



CITRA SENTUL RAYA

The New Integrated City

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

Cluster
Danube
HARMONY OF NATURE





SENTUL CIRCUIT
LRT STATION

MAIN GATE - DIRECT
ACCESS TO TOLL KM 33

CITRA SENTUL RAYA
BUSINESS DISTRICT

LORIN HOTEL

APARTMENT

SENTUL INTERNATIONAL CIRCUIT

PERMATA SENTUL
GOLF CLUB

ECO CLUB

COMMERCIAL LIFESTYLE AREA

PALM HILL GOLF COURSE

JOGGING TRACK
GREEN BELT

MARKETING OFFICE



RIVERPARK GATE



RIVER PARK



type BELLEVILLE

LB : 33 m² LT : 72 m² [6 x 12]





type CEVENNES

LB : 45 m² LT : 84 m² [7 x 12]





type **MONTsouris**

LB : 49 m² LT : 96 m² [8 x 12]





type **KINGSBURY**

LB : 118 m² LT : 120 m² [8 x 15]



4+1



3+1



Siteplan



SPESIFIKASI TEKNIS CLUSTER DANUBE

PONDASI

Batu Kali

STRUKTUR

Struktur Beton Bertulang

INSTALASI AC

- Ruang Keluarga
- Ruang Tidur
- UNIT AC TIDAK TERMASUK

INSTALASI LISTRIK

PLN 2200 W
PLN 3200 W (**Kingsbury**)

PLAFON

- Ruang Dalam - Gypsum
- Kamar Mandi, Teras & Overstek Gypsum WR (*Water Resistant*)

SANITAIR

- Shower
ex. American Standard//setara
ex. TOTO/setara (**Kingsbury**)
- Closet duduk
ex. American Standard/setara
ex. TOTO/setara (**Kingsbury**)
- Smart Washer
- Closet Duduk & Eco Washer
ex. TOTO/Setara (**Kingsbury**)

ATAP

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

PINTU

- Kusen - Aluminium Anodize
ex. Alexindo/setara
ex. YKK/setara (**Kingsbury**)
- Daun Pintu - Engineering Door
finish Melamik

LANTAI

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

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

INSTALASI TELEPON

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

INSTALASI INTERNET

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

INSTALASI AIR

Air Bersih standar PAM

FITUR SMARTHOME

Smart Lock
Smart Switch & CCTV (**Kingsbury**)

JENDELA

- Kusen - Aluminium Anodize
ex. Alexindo/setara
ex. YKK/setara (**Kingsbury**)
- Daun Jendela - Aluminium Anodize
ex. Alexindo/setara + Kaca Bening
ex. YKK/setara + Kaca Bening (**Kingsbury**)

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
- Sistem Keamanan Lingkungan CCTV sistem

Marketing Office :

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Jl. River Park Boulevard Blok A No 1,
Citra Sentul Raya - Bogor 16810

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