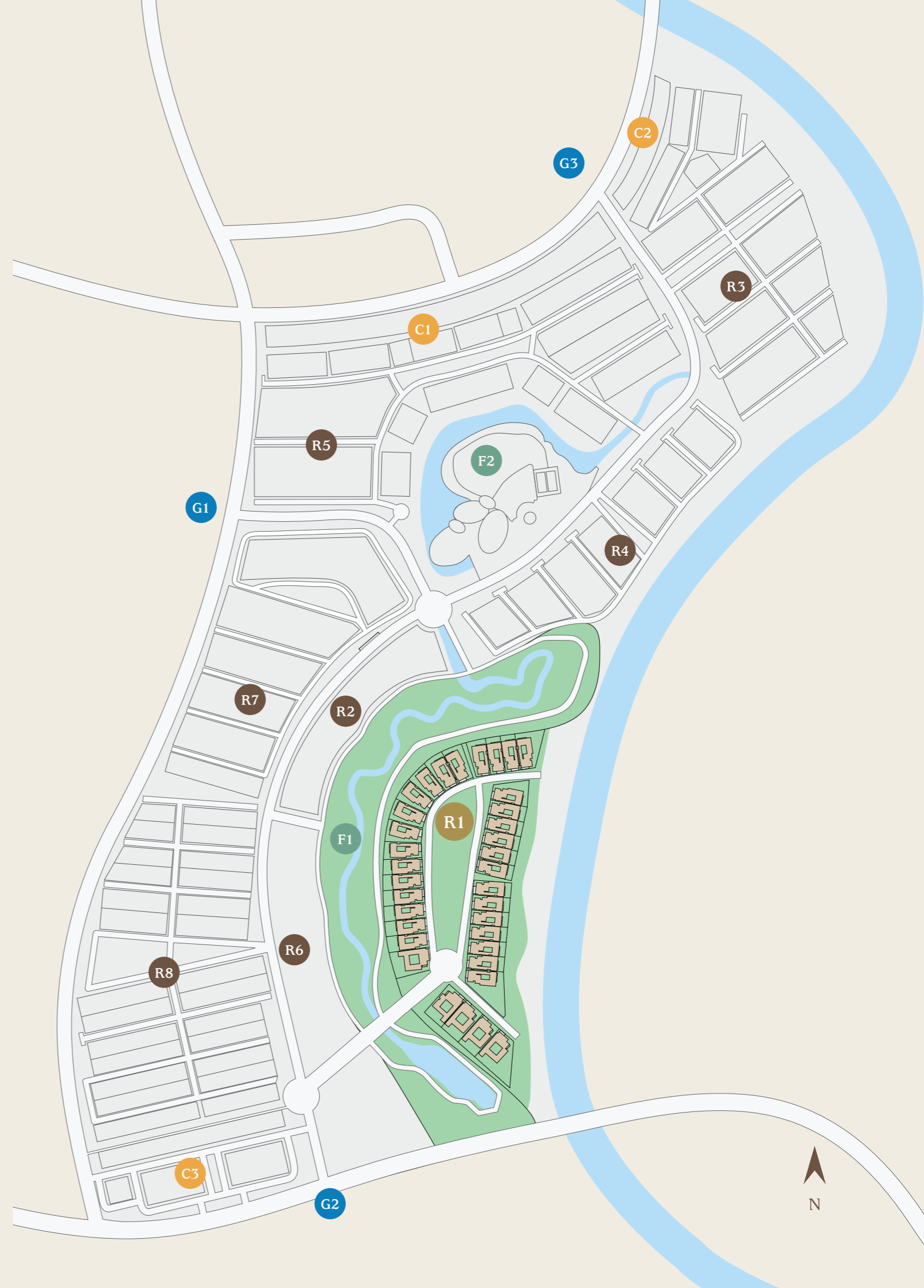
MASTER PLAN

- RESIDENCES**
- R1 ISLAND VILLA
  - R2 BOTANIC VILLA
  - R3 LAYTON
  - R4 LAUREL
  - R5 LYNDON
  - R6 MARIGOLD
  - R7 LAKEWOOD
  - R8 LANCEWOOD

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

- FACILITIES**
- F1 BOTANIC PARK
  - F2 COUNTRY CLUB

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





**ACCESS**

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

**ELECTRICITY**

- PLN SUBSTATION
- ⚡ LIGHTNING ROD

**FACILITIES**

- A ISLAND PARK
- B BOTANIC PARK
- C GREEN LOOP

**MEANDERING**

- B1 OPEN-AIR SHELTER
- B2 BIRD SANCTUARY
- B3 VIEWING DECK

**CENTRAL**

- B4 DOG PARK
- B5 OUTDOOR GYM
- B6 MELODY GARDEN
- B7 RABBIT GARDEN
- B8 MINI GOLF
- B9 CHANSON BRIDGE
- B10 GREEN CENTRAL
- B11 LITTLE CATERPILLAR
- B12 LITTLE EXPLORER

**SERENITY**

- B13 SERENITY PLAZA
- B14 SERENITY BRIDGE
- B15 SERENITY PAVILION

FACILITIES

## LIVE TO THE FULLEST

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.



2022

- Platinum GreenShip Certificate – Green Building Council Indonesia

2023

- Best Luxury Housing / Landed Development in Asia – PropertyGuru Asia Property Awards 2023, Bangkok, Thailand

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

2025

- Sustainable Residential Development Indonesia – Asia Pacific Property Awards 2025, Bangkok, Thailand
- Best Residential Project – MIPIM Asia Awards 2025, Hongkong
- Luxury Housing Development – PropertyGuru Asia Property Awards 2025, Bangkok, Thailand

PARK  
ASSOCIATES

PARK + ASSOCIATES

*Architectural Consultant*

A craft-driven architectural studio renowned for its refined approach to residential design, with a portfolio spanning hospitality, commercial, and master planning projects. Known for site-responsive, detail-oriented architecture, the practice balances artistry with purpose to elevate everyday living. Notable works include QR3D, an award-winning 3D-printed home, as well as House in Contours, House 28, and Parc Komo, each demonstrating thoughtful integration of context, form, and lifestyle. With multiple international accolades, the studio continues to shape contemporary architecture through innovation, craftsmanship, and sensitivity to place.

2E

2nd EDITION

*Interior Consultant*

2nd Edition is a Singapore-based boutique interior design firm, founded in 2005, known for creating elegant, highly curated spaces that balance aesthetics, functionality, and client values. The studio has received prestigious accolades, including Design Excellence Awards (2012), SIA 2014 Award, multiple SIDS Awards, Titan 2021, and Singapore Good Design Awards (2022), while its Design Director, Hilary Loh, was named among Singapore's 30 Most Influential Interior Designers (2025)—cementing 2nd Edition as a leading voice in refined, design-led interiors.

TECTONIX

TECTONIX

*Landscape Consultant*

Founded in 2009, Landscape Tectonix Limited is a Bangkok-based award-winning landscape studio with six offices and 70+ professionals, operating across the Asia-Pacific. The firm has received multiple accolades, including Asia Pacific Property Awards, TALA Awards, Travel + Leisure Southeast Asia's Best Awards, and CRED Awards 2025, for projects such as Four Seasons Hotel Bangkok, Vala Hua Hin, and Chapter Riverside Bangkok, cementing its reputation for innovative, design-led landscapes that connect nature and people.

## LOCATION



## SPECIFICATIONS

### Foundation

- Concrete Pile

### Main Structure

- Reinforced Concrete

### Floor Finishes

- Terrace & Balcony: Homogeneous Tiles
- General Floor, Living & Dining, Main Staircase, Bathrooms & Powder Rooms: Imported Marble
- Bedrooms: SPC in timber looks flooring
- Garage / Car Porch, Wet Kitchen & Service Area: Homogeneous Tiles
- Maid's & Driver's Bathroom: Homogeneous Tiles

### Interior Wall Finishes

- General Wall: Plaster & Paint
- Master Bathroom: Imported Marble in slab size
- Junior Master Bathroom, Common Bathrooms, Powder Rooms: Imported Marble in slab size for feature wall and Homogeneous Tiles in slab size for general wall.
- Maid's & Driver's Bathroom: Homogeneous Tiles
- Wet Kitchen: Compressed Quartz backsplash
- Dry Kitchen: Imported Marble backsplash

### Exterior Wall Finishes

- Plaster & Paint (smooth & textured)
- Artificial Timber Cladding & Homogeneous Tiles in slab size for façade
- Aluminium Screen

### Ceiling

- Common Area: Gypsum Board in paint finish
- Bathrooms: Moisture Resistant Gypsum Board in paint finish
- 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 Low-E glass
- Garage Door: Motorized Metal Frame Sliding Door
- Maid's & Driver's Bathroom Door: UPVC

### Window

- Aluminium Frame with Low-E glass

### Fittings

- Bathroom Faucet: Kohler / equivalent
- Bath / Shower Set: Kohler / equivalent, Shower set with digital control for Signature Type master bathroom and manual control for Premium Type master bathroom
- Accessories: Kohler / equivalent

### Lift

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

### Electricity

- 33,000 VA

### Sanitary Wares

- Master Bathroom: Free Standing Floating Bathtub ex. Toto / equivalent for Signature Type and Free-Standing Bathtub ex. Kohler / equivalent for Premium Type
- Junior Master Bathroom: Free Standing Bathtub ex. Kohler / equivalent
- Intelligent Water Closet for all bathrooms (except for maid's & driver's bathroom): Kohler / equivalent
- Hand Wash Basin in Bathrooms & Powder Rooms: Kohler / equivalent
- Water Closet & Hand Wash Basin in Maid's & Driver's Bathroom: Kohler / equivalent
- Urinal for Master Bathroom Signature Type only: Kohler / equivalent

### Kitchen Provisions

- Dry Kitchen: Storage Cabinet System & Island Counter with Imported Marble counter-top
- Wet Kitchen: Storage Cabinet System with Compressed Quartz counter-top
- Induction Stove & Cooker Hood at Dry Kitchen: Gaggenau / equivalent
- Gas Stove & Cooker Hood at Wet Kitchen: SMEG / equivalent
- Built-in Microwave Oven at Dry Kitchen: Bosch / equivalent
- Built-in Combi Steam Oven at Wet Kitchen: Bosch / equivalent
- Built-in Dishwasher at Wet Kitchen: Bosch / equivalent
- Quartz Composite Kitchen Sink: Grohe / equivalent
- Kitchen Faucet with Hot & Cold Water equipped with touch sensor & pull-out spray: 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 arrival pavillion, living and dining room

### MEP Provisions

- Air Conditioner: Concealed AC for Arrival Pavillion, Living & Dining Room, Family Room, Common Corridor, Master Bedroom & Multi-Purpose Room (applied for Signature Type only)
- Wall Mounted AC for Bedrooms and Wet Kitchen
- Solar Panels on grid provided
- Recessed Light Fitting & LED lamps in all rooms
- Data Outlet at Arrival Pavillion, Living & Dining, Family Room & All Bedrooms
- USB Power Outlet for Junior Master Bedroom and Master Bedroom
- Individual Electric Water Heater for Kitchen & All Bathrooms except powder rooms, maid's & driver's bathroom (no water heater).
- Ground Tank & Roof Tank provided with transfer pump and booster pump
- Gas and Smoke Detector at wet kitchen, connect to wall pad

### Car Parking

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

### Security

- IP-CCTV are provided
- Intercom connected to the guardhouse
- 24 hour security service

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Hongkong Land is a major listed property development, investment and management group. It focuses on developing, owning and managing premium and ultra-premium mixed-use real estate in Asian gateway cities, featuring Grade A office, luxury retail, residential and hospitality products. With over US\$50 billion in assets under management, Hongkong Land's ultra-premium mixed-use real estate footprint spans over 1.97 million sqm. lettable area in operation and 1.43 million sqm. lettable area under development, with flagship mixed-use projects in Hong Kong, Singapore and Shanghai. Its properties hold industry leading green building certifications and attract the world's foremost companies and luxury brands. Established in 1889, Hongkong Land takes a long-term view, investing significantly alongside its capital partners and concentrating its portfolio where it can create the most value for tenants, customers and investors. Hongkong Land Holdings Limited has a primary listing on the London Stock Exchange, with secondary listings in Singapore and Bermuda. Hongkong Land is a member of the Jardine Matheson Group.



Sinar Mas Land is the largest and most diversified property developer in Indonesia. The company is known for its rich experience of more than 50 years in the field of property development. Sinar Mas Land owns more than 10,000 hectares of a strategic land bank with projects in city development, township, residential, commercial, retail, industrial estates, and hospitality properties, including property-related services. This comprehensive offering solidifies Sinar Mas Land's position as the undisputed leader and most diversified property developer in Indonesia. Comprising two well-respected listed property companies: PT Bumi Serpong Damai, Tbk and PT Duta Pertiwi, Tbk. Sinar Mas Land's reach extends beyond Indonesia, with operations in China, Malaysia, and Singapore. Sinar Mas Land is also committed to playing our part in championing ESG issues and serving as an example for other organizations in Indonesia and Southeast Asia. As a leading property developer, Sinar Mas Land recognizes that our operations have impacts on the environment, our communities, and our stakeholders including tenants, customers, and residents who live and work within or surrounding our developments.

