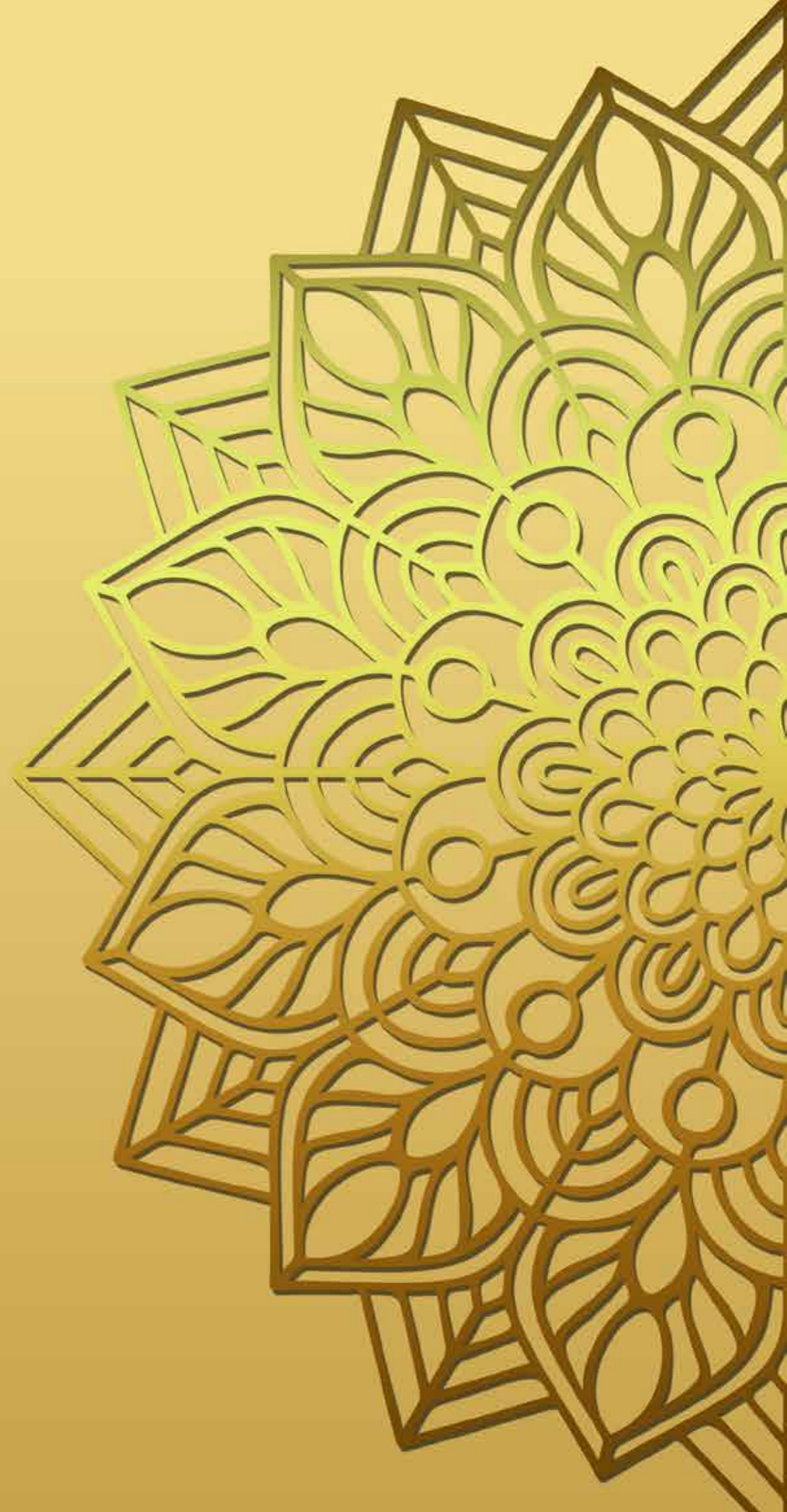


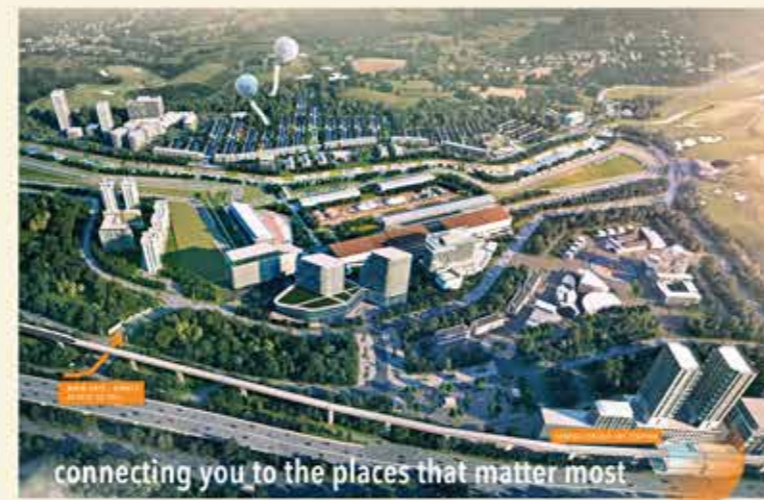
*Cluster*  
**Thames**



**CITRA SENTUL RAYA**  
The New Integrated City

Joint Operation Project:  
PT. CIPUTRA RESIDENCE - PT. TRIDAYA SEMESTA - PT. SARANA GOLF UTAMA





# CITRA SENTUL RAYA BUSINESS DISTRICT



A CBD well equipped with various world-class facilities such as hotels, offices, apartments, schools, retail and entertainment centers. Interconnected with the Jagorawi toll road and the Cibubur - Dukuh Atas LRT station.



# TRANSIT ORIENTED DEVELOPMENT



The concept of city development with easy access to city facilities, housing, commercial areas, offices, modern markets, open spaces and other public facilities by connecting them to pedestrian / pedestrian lanes, bicycle lanes and public transportation (trains and buses).



# EVERYDAYS BRINGS US CLOSER TO NATURE



# HARMONY OF URBAN NATURE



# A NATURE INSPIRED

New Urban Living



# GREEN BOULEVARD



# CLUSTER Gate



# CLUSTER THAMES

Main Boulevard



# CHILDREN PLAYGROUND







DENAH LANTAI 1

  
**2**  
  
**2**



DENAH LANTAI 2

# DARTMOOR

LB / LT : 60 / 90 (6 x 15)



DENAH LANTAI 1

3  
3



DENAH LANTAI 2

# EXMOOR

LB / LT : 90 / 105 (7 x 15)



DENAH LANTAI 1

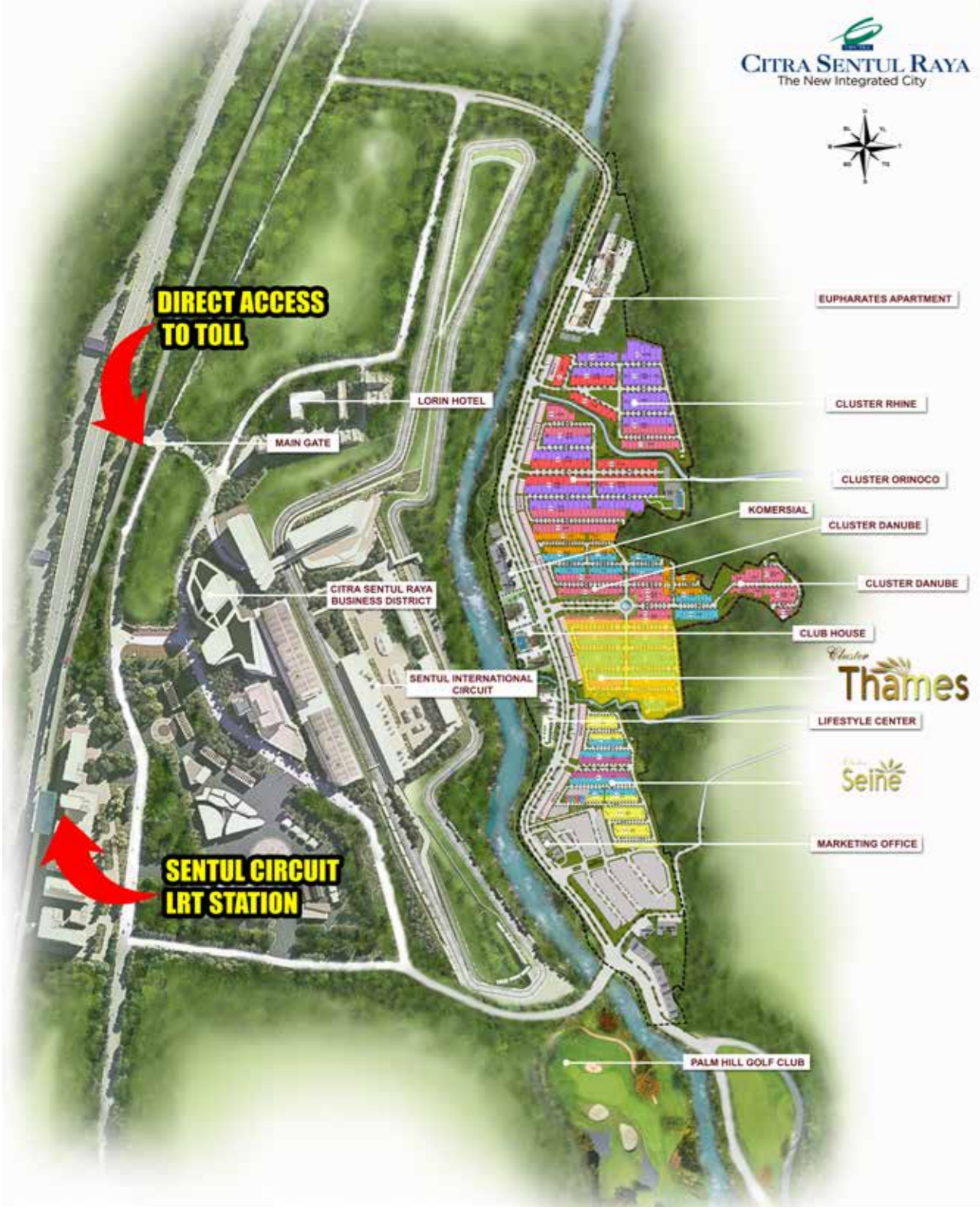
  
**4+1**  
  
**3+1**



DENAH LANTAI 2

**KINGSBURY**

**LB / LT : 118 / 120 (8 x 15)**



# SPESIFIKASI TEKNIS



## PONDASI

Beton Bertulang, Strauss Pile

## STRUKTUR

Struktur Beton Bertulang

## DINDING

- Bata/Bata Ringan finishing plester aci & cat
- Dinding Pembatas - Double dinding
- Pagar Belakang - Bata Ringan finishing plester aci & cat
- Cat Eksterior - ex. Mowilex Weathercoat/setara
- Cat Interior - ex. Mowilex/setara
- Ornamen Fasad - ex. Valentino Gress/setara

## PLAFON

- Ruang Dalam - Gypsum
- Overstek, Teras & Kamar Mandi/WC GRC - Gypsum WR (Water Resistant)

## LANTAI

- Homogeneous Tile 60x60 ex. Valentino Gress/setara (Lantai Utama)
- Homogeneous Tile 60x60 ex. Valentino Gress/setara (Teras depan)
- Keramik 30x30 ex. Roman/setara (Teras Belakang & Ruang Service)
- Homogeneous Tile 60x60 ex. Valentino Gress/setara (Kamar Mandi)
- Rabat Beton & Keramik Batu Alam (Carport)

## SANITAIR

- Shower - ex. Toto/setara
- Wastafel - ex. Toto/setara
- Closet Duduk & Eco Washer - ex. Toto/setara

## ATAP

- Rangka Atap - Baja Ringan
- Penutup Atap - Genteng Beton ex. Monier/setara

## JENDELA

- Kusen - Aluminium Anodize ex. YKK/setara
- Daun Jendela - Aluminium Anodize ex. YKK/setara + Kaca Bening

## PINTU

- Kusen - Aluminium Anodize ex. YKK/setara
- Daun Pintu - Engineering Door finish Melamik

## INSTALASI LISTRIK

- PLN 2200 W - Tipe 6x15 (Dartmoor) & Tipe 7x15 (Exmoor)
- PLN 3500 W - Tipe 8x15 (Kingsbury)

## INSTALASI AIR

- Air Bersih standar PAM
- Pemanas Air ex. Wika/setara

## INSTALASI TELEPON

1 Line Telepon (Langsung Kring), Gratis 1 tahun abodemen sejak serah terima

## INSTALASI INTERNET

Koneksi Internet & TV Cable, Gratis 1 Tahun sejak serah terima

## FITUR SMARTHOME

Smart Lock, Smart Switch, CCTV

## FUTURE GREEN CONCEPT

- Biological Septictank
- Instalasi Jaringan Listrik bawah Tanah
- Instalasi kabel Telepon bawah Tanah
- Saluran Drainase Tertutup
- Jalan Cluster dan Jalan Lingkungan ROW 25, ROW 12 & ROW 9
- Badan Jalan 5 meter
- Children Playground
- Perkerasan Jalan dari Beton & Hotmix
- Sistem Keamana Lingkungan : CCTV Sistem

## INSTALASI AC

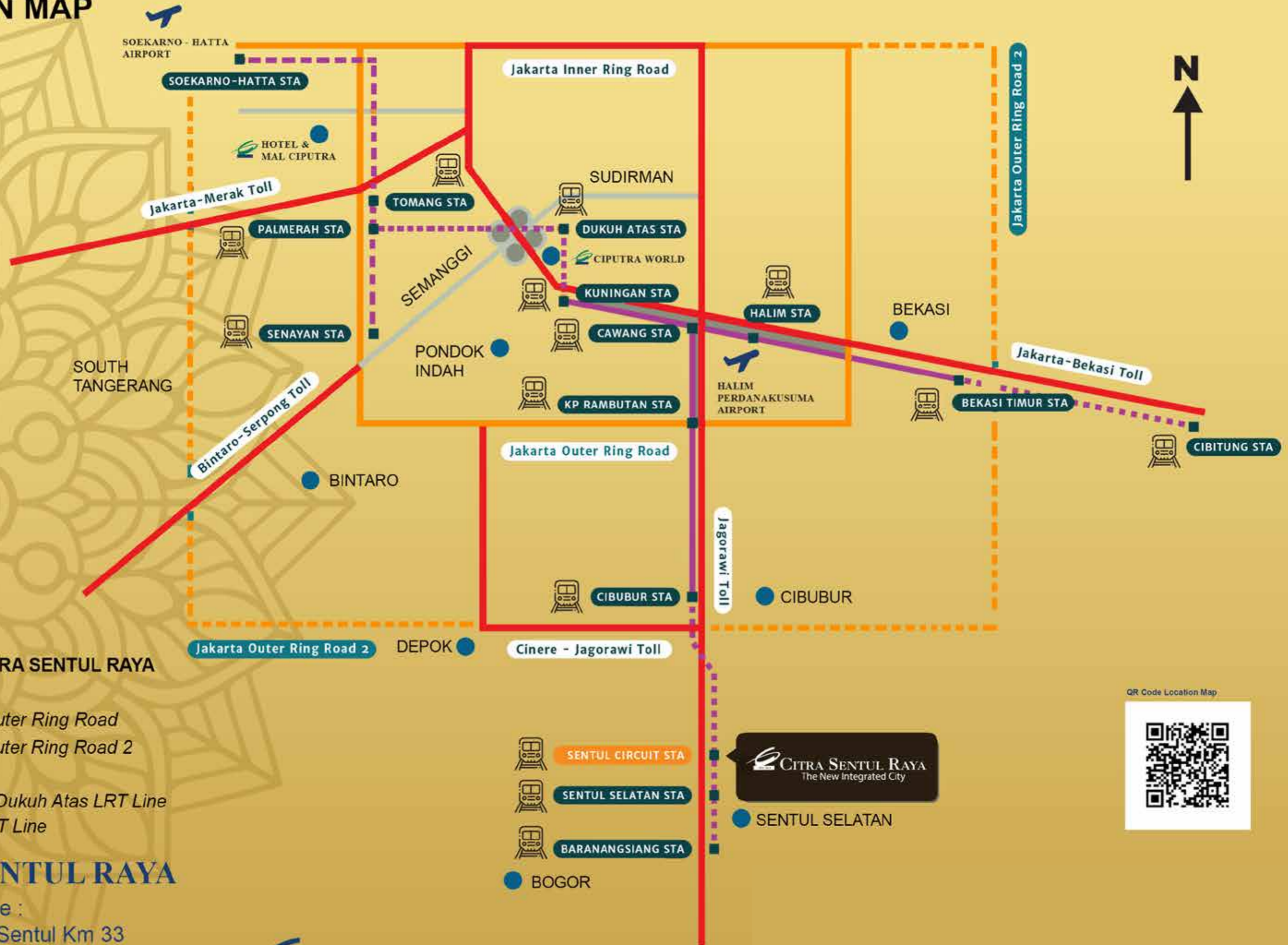
- Ruang Keluarga
- Ruang Tidur
- UNIT AC TIDAK TERMASUK



TIPE DARTMOOR STD	LB/LT 60/90
TIPE DARTMOOR SUDUT	LB/LT 60/VAR
TIPE EXMOOR STD	LB/LT 90/105
TIPE EXMOOR SUDUT	LB/LT 90/VAR
TIPE KINGSBURY STD	LB/LT 118/120
TIPE KINGSBURY SUDUT	LB/LT 118/VAR



# LOCATION MAP



## ACCESS TO CITRA SENTUL RAYA

- Toll
- Jakarta Outer Ring Road
- Jakarta Outer Ring Road 2
- Street
- Cibubur - Dukuh Atas LRT Line
- Future LRT Line

## CITRA SENTUL RAYA

Marketing Office :  
 Exit Tol Sirkuit Sentul Km 33  
 Jl. River Park Boulevard Blok A No 1  
 Citra Sentul Raya - Bogor 16810



Disclaimer : This brochure and its contents here in are compiled during developer preparation and planning stages. May subject to change without notice