

CITRARAYA

TANGERANG



Fountain

S I G N A T U R E



ECOPOLIS

JV Project:  CIPUTRA &  MITSUI FUDOSAN

CitraRaya Tangerang

LARGEST INTEGRATED
TOWNSHIP DEVELOPMENT BY



CitraRaya Tangerang is the largest integrated township development by Ciputra Group, covering an area of 2,760 hectares with modern residential, commercial and public facilities. This township has experienced very rapid growth and has registered itself as a strong regional and business center in Tangerang.



Master Plan



CitraRaya Tangerang is the largest integrated township development by Ciputra Group, covering an area of 2,760ha includes complete and modern residential, commercial and public facilities. Ecopolis is a 100ha integrated residential and commercial business district situated in the heart of CRT. Since 2013, Ciputra Group has together with Mitsui Fudosan Asia, developed this ecologically friendly community. It's a great place to make your home, enjoy with your family, or start your business. Today, they are proud to bring you Fountain Signature, their latest cluster. Built on the very popular concept for family living, this premium residential development is truly in a league of its own. Offering a balanced living for its residents with the right blend of modern convenience and ample opportunities for high-quality of life housing for growing young generations.



73

Residential Cluster



41

Public Facilities



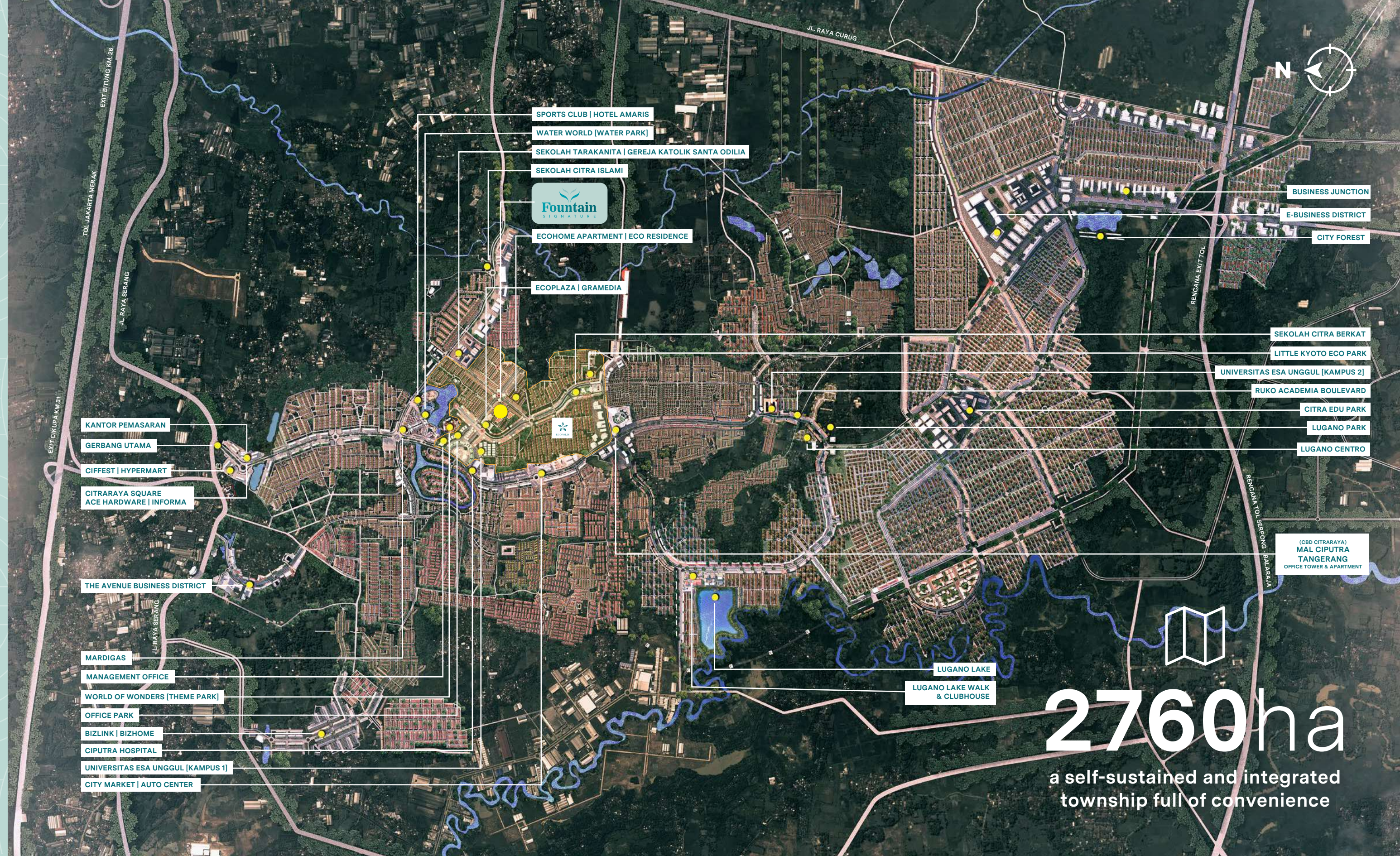
70,000

Residents



4,280

Retail Outlets



2760ha

a self-sustained and integrated township full of convenience



Spectacular Mixed Use Development Concept within CitraRaya Tangerang.

ECOPOLIS

To develop CitraRaya Business District (CBD), Ciputra Group collaborates with one of the leading developers from Japan, namely Mitsui Fudosan Asia. This collaboration began in 2013 when both parties developed the Ecopolis area which has an area of 100ha.

The Ecopolis area is located in a strategic area surrounded by various modern and luxurious facilities. Not only residential, but also as a commercial and business center. Some of them are office park facilities, commercial facilities, as well as a shopping center and EcoPlaza lifestyle.

MITSUI FUDOSAN

Mitsui Fudosan's origins go back to 1673 when the Mitsui family first opened the Echigo-ya kimono shop in Tokyo. Over the centuries the successful family business grew into a diversified conglomerate and in 1941 the real estate division branched out to become Mitsui Fudosan Co. Ltd. Today Mitsui Fudosan is Japan's largest real estate developer with a history of innovation that has kept it as the forefront of the real estate industry. Throughout the years, Mitsui Fudosan was responsible for the sponsorship of Japan's first REIT, the development of Japan's first factory outlet, Tokyo Disneyland, Japan's first regional shopping mall, and Japan's first office skyscraper. In recent years, the Group has also expanded its real estate business in US, UK, Singapore, Malaysia, Thailand, Indonesia, Philippines, China, Taiwan, India and Australia.

Introducing the Fountain Signature

Fountain Signature is the newest premium cluster offered in Ecopolis area. This prestigious project is surrounded with unique amenities - from retail, to dining options and parklands. Designed for healthy family activities, it features exclusive connected access to Eco Club & Eco Plaza at its doorstep. It provides serenity and comfort featuring lush green spaces and parklands for kids to play safely.



Make Your Home a Haven of Wellbeing

Find your homes for every moment and every need, designed to fit your life.

A home you love is more than just a place to eat and sleep. It's a refuge, a sanctuary where you recharge your batteries. The design of your home can reflect your personal style and values, or offer practical solutions for everyday life. Home design can bring your personality and values to the forefront while providing a space that is designed to function well as an office, bed room, dining room and more.

The fast-paced modern living precludes us from enjoying with our friends and families. **Fountain Signature** aims at developing a community where the residents can enjoy a balanced lifestyle.



Zen Living

Zen defines the concept of living lifestyle, which embraces nature, peace, purity and balance. The residents at Fountain Signature can enjoy a wide range of exciting zen activities for their personal time, healthy lifestyle, relaxation and enjoying nature at the same time.



Quality Homes

Home is more than a place to live. Quality homes are essential to providing a happy, healthy, and inviting place to call home. The residents can socialize with their neighbors and bask in the inviting ambience of the greenery. There is also ample space where children can play in a safe environment.



Active Lifestyle

Find balance and love of place in a community that supports parks, recreational and outdoor activities, family interests, shopping, dining, arts and culture, and local traditions.

Wellbeing at Home

Rediscovering the **meaning of life**
even within the **home**.
Concentrate on appreciating things
that matter.

Your home is more than just a place to live, it is a refuge from the world. It's a place where you can escape and relax, through the warm sensations of nature, serene design and comfortable surroundings. Your home will making you feel relaxed and comfortable in your own space.

Our home is the safe haven place where we invest a considerable part of our life. It should not be an empty space, but it should be filled with memorable events and experiences that make our life more enjoyable. Discover new passions in our relaxing time at home. We can make more entertaining hours when we time away from work and elevating ourselves to re-create a deeper meaning of existence than daily tasks. An approach that will make us see anew even the most familiar corners of your living space, to find new meanings.



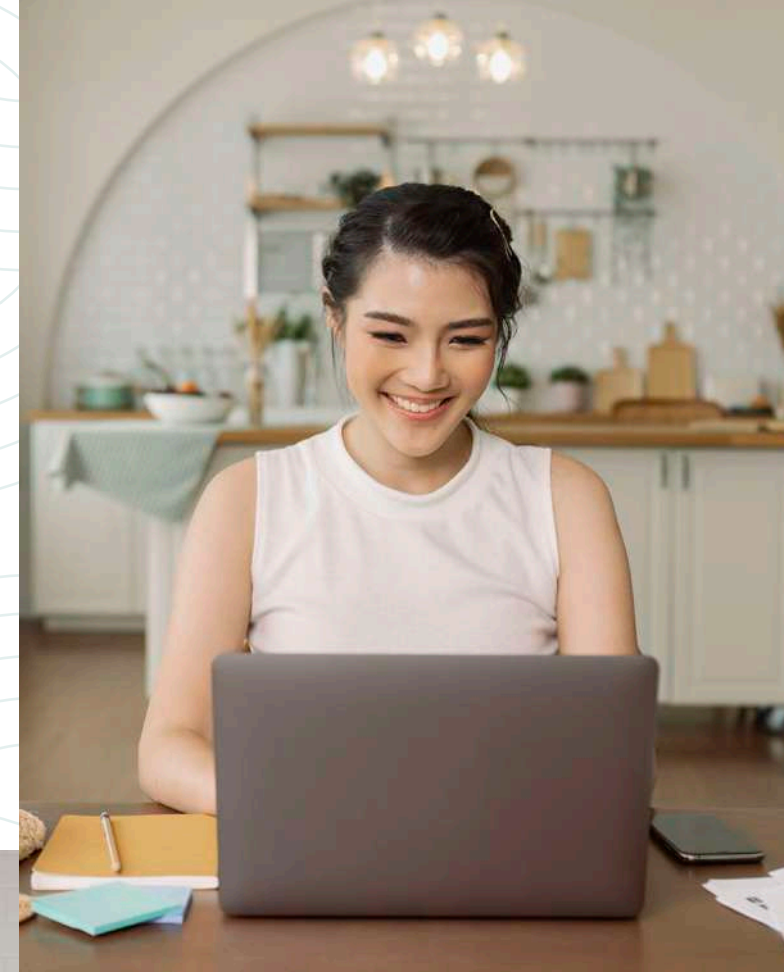
At Home, we believe that the best things in life are personal. That's why our focus is on creating spaces that infuse your home with a touch of personality and creativity, while creating an inviting atmosphere that makes any occasion feel like a celebration.



Multifunctional Space

Spacious, wide, vast and roomy.
Convenient and ample living spaces.

Experience the flexibility of a living space that suits your needs and lifestyle. With high ceiling, air circulations and natural lights are optimized, creating an elegant ambience within your home. Conceal your sense of life and create more comfortable room. The roomy spaces allow residents to transform the space according to necessity.



More Space for Family Gatherings

With more spaces, living spaces can now be freed up and able to accommodate more people that suit your needs and lifestyle. Now you can always celebrate that more occasions at your home.



More Flexible Living Spaces

Experience the luxury of a living space and the flexibility spaces that suit your needs and lifestyle. Creating an open plan to maximize air circulations, natural light, and create a space where you can feel relaxed and welcome.



More Space for The Little Ones To Play

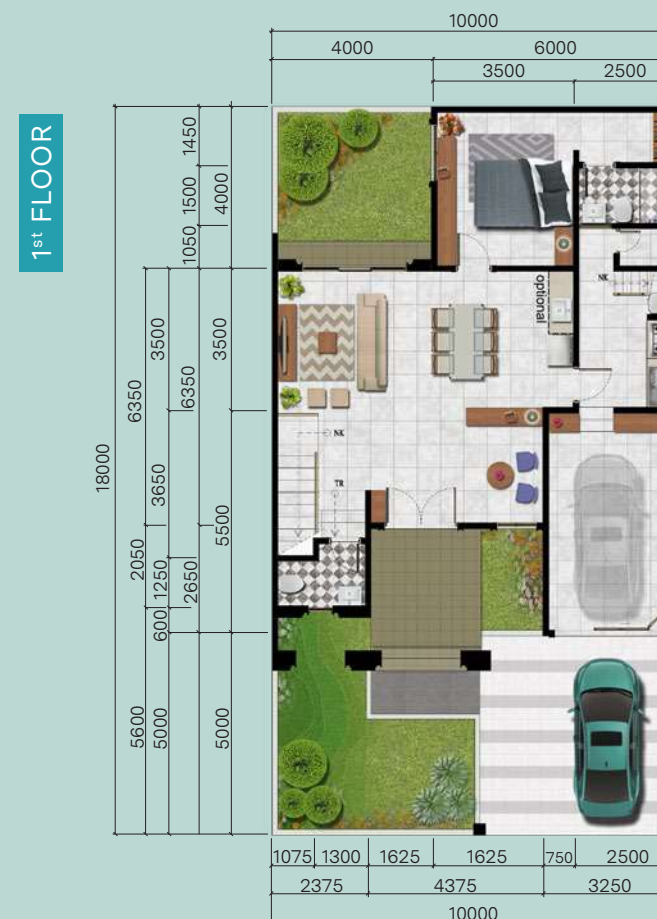
Storage is a requirement for any household, but when it comes to keeping all babies' and children's needs at bay, the need becomes even more essential. With more spaces, you can sure keep it organized and clutter free in an efficient, safe way.

Monte Carlo

TYPE L10

LUAS BANGUNAN
218m²

LUAS TANAH
180m² (10x18)



Smart Home



Smart Door Lock
(main door)



4+1 Bedrooms



3+1 Bathrooms



1 Powder Room



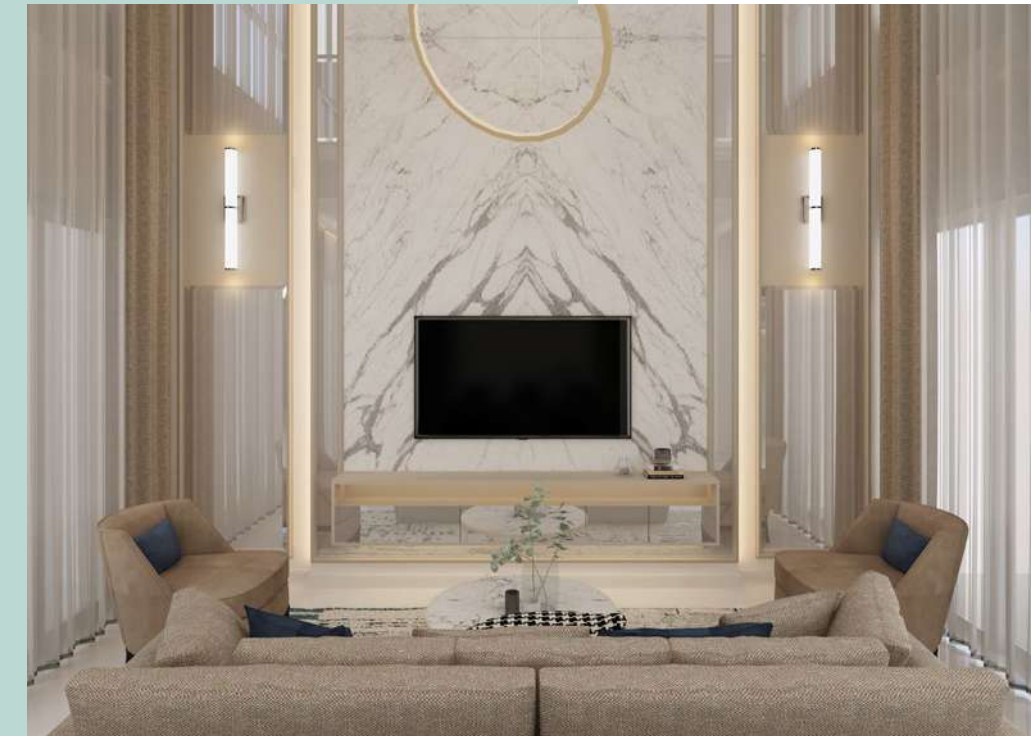
Carport (2 cars)
Garage (1 car)

Venetian

TYPE L12

LUAS BANGUNAN
271m²

LUAS TANAH
216m² (12x18)



Smart Home



Smart Door Lock
(main door)



4+1 Bedrooms



3+1 Bathrooms



1 Powder Room



Carport (2 cars)
Garage (2 cars)

The Siteplan



- **TYPE MONTE CARLO**
LB/LT 218/180
- **TYPE VENETIAN**
LB/LT 271/216

DISCLAIMER:
All data, illustrations, sizes, and specifications listed in this brochure are based on situations and conditions during the preparation period. Changes can occur at any time and the full rights of the developers. All information in this brochure does not form part of an offer or other written agreement

Technical Specifications

PONDASI

- Beton Bertulang

STRUKTUR

- Beton Bertulang

DINDING

- Bata/Bata ringan dipleser aci, fin, Cat
- Dinding pembatas double dinding
- Pagar belakang: Bata/Bata ringan dipleser, aci, fin, Cat, tinggi 5.50m
- Cat: Eksterior ex. Jotun Jotashield/setara
- Cat Interior ex. Jotun Jotaplast/setara

PLAFON

- Ruang Dalam: Gypsum board
- Tinggi plafon 3.0m di ruang tidur, ruang tamu & ruang keluarga
- Upceiling 3.20m di ruang tamu & ruang tidur utama
- KM/WC, teras & teritisan: Gypsum WR (Water Resistant)

LANTAI

- Lantai Utama, Tangga:
 - Basic:** Granit tiles polish uk. 100x100 ex. Roman Granit/setara
 - Upgrade:** Granit tiles polish uk. 120x240 ex. Roman Quadra/setara
- Teras depan, belakang & balkon: Granit tiles matt uk. 60x60 ex. Roman Granit/setara
- Carport, Garasi & dapur kotor: Granit tiles matt uk. 60x60 ex. Roman Granit/setara
- Ruang service & Kamar Pembantu: Keramik uk. 30x30 ex. Roman/setara
- KM/WC Utama: Lantai: Granit tiles matt uk. 60x60 ex. Roman Granit/setara
Dinding: Granit tiles polish uk. 60x120 ex. Roman Granit/setara
- KM/WC Lainnya: Lantai: Granit tiles matt uk. 60x60 ex. Roman Granit/setara
Dinding: Granit tiles matt uk. 60x60 ex. Roman Granit/setara

ATAP

- Rangka Atap: Baja Ringan
- Penutup Atap: Genteng: beton flat flat ex. Cengkareng Permai/setara
- Insulasi: Aluminium Foil

PINTU & JENDELA

- Kusen Jendela: Aluminium fin. Powder coating ex. YKK NEXSTA/setara
- Kusen Pintu: Engineering fin. Cat (ruang dalam)
- Daun Pintu Utama: Engineering full core/solid fin. Cat
- Daun Pintu Lainnya: Engineering flush door/rangka honeycomb fin. Cat
- Pintu Geser: Aluminium fin. Powder coating ex. YKK NEXSTA/setara+kaca clear
- Daun Jendela: Aluminium fin. Powder coating ex. YKK NEXSTA/setara+kaca clear
- Handle & kunci pintu: Ex. Yale/setara (untuk pintu general, kecuali pintu utama)
- Pintu Garasi: **Basic:** Pintu Besi fin. Cat ex. Wina/setara TANPA motor
Upgrade: Pintu Besi fin. Cat ex. Wina/setara incl. motor

SANITAIR

- Shower ex. Toto/setara
- Wastafel: tipe gantung/wall hung ex. Toto/setara
Upgrade: tipe Top counter+meja ex. Toto/setara (hanya untuk KM/WC utama)
- Closet duduk + eco Washer:
 - Basic:** tipe 2 pcs toilet ex. Toto/setara; **Update:** tipe one pcs toilet ex. Toto/setara
- Bathtub ex. Toto/setara

SMART HOME FEATURE

Basic

- Smart door lock: Ex. Yale/setara
- Smart Switch: Ex. Life Smart (1 unit untuk ruang tamu & teras depan)
- CCTV: Ex. Life Smart 3 unit (1 ruang keluarga, 1 teras depan & 1 teras belakang)
- IR Remote: Ex. Life Smart 1 unit ; Gateway/Hub: 1 unit

Upgrade

- Smart door lock: Ex. Yale/setara
- Smart Switch: Ex. Life Smart (1 unit di setiap ruangan kecuali ruang service KM/WC)
- CCTV: Ex. Life Smart 2 unit indoor, 2 unit outdoor
- IR Remote: 2 unit ; Gateway/Hub: 1 unit
- Gas sensor: Ex. Life Smart 1 unit di dapur kotor
- Human Sensor: Ex. Life Smart (hanya di ruang makan/dapur bersih)
- Door & Window Sensor: Ex. Life Smart 2 unit (hanya di teras belakang)
- Curtain motor: Ex. Life Smart di ruang keluarga (void) & ruang tidur utama
- Air generator: Ex. Panasonic
L10 2 unit (rg. tamu & rg. duduk lt. atas) L12 3 unit (rg. tamu, rg. makan & rg. keluarga lt. atas)

KANOPI CARPORT

- Rangka penutup atap: Besi Holo fin. Cat
- Penutup atap: Kaca laminate 5+5mm

INSTALASI LISTRIK

- 3.500 Watt

INSTALASI AIR

- Air bersih standar PAM
- Fiber Ground tank kapasitas 1m3, termasuk pompa

INSTALASI AC (Unit AC Tidak Termasuk)

- Ruang Keluarga & Ruang Tamu 2 PK ; Ruang Tidur 3/4 PK

INSTALASI INTERNET

- Koneksi internet & TV kabel Gratis 1 tahun sejak serah terima

GREEN CONCEPT FEATURE

- Solar Panel on grid system (tipe Upgrade)
- Pemanas Tenaga Surya ex. Wika/setara, kapasitas 150 liter
- Lampu Penerangan Jalan Umum LED
- Biological Septictank
- Exhaust fan, hanya untuk KM/WC yang tidak ada ventilasi udara
- Cat ramah lingkungan ex. Jotun/setara
- Resapan Biopori
- Closet dengan dual flush

JALAN CLUSTER

- ROW 18: Badan jalan 8 meter, fin. paving block
- ROW 18 & ROW 11: Badan jalan 6 meter, fin. Asphalt
- ROW 9: Badan jalan 5 meter, fin. Asphalt

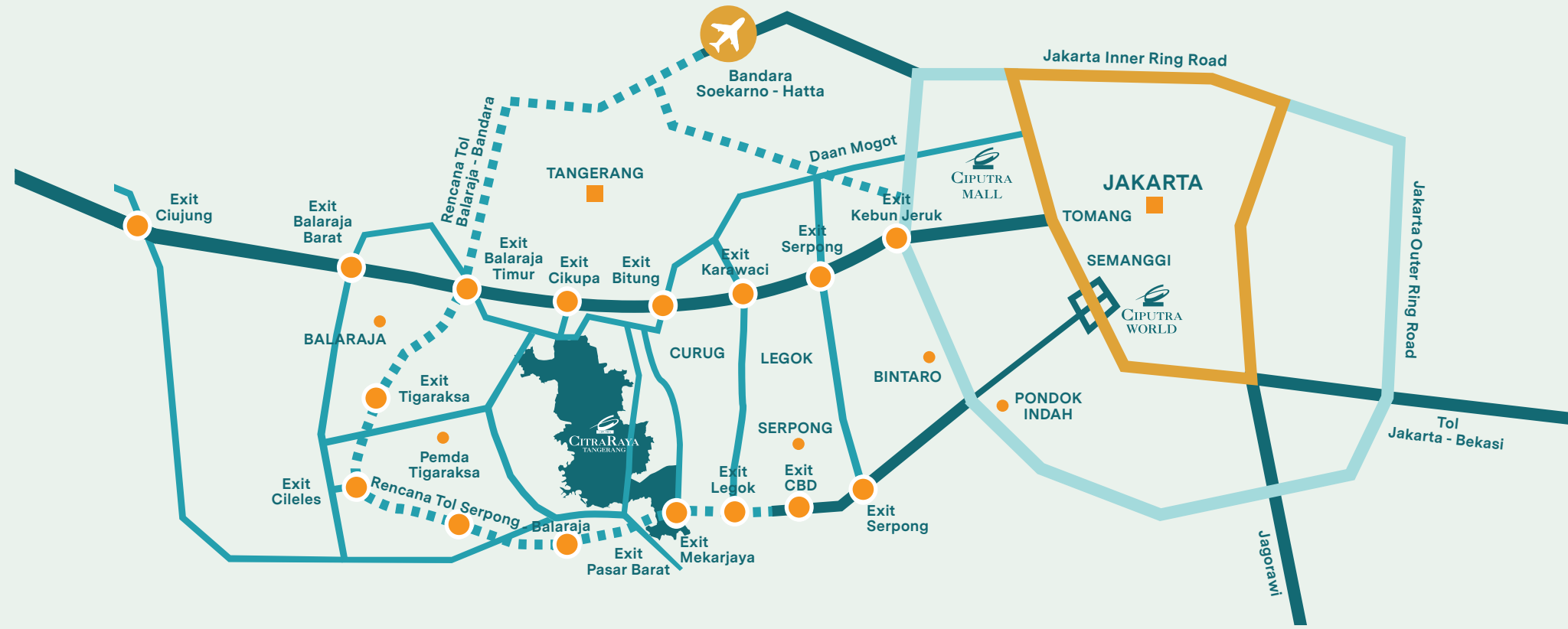
FASILITAS

- Children Playground, Swimming pool, Kid's pool, Gym, Co-working space
- Access to Clubhouse/Eco Club dengan access card

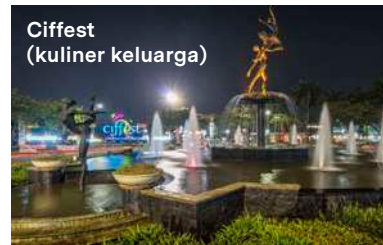
Location Map

LEGEND

- Jakarta Inner Ring Road
- Jakarta Outer Ring Road
- Jalan Raya
- Jalan Tol
- Rencana Jalan Tol



Township Facilities





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