

Cluster
Seine



CITRA SENTUL RAYA
The New Integrated City

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



COMMUTER RAILWAY NETWORK

Building integrated city areas around the Transit Oriented Development (TOD) by linking the Commuter Railway Station as a transportation mode should fit in connection with the Urban Area in an urban urban center, especially in around Transit.



connecting you to the places that matter most

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 Citibur / Dukuh Atas LRT station.



THE REAL URBAN LIFESTYLE

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



EcoCulture is a program launched by PT Ciputra Residence in order to grow culture of environmental preservation in people's lifestyles environmentally friendly (green community).



HARMONY OF URBAN NATURE



A NATURE INSPIRED

New Urban Living



GREEN BOULEVARD



STAY FIT WHILE HAVING FUN

The clubhouses at Citra Sentul Raya are equipped with facilities for everyone in the family because a healthy and active lifestyle is for everyone.



CLUSTER Gate

SEINE



LUSH GREENERY AND SOOTHING
AMBIENCE





BELLEVILLE

LB / LT : 33 / 72 (6 x 12)




 2

 1



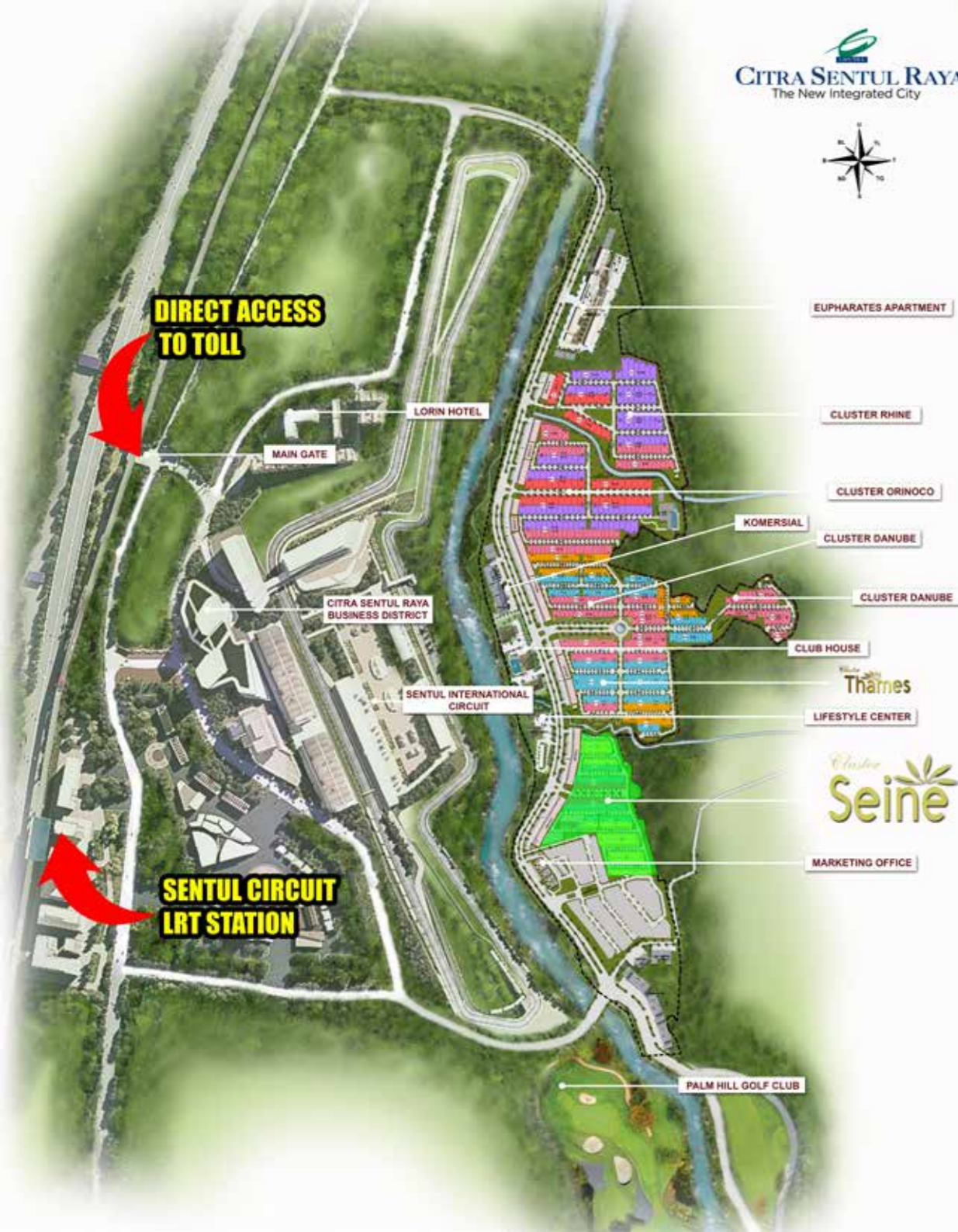
CEVENNES

LB / LT : 45 / 84 (7 x 12)



MONTsouris

LB / LT : 49 / 96 (8 x 12)



RIVER PARK

SPESIFIKASI TEKNIS

Cluster
Seine

PONDASI

Batu kali

STRUKTUR

Struktur Beton Bertulang

DINDING

- Bata/Bata Ringan finishing plester aci & cat
- Dinding Pembatas - Double dinding
- Pagar Belakang - Batako 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
- Kamar Mandi, Teras & Overstek - 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 & Koral Sikat (Carport)

SANITAIR

- Shower - ex. American Standard/setara
- Closet Duduk - ex. American Standard/setara
- Smart Washer

ATAP

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

JENDELA

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

PINTU

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

INSTALASI LISTRIK

- PLN 2200 W - Semua Tipe Rumah

INSTALASI AIR

Air Bersih standar PAM

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

FUTURE GREEN CONCEPT

- Biological Septictank
- Instalasi Jaringan Listrik bawah Tanah
- Instalasi Kabel Telepon bawah Tanah
- Saluran Drainase Tertutup
- Jalan Cluster dan Jalan Lingkungan ROW 15 & ROW 9
- Badan Jalan 5 meter
- Children Playground
- Perkerasan Jalan dari Beton

INSTALASI AC

- Ruang Keluarga
- Ruang Tidur
- UNIT AC TIDAK TERMASUK

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TIPE BELLEVILLE STD	LB/LT 33/72
TIPE BELLEVILLE SUDUT	LB/LT 33/VAR
TIPE CEVENNES STD	LB/LT 45/84
TIPE CEVENNES SUDUT	LB/LT 45/VAR
TIPE MONTSOURIS STD	LB/LT 49/96
TIPE MONTSOURIS SUDUT	LB/LT 49/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

- SENTUL CIRCUIT STA
- SENTUL SELATAN STA
- BARANANGSIANG STA
- BOGOR



● SENTUL SELATAN



CITRA SENTUL RAYA

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