



CITRA RAYA TANGERANG

the avenue
BUSINESS STREET



CITRARAYA THE AVENUE

A Part of CitraRaya
Integrated City

2760 Ha

CitraRaya
The Avenue
Main Gate

A New Gateway to the Business Boulevard



Disclaimer : This brochure and its contents herein are compiled during developer preparation and planning stages and may be subject to change without notice.

The Best Place for Business and Investment



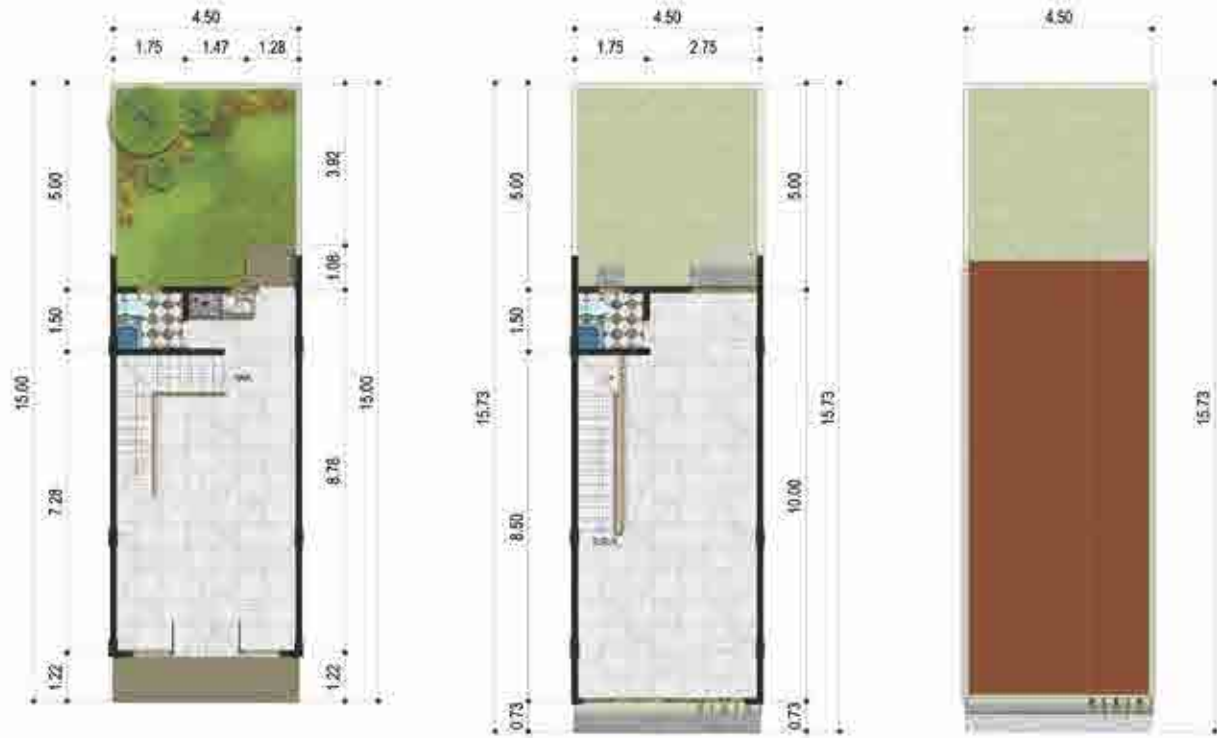
More Than Just **BUSINESS OPPORTUNITY**

Located right by the CitraRaya Gate, The Avenue Business Street guarantees easy accessibility and opportunities for your business success

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FLOOR PLAN Width 4.5 - 2 level

Building Area 88



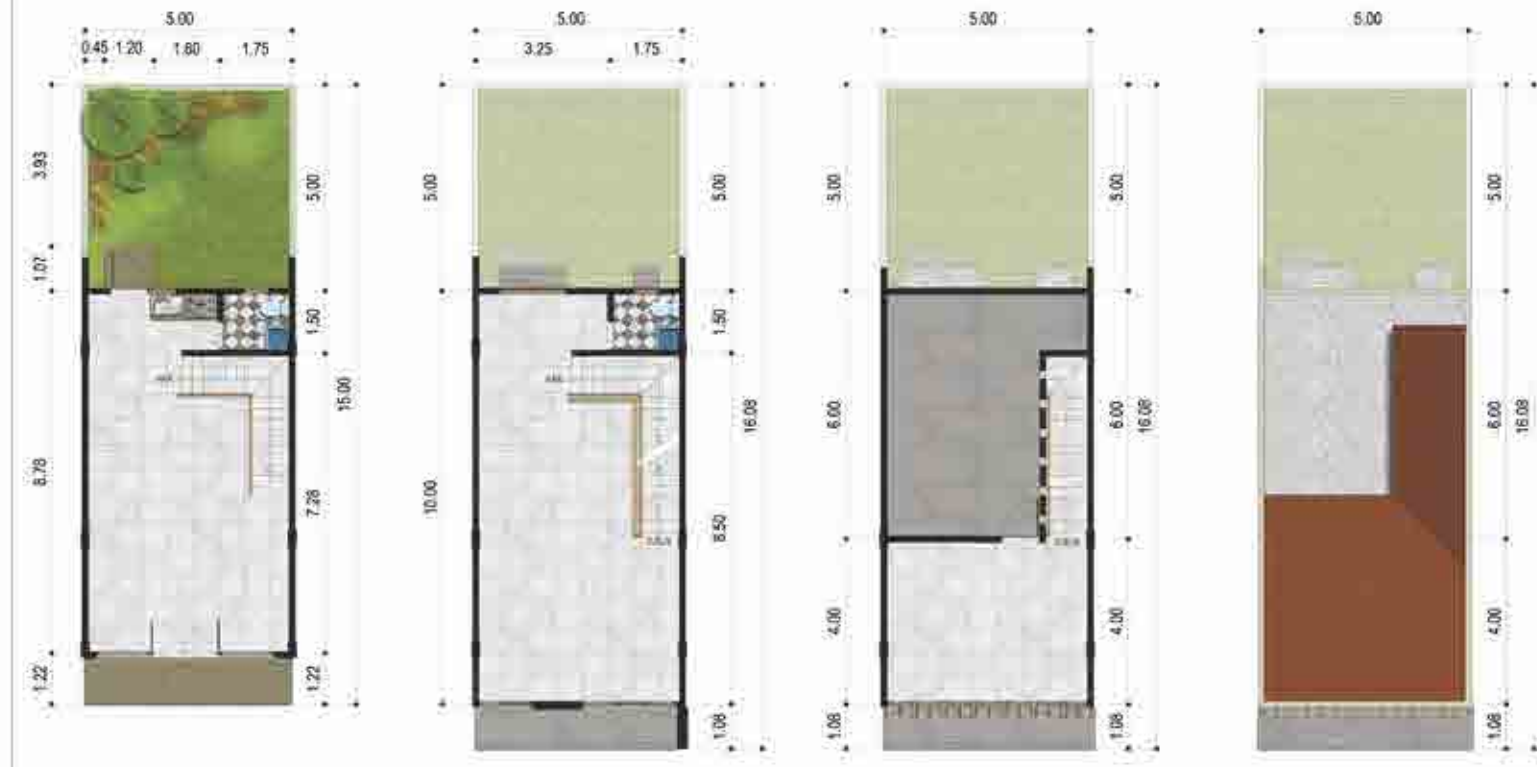
1st FLOOR PLAN

2nd FLOOR PLAN

ROOF FLOOR PLAN

FLOOR PLAN Width 5 - 2.5 level

Building Area 135



1st FLOOR PLAN

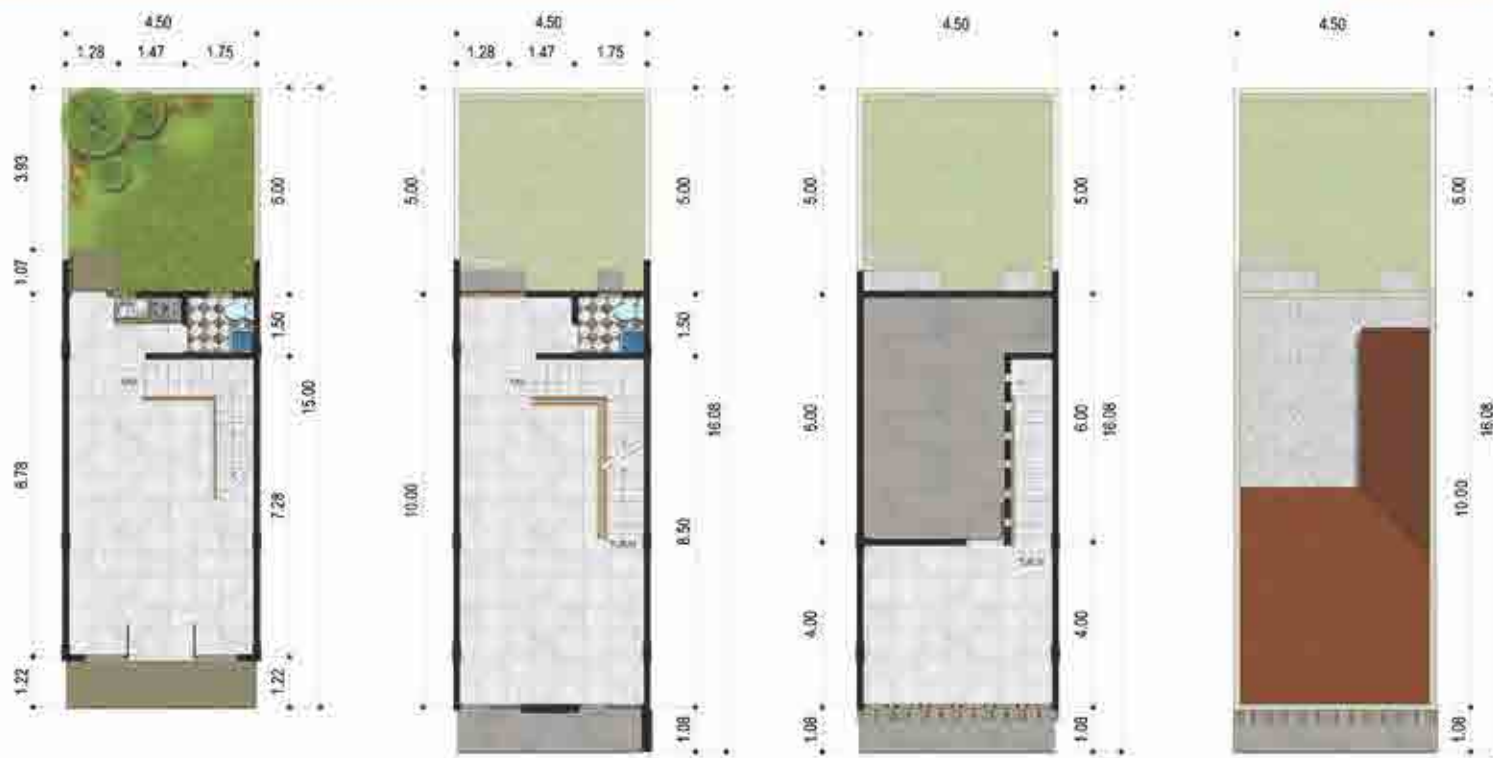
2nd FLOOR PLAN

3rd FLOOR PLAN

ROOF FLOOR PLAN

FLOOR PLAN Width 4.5 - 2.5 level

Building Area 122



1st FLOOR PLAN

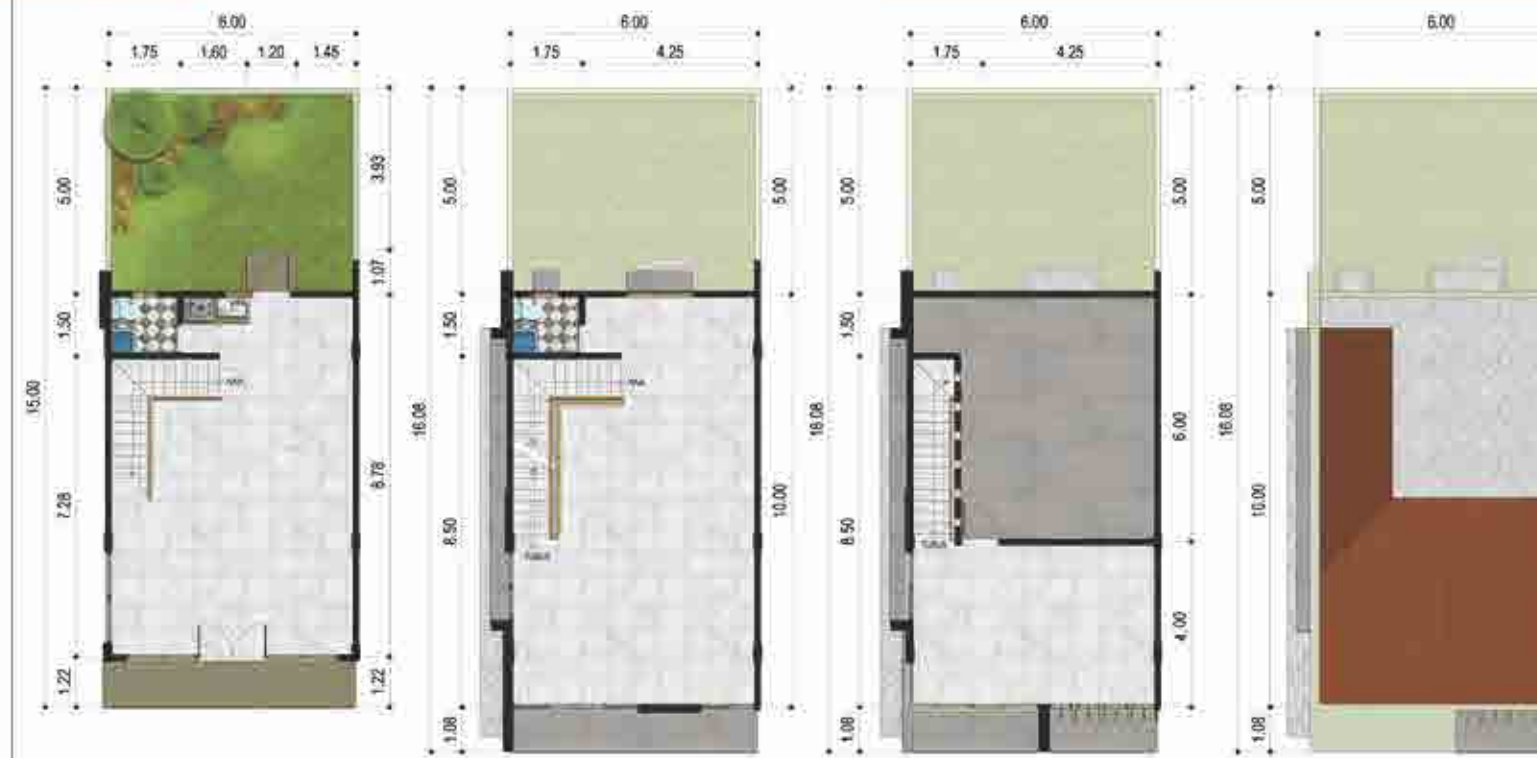
2nd FLOOR PLAN

3rd FLOOR PLAN

ROOF FLOOR PLAN

FLOOR PLAN Width 6 - 2.5 level

Building Area 162



1st FLOOR PLAN

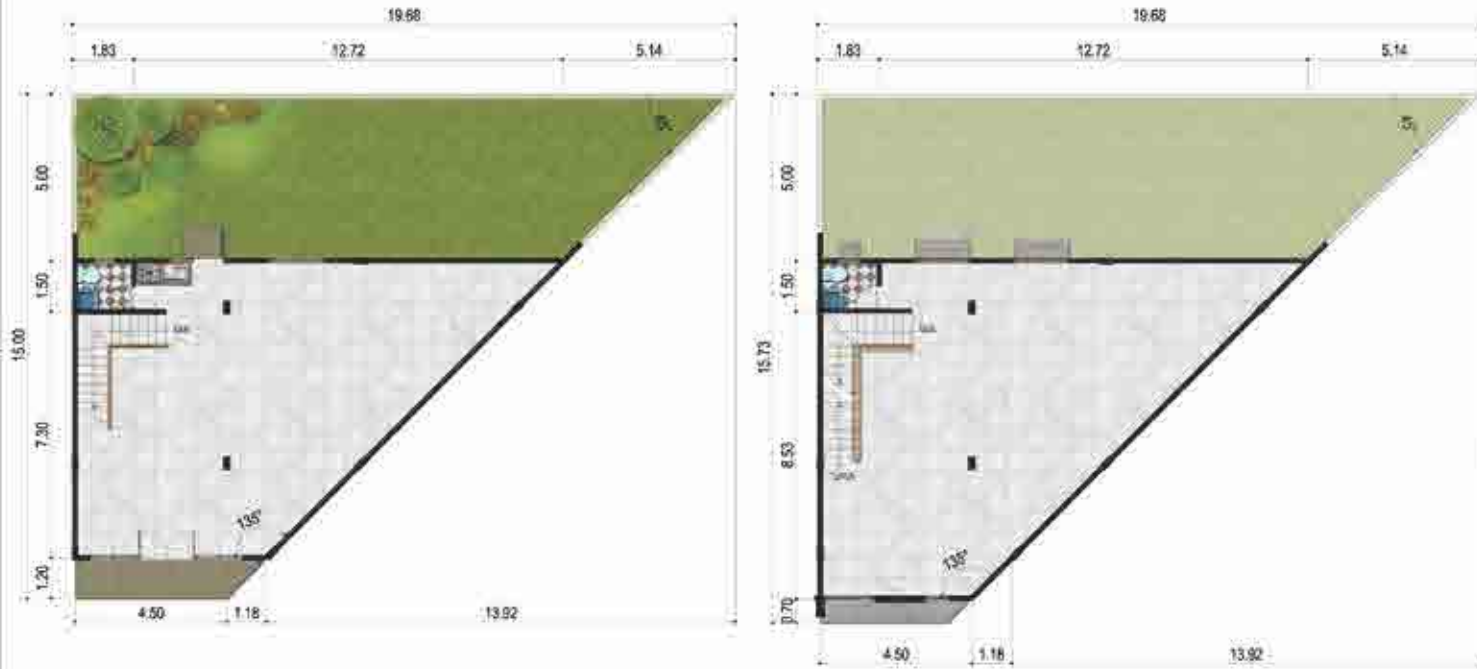
2nd FLOOR PLAN

3rd FLOOR PLAN

ROOF FLOOR PLAN

FLOOR PLAN IRREGULAR - 2.5 level

Building Area 251

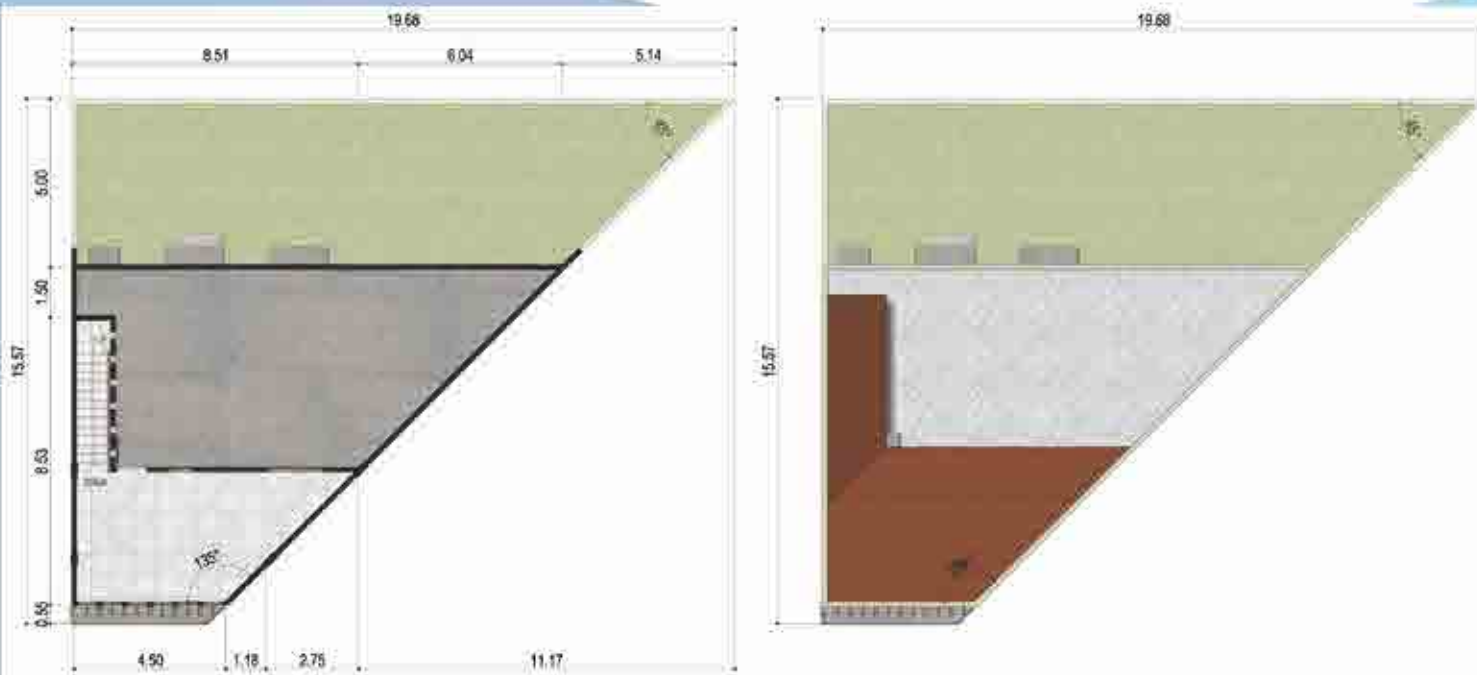


1st FLOOR PLAN

2nd FLOOR PLAN

FLOOR PLAN IRREGULAR - 2.5 level

Building Area 251



3rd FLOOR PLAN

ROOF FLOOR PLAN

SPECIFICATION

PONDASI

Tiang Pancang

STRUKTUR

Beton Bertulang

DINDING

Bata/ Bata Ringan diplester
Finishing Cat Eksterior ex. Mowilex Weathercoat/ setara
Finishing Cat Interior ex. Mowilex/ setara
Ornamen Tampak Depan:
- Homogeneous Tile ex. Valentino Gress,
- Wood plank ex. Conwood
- Aluminium Composite Panel

PLAFOND

Gypsum (Lt. 1, Lt. 2 & Lt. 3)
Gypsum WR (Toilet, teras & overstek)

LANTAI

Homogeneous Tile 60x60 (R. Utama & teras depan) ex. Valentino gress/ setara
Keramik 30x30 (Teras Belakang) ex. Roman/ setara
Keramik 20x20 (Toilet) ex. Roman/ setara

SANITAIR

Bak Fiberglass
Closet Duduk ex. American Standard/ setara

RANGKA ATAP

Rangka Baja

PENUTUP ATAP

Atap Metal

PINTU

Kusen Aluminium Anodize coklat Ex. Alexindo/ setara
Pintu aluminium + kaca (Pintu Utama)
Engineering Door (Pintu Ruang teras Belakang)
Finish Cat
Engineering Door Sisi Belakang Lapis Melaminto
(Pintu Toilet) Finish Cat

INSTALASI LISTRIK

PLN 2200 W

INSTALASI AIR

Air Bersih Standar PAM

INSTALASI AC

Lt. 1 & Lt. 2 (masing-masing lantai 2 titik)
Lt. 3 (1 titik)
Instalasi Hanya Kabel Power, Pipa Freon dan Pipa Drain u/ kapasitas AC 1.5 PK
Unit AC tidak termasuk

INSTALASI TELEPON

1 Line telepon langsung kring
Gratis 1 Tahun Abondemen Sejak Serah Terima

INSTALASI INTERNET

Koneksi Internet & TV Kabel
Gratis 1 Tahun Sejak Serah Terima

SPESIFIKASI LINGKUNGAN

Jalan ROW 28, Perkerasan Jalan Beton, Badan Jalan 7 meter
Penerangan Jalan Umum Lampu LED
Jaringan Kabel Bawah Tanah
Saluran Drainase Lingkungan Tertutup





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MAP LOCATION



LEGEND
PETA LOKASI CITRARAYA
— Jakarta Inner Ring Road — Jalan Tol
— Jakarta Outer Ring Road - - - Rencana Jalan Tol
— Jalan Raya - - - Akses ke CitraRaya : Exit Tol Bitung KM 26





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