



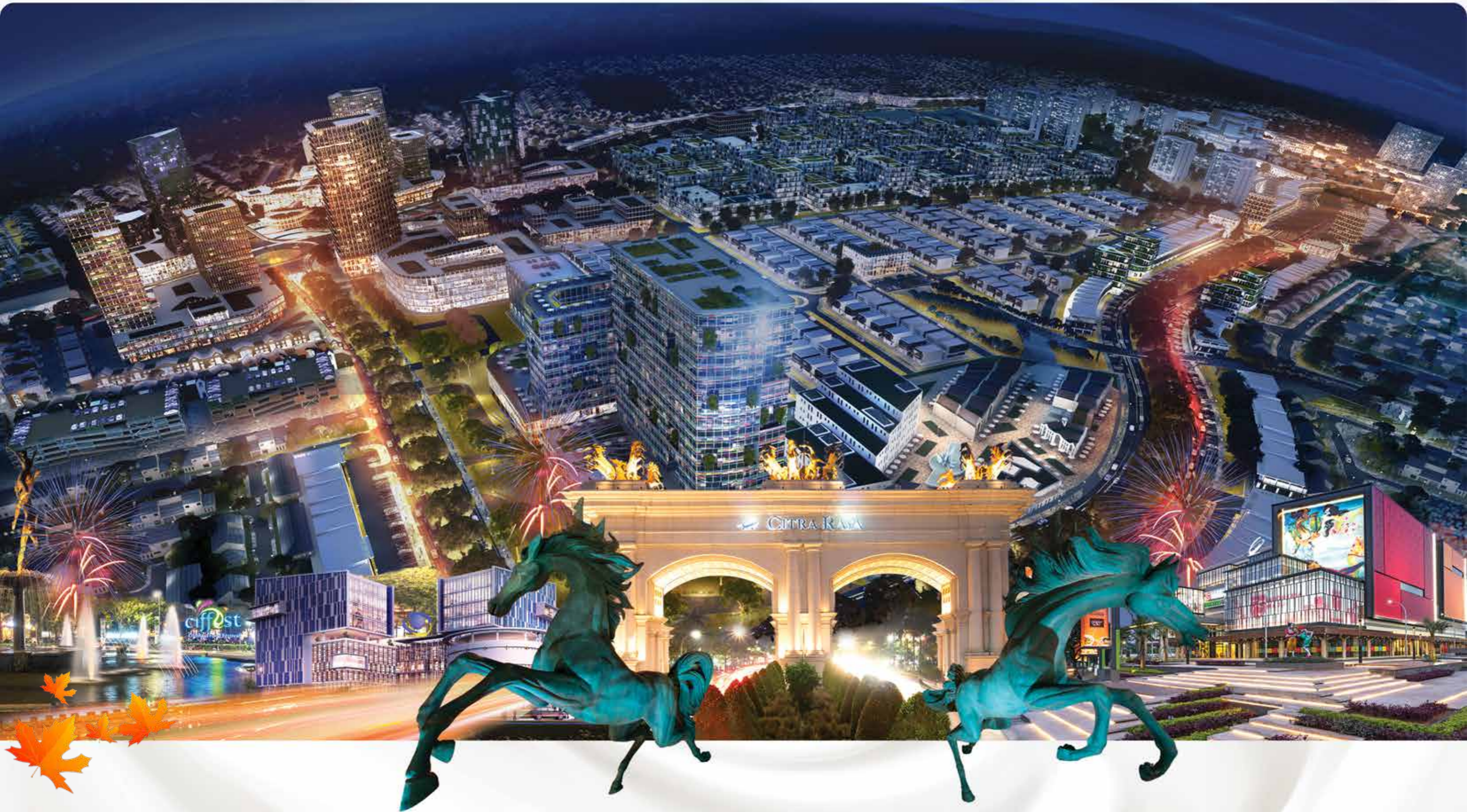
CITRA RAYA TANGERANG



LE BRASSUS at LAUSANNE PARK



THE ENTRANCE TO A TRULY URBAN CITY



A modern enclave hides
within the township of CitraRaya.
Attached to serene lakeside view,
sheltered with stands of greenery
to ensure the serenity is omnipresent.
And only steps-away from the festive
of Mal Ciputra Tangerang.



A NATURE INSPIRED NEW URBAN LIVING



CONVENIENT LIVING

All In One Step



CLUB HOUSE

CLUSTER GATE



**CELEBRATE THE
LIFESTYLE**

MAL CIPUTRA
TANGERANG



With Various Shops, All Under One Roof, Staying On Top
Of The Latest Fashions, Technologies & Bargains, Make
Your Mall The Palace To Take A Break Or Have A
Perfect Family Day Out



ENTER THE GATEWAY
TO YOUR JOURNEY

of Prosperous Living



HEALTHY LIFE
FOR HAPPY SOUL



Swimming Pool - Kids Pool



Gym



Co-working Space



Children Playground



THE ONLY TRUSTWORTHY

Place to Grow Your Life and Family



**HARMONIOUS LIVING
IN GREEN ENVIRONMENT**



CARRERA NUOVO

LB 63M²
LT 60M² (5X12)

1ST FLOOR



2ND FLOOR



- 
2
BEDROOM
- 
2
BATHROOM
- 
1
CARPORT
- 
SMART HOME
- 
SMART
DOOR LOCK
- 
CCTV
- 
SOLAR
WATER HEATER



CARRERA GRANDE LB 85M² LT 75M² (5X15)

1ST FLOOR



2ND FLOOR



- 
3
 BEDROOM
- 
2
 BATHROOM
- 
1
 CARPORT
- 
 SMART HOME
- 
 SMART
 DOOR LOCK
- 
 CCTV
- 
 SOLAR
 WATER HEATER

UNIT SPECIFICATION

PONDASI

Batu Kali & Tapak Beton

STRUKTUR

Beton Bertulang

DINDING

Bata/ Bata ringan di plester aci finishing cat

Dinding pembatas	- Double dinding
Pagar Samping	- Bata / bata ringan diplester aci finishing cat (tinggi 5m)
Cat Eksterior	- Ex. Jotun Jotashield/setara
Cat Interior	- Ex. Jotun Jotaplast/setara
Ornamen Fasad	- Homogeneous tile ex. Valentino gress/setara Woodplank ex. Conwood/setara

PLAFOND

Ruang dalam	- Gypsum
KM / WC, teras & overstek	- Gypsum WR

LANTAI

Lantai utama	- Homogeneous tile 60x60 ex. Valentino gress
Teras depan	- Homogeneous tile 60x60 rustic ex. Valentino gress/setara
Lantai Kamar Mandi	- Homogeneous tile 60x60 rustic ex. Valentino gress/setara
Dinding Kamar Mandi	- Homogeneous tile 60x60 ex. Valentino gress/setara
Carpot	- Keramik 40x40 rustic ex. Roman/setara

SANITAIR

Shower	- Ex. Toto
Wastafel	- Ex. Toto
Closet Duduk	- Ex. Toto

ATAP

Rangka atap	- Baja Ringan
Penutup atap	- Genteng beton ex.Cengkareng Permai/setara

PINTU

Kusen	- Aluminium powder coating Ex. Alexindo/setara
Daun pintu utama, kamar tidur	- Engineering door fin. cat
Daun pintu, km, & wc	- Engineering door fin. cat, sisi belakang lapis melaminto
Daun Pintu Geser (Neo Carrera)	- Aluminium fin. good full system sliding door Ex. Alexindo/setara

JENDELA

Kusen	- Aluminium powder coating Ex. Alexindo/setara
Daun jendela	- Aluminium Powder Coating + kaca Ex. Alexindo/setara

INSTALASI LISTRIK

PLN 2200 W

INSTALASI AIR

Air bersih standar PAM
Fiber Ground water tank, kapasitas 1m³ incl. pompa

INSTALASI TELEPON

1 Line Telepon (Langsung Kring)
Gratis 1 Tahun Abodemen
Sejak Serah Terima

INSTALASI AC

Ruang Keluarga 1,5 PK
Ruang Tidur 3/4 PK
Unit AC tidak termasuk

INSTALASI INTERNET

Koneksi Internet & TV Kabel Gratis
(1 Tahun Sejak Serah Terima)

FITUR SMART HOME

Digital Smart door lock (hanya pintu utama)
CCTV 3 titik (teras depan, ruang tamu & dapur)
Smart switch
Smart IR Remote

SPESIFIKASI LINGKUNGAN

Kawasan tanpa pagar
Instalasi jaringan listrik dalam tanah
Instalasi kabel telpon bawah tanah
Saluran drainase tertutup
Jalan cluster dan jalan lingkungan: finishing asphalt

- ROW 16, badan jalan 5 meter
- ROW 15 (utama), badan jalan 8 meter
- ROW 15 (dengan median), badan jalan 5 meter
- ROW 10 badan jalan 6 meter
- ROW 9 badan jalan 5 meter
- ROW 8 badan jalan 5 meter

FITUR GREEN CONCEPT

Lampu penerangan jalan umum LED
Biological septictank
Exhaust fan untuk Kamar mandi yang tidak berventilasi
Cat ramah lingkungan (green label) ex. Jotun/setara
Closet dengan dual flush
Resapan biopori
Pemanas air tenaga surya

SITE PLAN



LE BRASSUS

THE AUTUMN BEAUTY
OF MODERN LIVING

CARRERA NUOVO 5 X 12

STANDARD LB 63M² / LT 60M²
SUDUT LB 63M² / LT Var

CARRERA GRANDE 5 X 15

STANDARD LB 85M² / LT 75M²
SUDUT LB 85M² / LT Var



MAP LOCATION



LEGEND

Jakarta Inner Ring Road	Jalan Tol JORR 3
Jakarta Outer Ring Road	Jalan Tol Jakarta - Tangerang
Jalan Raya	Rencana Jalan Toll
Jalan Tol JORR 2	Akses ke CitraRaya : Exit Toll Bitung KM 26



MARKETING OFFICE

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WEBSITE

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LUGANO
L A K E P A R K

Seluruh data, ilustrasi, ukuran dan spesifikasi yang tercantum di brosur ini berdasarkan situasi dan kondisi pada masa persiapan. Perubahan dapat terjadi sewaktu-waktu dan merupakan hak penuh developer. Seluruh informasi di dalam brosur ini bukan merupakan bagian dari penawaran ataupun perjanjian tertulis lainnya.