

Central Hills – Company Profile Content

❖ About the Developer

The Central Raya Group is one of the largest and most prestigious real estate developers on the island of Batam, boasting wide-ranging experience having successfully developed over 200 hectares of land since their establishment. In our mission to build dream homes for families, we develop world-class residential utopias that deliver unsurpassed comfort, convenience, safety, and community.

The Central Raya Group was founded by Mr. Muljadi, a real estate developer with over 40-years of invaluable industry experience. Since its establishment, the Central Raya Group has completed numerous exclusive property developments, including, but not limited to The Central Sukajadi, Central Laguna Hills, and Central Raya Tiban. We recognize that location is of paramount importance to determining the value and desirability of a property. In light of this, as our name suggests, we endeavor to develop properties that become true “Centers” of integrated business, community, and residential living.

From integrated lifestyle utopias, to high-rise buildings and serviced residential units, the Central Raya Group is your trusted partner in the competitive regional property sector. We are dedicated to exceeding investor, stakeholder, and buyer expectations in every way, always delivering consistent quality and long-term value. The Central Raya Group – Property Development that Inspires Confidence.

❖ Central Hills – A Premier Lifestyle Utopia

Located in the bustling heart of Batam Center, Central Hills is our newest residential development, an up-and-coming lifestyle neighborhood that beautifully integrates modern amenities, with the signature comfort, convenience, and security one can expect from the prestigious Central Raya Group. Central Hills is a true beacon of excellence and luxury, mere minutes from the Hang Nadim international airport, Batam Center International Ferry Terminal, various popular shopping malls, schools and universities, health care facilities, and traditional markets.

We are committed to make both luxury and convenience easily accessible for our residents. Boasting both commercial and residential units, 5-exclusive clusters, an exquisite club house, and C-Walk culinary center, Central Hills is a truly integrated, all-in-one lifestyle epicenter suited to the unique needs and expectations of individuals and families alike.

We value community and we know that you do too. We have spent countless hours designing our Central Hills development to provide each and every resident with an exclusive living experience with community at its heart. Our elegant Boulevard Avenue, the main stretch of road stretching throughout the development and connecting each cluster, along with our integrated C-walk and Clubhouse, provide intentional spaces for residents to interact, have fun, and build community together.

A prime, city-center location should not mean that you have to sacrifice the peaceful serenity of nature. We have meticulously designed Central Hills with your health and well being in mind. Rich tropical greenery lines the streets and meeting areas throughout the entire development, providing a refreshing escape from the hustle and bustle of the surrounding urban metropolis. Well ventilated homes and an abundance of natural light give residents an unrivaled sense of peace and tranquility that sets Central Hills apart from other developments in the area. There is truly no better place to nurture and grow your family.

❖ **Features and Facilities**

We, at the Central Raya Group, do not take the features and facilities of our premier residential developments lightly. We firmly believe that by providing our residents with top-of-the-line features and facilities, we can ensure that they have a firm foundation on which to grow their families and businesses well. Our Central Hills development offers residents and potential investors the following exclusive collection of integrated features and facilities:

C-Walk – Lifestyle Entertainment and Community

Designed to encourage community, our C-Walk is a meticulously designed al-fresco culinary center, encompassing numerous quality restaurants, cafes, and hang out spots. Our exclusive C-Walk serves as the perfect place for residents to spend quality time with friends or colleagues after a long workday or enjoy a lovely family dinner with the ones you love.

Club House - Health, Wellness, and Fun

The Central Hills club house boasts an exclusively gorgeous design and a selection of signature features created to cater to your needs for health, wellness, and fun. Our club house is equipped with a glittering swimming pool, fitness center, co-working area, as well as a delightful café. This exclusive location is sure to be a popular spot for individuals and families alike, empowering a healthy lifestyle, building community, and providing a place to create lasting memories.

Green Living – A Refreshing Urban Oasis

Central Hills is committed to ensuring our residents are able to live a satisfying life. As part of this commitment, we endeavor to make our development as green as it is beautiful. We have planned and designed Central Hills to incorporate lush tropical greenery, natural shade, and refreshing scenery prominently throughout the entire development. We are dedicated to providing families with the best environment to grow.

Security – Unsurpassed Peace of Mind

Central Hills is not just easy on the eyes, but also delivers unsurpassed peace of mind that inspires firm confidence and restful sleep. Our luxurious, city-center development is equipped with a modern and convenient auto-gate system, state-of-the-art CCTV surveillance, a 24/7 manned security presence, as well as a singular entry/exit point. Rest assured that Central Hills provides the safest home for both you and your family.

Smart Home – Modern Comfort and Convenience

We believe that modern life revolves around the use of cutting-edge technologies that add important elements of ease, comfort, and convenience to our lives. Every home in Central Hills comes equipped with all of the necessary infrastructure for high speed, fiber optic internet connectivity, enabling the use of a vast array of smart appliances and modern home technologies. Central Hills seamlessly integrates luxury living with the technological innovation of the modern age.

Design – A Timeless Classic

Central Hills homes are designed with minimalistic, modern luxury living in mind. All of our 2 and 2.5 storey homes are aesthetically beautiful, boasting a classy, luxurious, and truly timeless look that is sure to impress. Our classically designed homes and commercial units never go out of style and are sure to age well for many years into the future.

Estate Management – Empowering Long-Term Value

We believe that every purchase of a home is an investment, an asset that should appreciate in value over the long-term. Our integrated estate management division works tirelessly to ensure that your Central Hills home and investment will continue to not only retain but increase in value which each new year. From providing exquisite community maintenance, to consistently safeguarding the welfare of your property, our estate management team is dedicated to seeing every resident take pride in calling Central Hills their home.

❖ Our Residential and Commercial Units

Central Hills boasts a diverse selection of beautifully designed, spacious, and modern residential and commercial units created to meet your property needs and fulfill your family and business dreams. We offer both 2 and 2.5 storey residential and commercial units situated in the midst of our exclusive clusters, as well as along our iconic Boulevard Avenue and C-Walk. Central Hills homes come in 50m², 65m², 85m², and a limited number of spacious 105m² varieties, each equipped with a canopy car park to provide an element of uniformity and neatness to the community aesthetics. Each of our 2.5 storey Type 105 homes comes with an exclusive rooftop garden area for rest, relaxation, and extra design flexibility. Central Hills homes boast elegant 3-meter high ceilings, tall doors and windows, luxurious fittings, spacious lots, and excellent natural lighting and ventilation. Look no

further than Central Hills for the perfect combination of luxury, community, security, and convenience in the heart of Batam Center.

❖ **Our Exclusive Clusters**

Our Central Hills residential development is made up of 5 exquisite clusters seamlessly integrated with and connected to one another by our C-Walk culinary center and prestigious Boulevard Avenue. Each cluster embodies different aspects of our classy, minimalist design style, offering residents perfectly luxurious and modern homes to support growing families and lifestyle pursuits.

Hillview Cluster the first cluster scheduled to launch as part of our world-class Central Hills residence. This prestigious cluster is comprised of 102 spacious and beautifully designed units that are sure to impress. Looking ahead, the following Central Hills clusters will be launched shortly:

- Green Hill Cluster
- Royal Hill Cluster
- Panorama Hill Cluster
- Grand Hills Cluster

❖ **Why Choose Central Hills?**

- ✓ **The Concept**
Central Hills is designed to become a beacon of luxurious living on the island of Batam, a place where community, convenience, safety, and technology come together to give residents a truly better lifestyle.
- ✓ **The Lifestyle**
We have purposefully laid out Central Hills, with its integrated C-Walk, Clubhouse, and Boulevard Avenue, to seamlessly meet every resident's unique needs all in one place. From accessibility to groceries and other necessities, to gym facilities, family areas, and co-working spaces, we deliver new levels of comfort and convenience to realize the kind of lifestyle you've always dreamed of.
- ✓ **The Long-Term Value**
Our professional estate management team is dedicated to ensuring your investment will be immaculately maintained and cared for, not only retaining, but growing in value as each year goes by.
- ✓ **The Location**
Situated only minutes away from the heart of Batam's city center, Central Hills is the prime location for both you and your family to reside in maximum comfort, safety, and convenience.

✓ **The Smart Solution**

Smart Home Systems are integrated into every Central Hills unit in order to make life better and more convenient for our residents. From providing a faster internet connection, to catering to smart-home appliances, Central Hills is equipped to handle your needs and exceed your expectations in this modern age.

✓ **The Safe Place to Be**

Central Hills is equipped with top-of-the-line security features to ensure peace of mind for you and your family. Our modern development utilizes a cutting-edge auto gate system, CCTV coverage, 24/7 manned security, along with a singular point of entry/exit. Central Hills stands out from the competition in our commitment to the safety and security of our valued residents.

❖ **What Are You Waiting For?**

What are you waiting for? Contact us today to find your dream home in our luxurious and modern Central Hills community, developed by the experienced and reputable Central Raya Group. Our seamlessly integrated C-Walk culinary center, Boulevard Avenue, and Club House await your arrival. Embrace the lush tropical greenery, enjoy the unsurpassed convenience, and revel in the assuring peace of mind that each Central Hills resident enjoys. Safe, Convenient, Modern, Beautiful, and Central – Central Hills is calling. Will you answer her call?

Contact Us

❖ **Quotes for Marketing**

Your Gateway to a Better Life

A Better Life in the Hills

Expect the Best

A Beacon of Excellence and Luxury

Safer Than You've Ever Been

A Place to Live in Harmony with Nature

A Home You Can Be Proud of

Elegant, yet Stunning

A Beauty that will Last Through the Ages

Welcome Home to Central Hills

Modern, Luxurious Living Awaits

Sure to Impress

Modern Luxury and Community

Luxurious Modernity

Better Living

A City-Center Oasis

Live at Peace

A place where technology lives to serve our residents and make their lives better.