



CIPUTRA

CITRA RAYA
TANGERANG

CLUSTER
Varennna



Feel the Freshness of the Morning Breeze

connect with the nature,
creating a sense of relaxation,
comfortly swayed by
a delightful air romance
of the natural breeze



A Perfect Gateway



Where green style meets the modern urban living

The Golden Moment to Rejoice in the Harmony of Nature

The prestigious residency
surrounded by the verdant
landscape where you live the
best life that your deserve.



Reflection of Joyful Environment



THE PERFECT AMBIENCE CRAFTED BY NATURE TO ENHANCE YOUR

comfort living



The luxurious
lush green screenery
bring its presence
to every corner of your home



FITTO

LB 34 m² LT 60 m² (5x12)
 LB 34 m² LT 75 m² (5x15)

- 
 2 BEDROOMS
- 
 1 BATHROOM
- 
 1 CARPORT





GROSSO

LB 37 m²

LT 72 m² (6x12)



2 BEDROOMS



1 BATHROOM



1 CARPORT



LUSSO

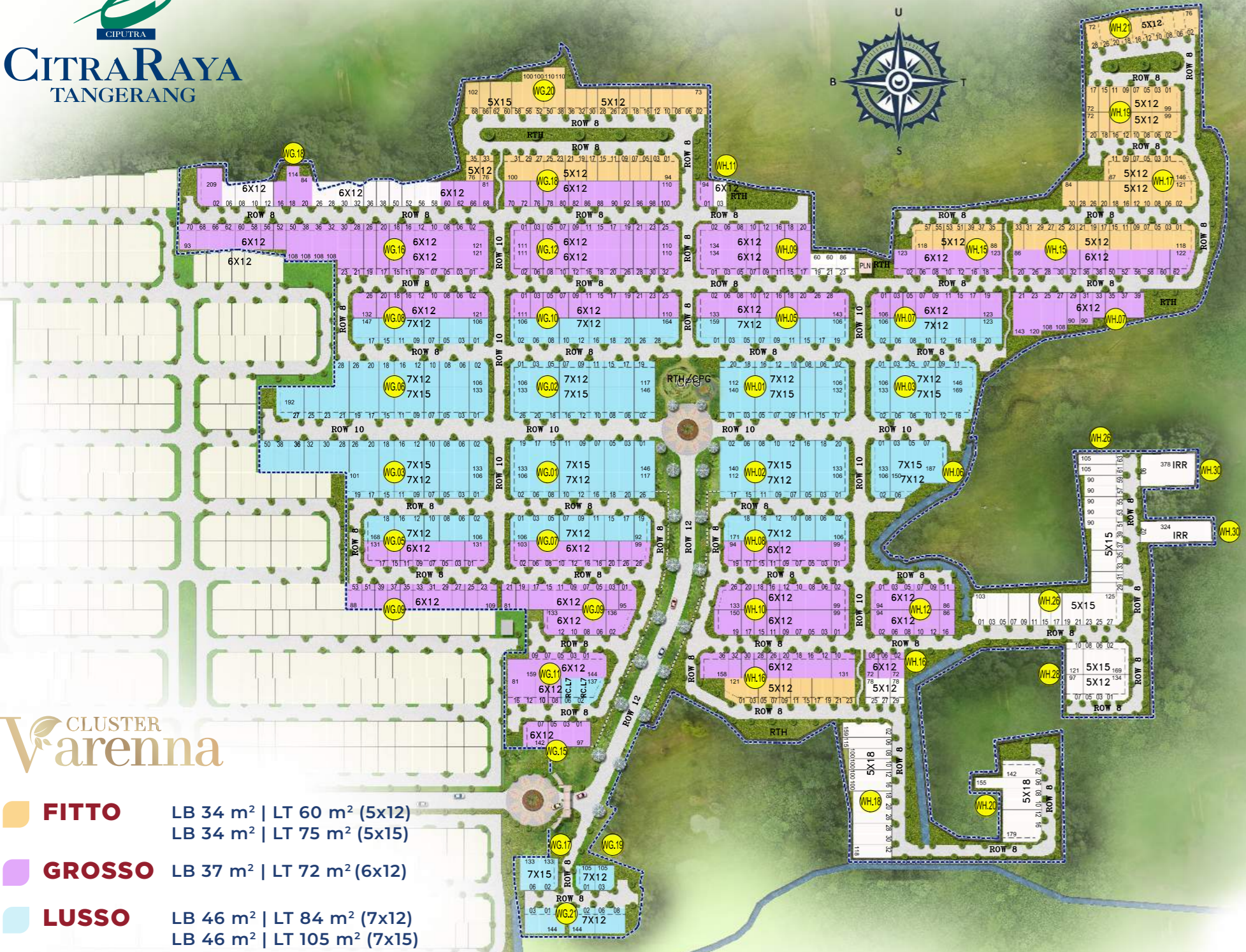
LB 46 m² LT 84 m² (7x12)
 LB 46 m² LT 105 m² (7x15)

-  2 BEDROOMS
-  1 BATHROOM
-  1 CARPORT



CLUSTER Varenna

	FITTO	LB 34 m ² LT 60 m ² (5x12) LB 34 m ² LT 75 m ² (5x15)
	GROSSO	LB 37 m ² LT 72 m ² (6x12)
	LUSSO	LB 46 m ² LT 84 m ² (7x12) LB 46 m ² LT 105 m ² (7x15)



INTEGRATED TOWNSHIP FACILITIES

- 1 GERBANG UTAMA
- 2 MARKETING OFFICE
- 3 CITRARAYA FOOD FESTIVAL (CIFFEST)
- 4 THE AVENUE BUSINESS DISTRICT
- 5 SPORT CLUB | HOTEL
- 6 WATERPARK & THEME PARK
- 7 MANAGEMENT OFFICE
- 8 CIPUTRA HOSPITAL
- 9 ECOPLAZA | GRAMEDIA
- 10 SEKOLAH TARAKANITA
- 11 APARTMENT
- 12 AUTO CENTER | CITY MARKET
- 13 MAL CIPUTRA TANGERANG
- 14 LITTLE KYOTO ECO PARK
- 15 SEKOLAH CITRA BERKAT
- 16 LUGANO LAKE
- 17 UNIVERSITAS ESA UNGGUL
- 18 FUTURE TOLL ROAD SERPONG - BALARAJA



masterplan
2.760 ha

SPECIFICATION

PONDASI

Batu Kali

STRUKTUR

Beton Bertulang

DINDING

Double Dinding, Bata/ Bata ringan di plester aci finishing cat, tebal 12cm

Dinding Pembatas Kavling

Halaman Depan

: Parapet

Halaman Belakang & Samping

: Double Dinding, Batako di plester aci finishing cat, tinggi 1.4m

Ornamen Tampak Depan

: Plesteran tekstur fin. Cat

Cat Eksterior

: ex. Jotun/setara

Cat Interior

: ex. Jotun/setara

PLAFON

Ruang Utama/Ruang Tamu

: Gypsum board, tinggi 4m

Ruang Tidur

: Gypsum board, tinggi 2.8m

Teritisan & Kamar Mandi/WC

: Gypsum WR (Water Resistance)

LANTAI

Lantai Utama

: Keramik 40cm x 40cm ex. Ikad/setara

Teras Depan & Belakang

: Keramik 40cm x 40cm matt/rustic ex. Ikad/setara

Carport

: Rabat Beton

DAPUR

Dinding

: fin. Keramik 20cm x 20cm ex. Ikad/setara

Meja

: Cor Beton, fin. Keramik 20cm x 20cm ex. Ikad/setara

KAMAR MANDI/WC

Lantai

: Keramik 20cm x 20cm ex. Ikad/setara

Dinding

: Keramik 20cm x 25cm ex. Ikad/setara, tinggi 2m

ATAP

Rangka atap

: Baja Ringan

Penutup atap

: Genteng Beton Flat ex. Cengkareng Permai

PINTU & JENDELA

Kusen

: Aluminium anodized

Daun Jendela

: Aluminium anodized + kaca

Daun Pintu

: Engineering

SANITAIR

Wastafel

: ex. American Standard/setara

Shower

: ex. American Standard/setara

Closet duduk

: ex. American Standard/setara

INSTALASI LISTRIK

2.200 watt

INSTALASI AIR

Air Bersih Standar PAM

FITUR GREEN CONCEPT

Lampu Penerangan Jalan Umum LED

Biological Septictank

Cat Ramah Lingkungan (Green Label) ex. Jotun/setara

Resapan Biopori

SPESIFIKASI LINGKUNGAN

Kawasan tanpa pagar

Instalasi Jaringan Listrik Kabel Udara

Instalasi Jaringan Telepon Dalam Tanah

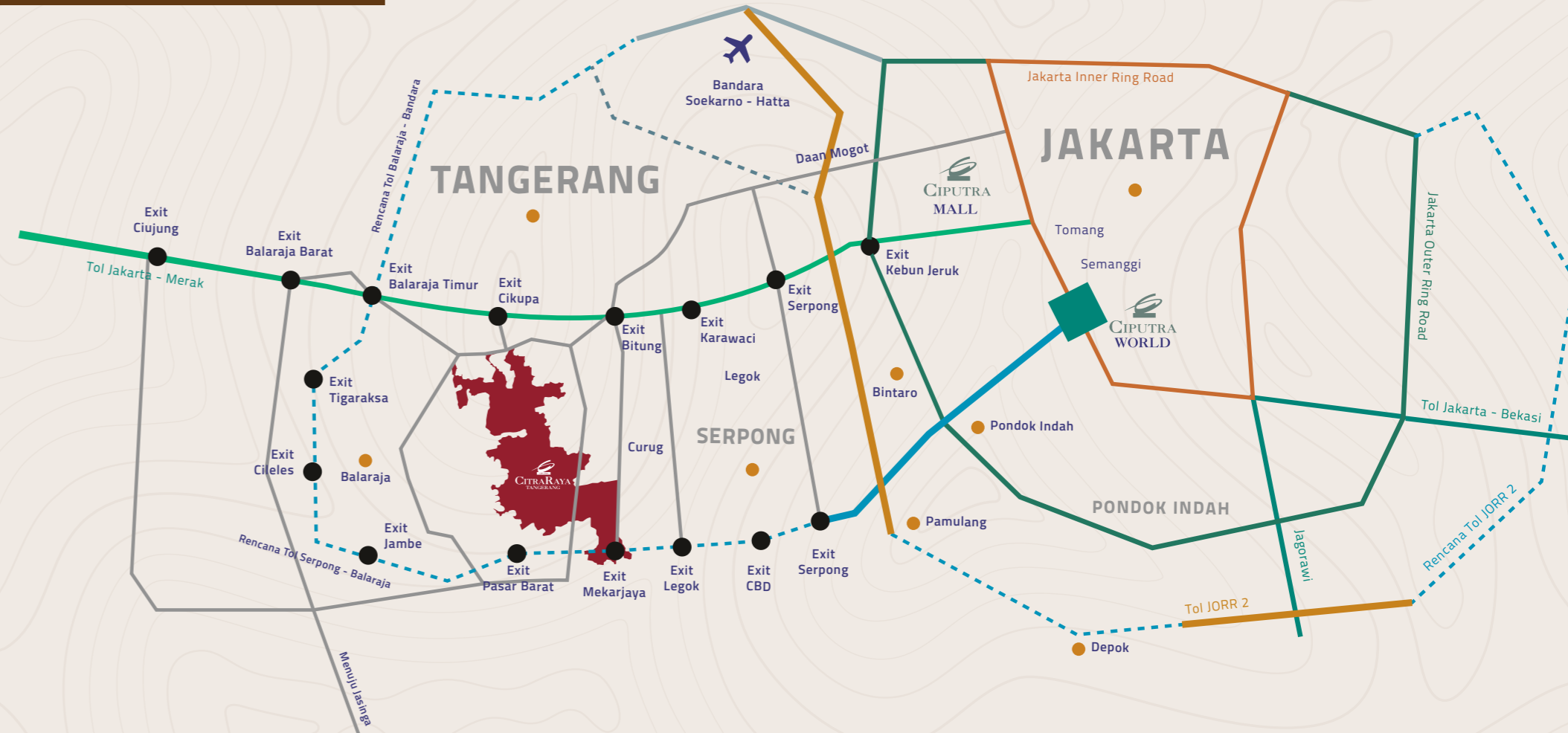
Saluran Drainase Dalam Tanah

Jalan cluster & jalan lingkungan fin. Asphalt :

- ROW 12, badan jalan 7m
- ROW 10, badan jalan 6m & 5m
- ROW 8, badan jalan 5m

Children Playground

LOCATION MAP



LEGEND

- Jakarta Inner Ring Road
- Jakarta Outer Ring Road
- Jalan Raya
- Jalan Tol JORR 2

- Jalan Tol JORR 3
- Jalan Tol Jakarta - Tangerang
- Rencana Jalan Tol

Akses ke CitraRaya : Exit Tol Bitung KM 26



MARKETING OFFICE

CitraRaya Marketing Office
Jl. CitraRaya Boulevard,
Tangerang 15710

CONTACT

 (021) 5960 888  0819 5960 8889
www.citraraya.com

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.