



CITRA TOWERS

KEMAYORAN BUSINESS DISTRICT



THE NEW CBD OF JAKARTA

Citra Towers Created by Ciputra Group, which offers a pair of 28-storey office towers and a retail podium with exquisite design, Spacious floor plans, and panoramic city and sea views to enjoy.

Citra Towers Kemayoran at night time



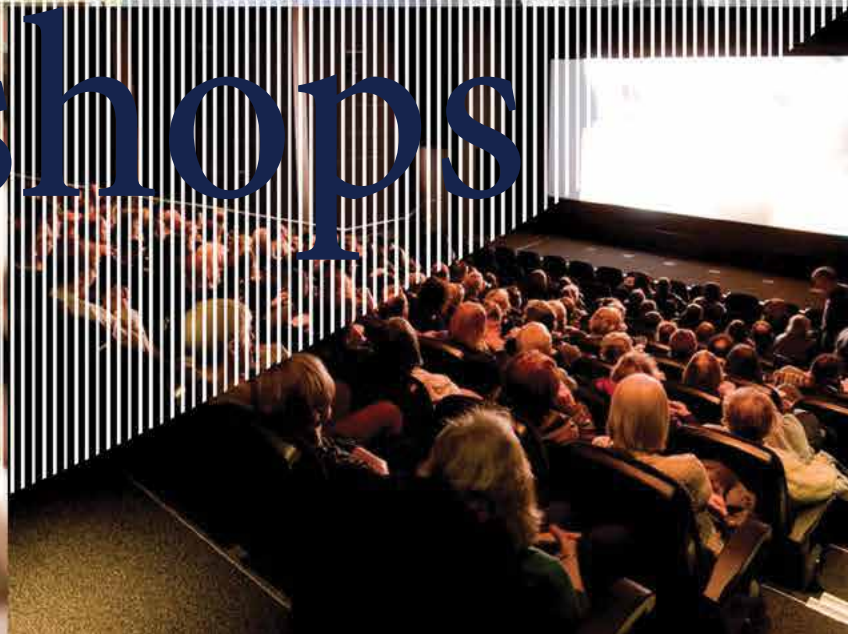
Retail Podium and Sunken Garden

PLEASANT LIFESTYLE AT ITS FINEST

Our retail podium provides amenities from fitness center, lifestyle attractions, food and beverages, and vibrant shopping. It is easily accessible from office tower. The Green Rendezvous Area takes the tenants to a charming outdoor terrace with amphitheater seats and fountain-fall to refresh, chill out, and meet. It is an ideal communal break-out space for uplifting strategy discussions and creative thinking, nonetheless for relaxing too. Both are signature meeting points for the community at Citra Towers, whether you are doing business or winding down at the end of the day.



**sunken
garden**



CINEMA
GYM

retail
f&b

shops




CITRA TOWERS
KEMAYORAN BUSINESS DISTRICT

CITRA PLAZA

Aerial View Citra Towers Kemayoran and the surrounding



Kemayoran Gate



Old Kemayoran Airport



JIEXPO Kemayoran

EXCEPTIONAL GROWTH AT KEMAYORAN

Home to the Jakarta Fair since 1992, Kemayoran has been a location for many activities. It is less crowded than other parts of Jakarta and not prone to flood. Kemayoran has grown so much in population, business, and development. It is soon to be the next most sought after location.



Kemayoran Golf Course

STRATEGIC LOCATION

Located in the heart of Jakarta's future business district with easy access to train stations, TransJakarta and upcoming LRT. It allows tenants to commute seamlessly from and to Kemayoran.

The easy access to toll will only take 20 minutes to Tanjung Priok International Port and 30 minutes to Jakarta Soekarno-Hatta International Airport .

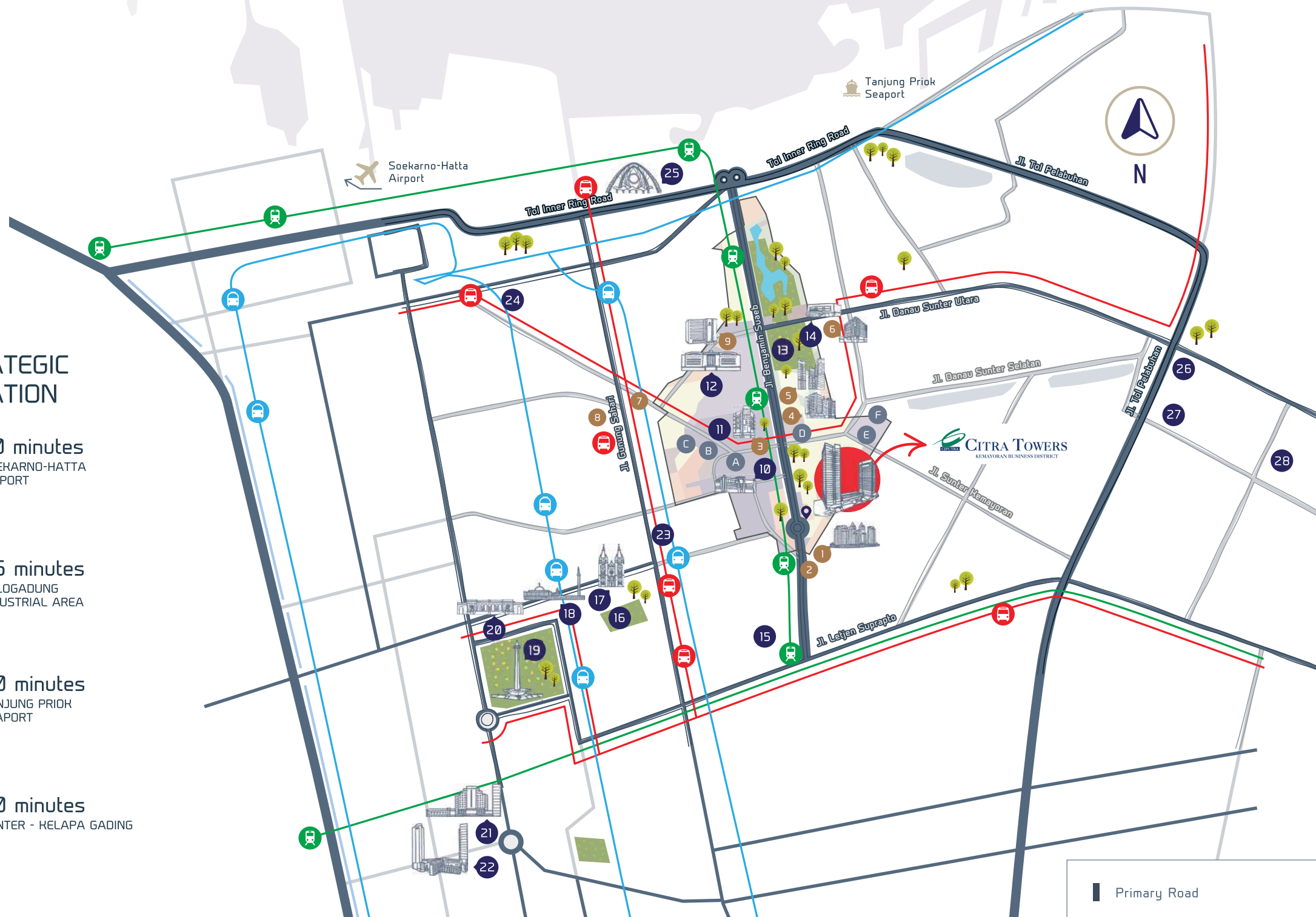
Within the 450 Ha of kemayoran, Citra Towers is surrounded by numerous 4-star hotels, golf course, the Jakarta International Expo (JIEXPO) and other commercial and leisure places to fulfill your business and client needs.

It is also surrounded by banking facilities such as bank and ATM. Residential areas including apartments are also nearby. Additionally, the hospitals and reputable schools are nearby to complement you and the neighborhoods.









-  1 GOLF COURSE
-  2 HOSPITAL
-  3 MODERN MARKET
-  3 AMUSEMENT PARKS & RECREATION
-  6 HOTEL
-  7 APARTMENT
-  10 BANK

STRATEGIC LOCATION

-  **30 minutes**
SOEHARNO-HATTA AIRPORT
-  **25 minutes**
PULOGADUNG INDUSTRIAL AREA
-  **20 minutes**
TANJUNG PRIOK SEAPORT
-  **20 minutes**
SUNTER - KELAPA GADING
-  **15 minutes**
SUDIRMAN - THAMRIN



- | | | |
|--|----------------------------|-----------------------------|
| ● PUBLIC SERVICE | ● HOTEL & APARTMENT | ● BUSINESS & RECREATION |
| A. RS. Hermina | 1. Best Western Plus Hotel | 10. Mega Glodok Kemayoran |
| B. Kantor Imigrasi Jakarta Pusat | 2. Grand Palace | 11. Pasar Mobil Kemayoran |
| C. Mahatma Gandhi School | 3. Grand Mercure Hotel | 12. JI EXPO |
| D. Gandhi Memorial Intercontinental School | 4. Swiss-Belinn Hotel | 13. Kemayoran Golf Course |
| E. RS. Mitra Kemayoran | 5. The Royale Springhill | 14. Food Centrum |
| F. Jubilee School | 6. Holiday Inn Hotel | 15. GBI |
| | 7. Orchardz Hotel | 16. Lapangan Banteng |
| | 8. Swiss Belhotel | 17. Gereja Katedral |
| | 9. Holiday Inn Express | 18. Masjid Istiqlal |
| | | 19. Monas |
| | | 20. Istana Negara |
| | | 21. Plaza Indonesia |
| | | 22. Grand Indonesia |
| | | 23. Golden Truly |
| | | 24. ITC Mangga Dua |
| | | 25. Taman Impian Jaya Ancol |
| | | 26. Mall Artha Gading |
| | | 27. Mall Of Indonesia |
| | | 28. Mall Kelapa Gading |

 Primary Road	 Secondary Road
 Train Rail	 Train Station
 LRT	 LRT Station
 Busway Route	 Busway Station

STRATA TITLE OFFICE AT KEMAYORAN

LOCATION

Surrounded by numerous facilities. Easy access to toll and public transportation. Located in a less crowded area compared to other areas of Jakarta. Citra Towers faces directly to the main road of Benjamin Suaeb which is the former airport runway with 50m road width.

RETAIL PODIUM & GREEN RENDEZVOUS AREA

With up to 76% green area, our Green Rendezvous Area will allow you to walk with lush greenery as it recreates nature itself. Alongside, our retail will include cinema, gym, shops, and restaurants that will be accessible from the office tower.

FLEXIBLE DESIGN

Our offices were designed with people in mind. Our towers were designed to have a diamond shape. Its unique structure allows the light to reflect and create a color combination of blue and green. Its elegant design allows the towers to look modern and sophisticated.

GREEN OFFICE

According to a study conducted in 2014 by Harvard, Green Office Environments linked with higher cognitive function scores that can have an impact on our well-being.*

* J.G. Allen, P. MacNaughton, U. Satish, S. Santanam, J. Vallarino, J.D. Spengler. "Associations of Cognitive Function Scores with Carbon Dioxide, Ventilation, and Volatile Organic Compound Exposures in Office Workers: A Controlled Exposure Study of Green and Conventional Office Environments," EHP, October 26, 2015, doi: 10.1289/ehp.1510037

Citra Towers introduces its latest edition that ignites a thriving community in Central Jakarta. A diverse indoor and outdoor facilities including a core focus in sustainable EcoCulture. It is a place where business and lifestyle meets together.

THERE IS NOTHING MORE
REWARDING
THAN CHANGING PEOPLE'S LIVES
FOR THE BETTER

CIPUTRA



Drop Off North Tower

CRAFTED FOR UNRIVALLED SUCCESS

Feel the sense of arrival at our world-class finishes lobby to start your activities. Our concierge and 24-hours security will welcome you with an office hall that is stimulating, innovative, and functional. Whether you are a corporation or a start-up, this is a working place as it should be.

Citra Towers Kemayoran provides a multitude of conveniences to the tenants with design and mobility without ever needing to hit the streets. Everything you require is within walking distance.



Ground Lobby Area of North Tower



Lobby Lift Area

Lift access comes with security gate and 24-hours secure access for tenants and guests.

The triple high volume ceiling will connect you with others as you go to the retail podium.



Lower Ground Lobby with triple high volume ceiling up to 14 m

GREEN YOUR WORKPLACE

CIPUTRA GROUP is the first company in Southeast Asia to qualify for EDGE Certification.

EDGE ("Excellence in Design for Greater Efficiencies") Certification is a green building certification system by IFC, a subsidiary of World Bank Group. It is a new resource efficiency building certification system for emerging markets that provides building developers and designers with technical solutions for going green.



Constructing and operating buildings cause 40 percent of all CO2 emissions globally. In Indonesia, buildings currently account for about 30 percent of the country's total energy consumption.

A vision of Ciputra Residence, EcoCulture envisions bigger purpose for the people by creating a green community to raise environmental awareness. Waste management, energy efficiency, and water management are thoroughly planned in order to reduce damage to the ecosystem.

Up To

76%

GREEN AREA

Filled with trees, flowers, mini waterfall, ponds, and seating terrace.



Office room from 2nd floor, looking down to Sunken Garden

WHY GREEN BUILDING ?

It's a common misconception that having a green building or sustainable design costs more. Citra Towers is committed to have an optimized market value, as it is the first environmentally sensitive commercial building that pushes the boundaries of its sustainability design to create an impacting workplace.



ECO-FRIENDLY MATERIAL
that uses 23 % less embodied
energy in materials



ENERGY CONSUMPTION
reduced by 27 %



WATER CONSUMPTION
reduced by 45 %



VRF AC System



< 45 OTTV Glass Heat Reduction

CreO

Creative Office

MORE THAN JUST A SPACE

CreO is an office space with size starting from 15 m² and equipped with complete facilities to share, such as receptionist, meeting room, lounge, and many more.

At CreO, we make a workspace that works for you.

From ideas to visions, CreO is thoughtfully created with one goal : to unleash your potential in business.

Immerse yourself in a community and environment where you can naturally connect and network, create collaborative innovation, get work done, or create new projects. We are here to provide support for you to accelerate. We have the facilities provided for you to share along with the community of CreO.



CreO Receptionist Area



Creative Office

dream
create
inspire

CULTIVATE YOUR INNOVATION

Say goodbye to the clutter of home-office and the old-school colorless cubicle farm. **CreO** understands that every individual and business has their own working style.

At **CreO**, you will find flexibility and functionality you've been craving. We equipped **CreO** with hassle-free facilities and cutting-edge technology which available for rent. Sharing reception area will be available within the **CreO** area to help you as well.



BUSINESS SUPPORT FACILITIES

Printing, scanner, and copier are just around your corner.



CREATIVE LOUNGE

A cozy lounge where you can take a break, brainstorm or a quick work meet-up, get refreshments you need at **CreO**.



HIGH-SPEED FIBER OPTIC INTERNET

Fast internet connection to support your work.



MEETING & VIDEO CONFERENCE ROOM

Space provided for your meetings, trainings, or pitching.

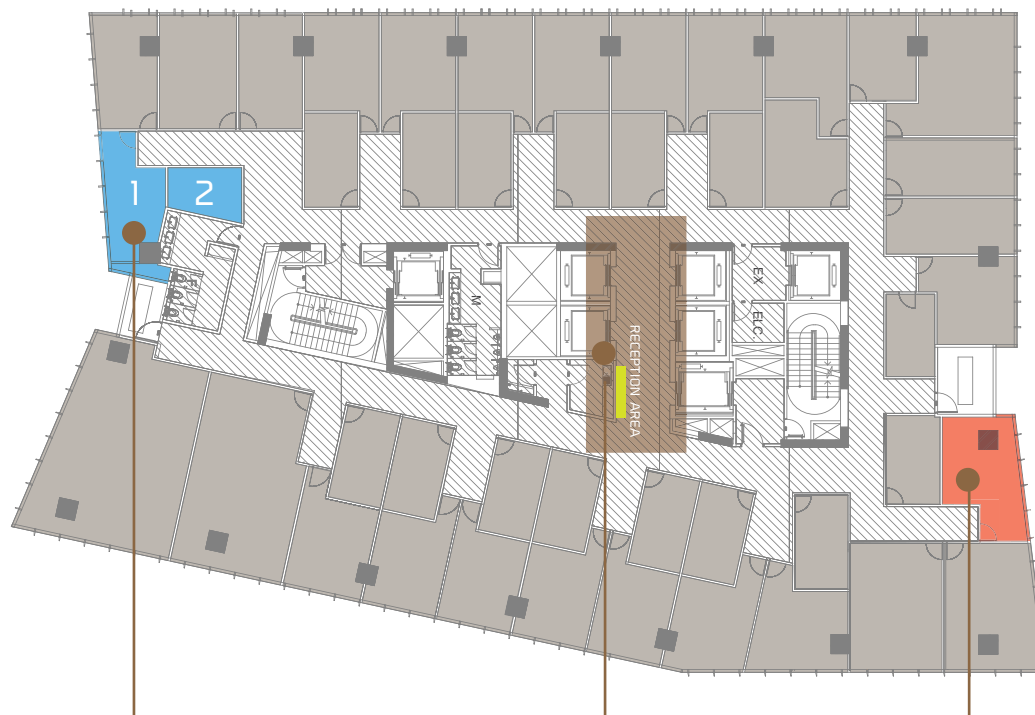
Please check the details for the facilities' rental package fee



CreO Meeting & Video Conference Room



N



MEETING &
VIDEO CONFERENCE
ROOM



RECEPTION
AREA



CREATIVE
LOUNGE



be bold
be light
be italic
but never
regular

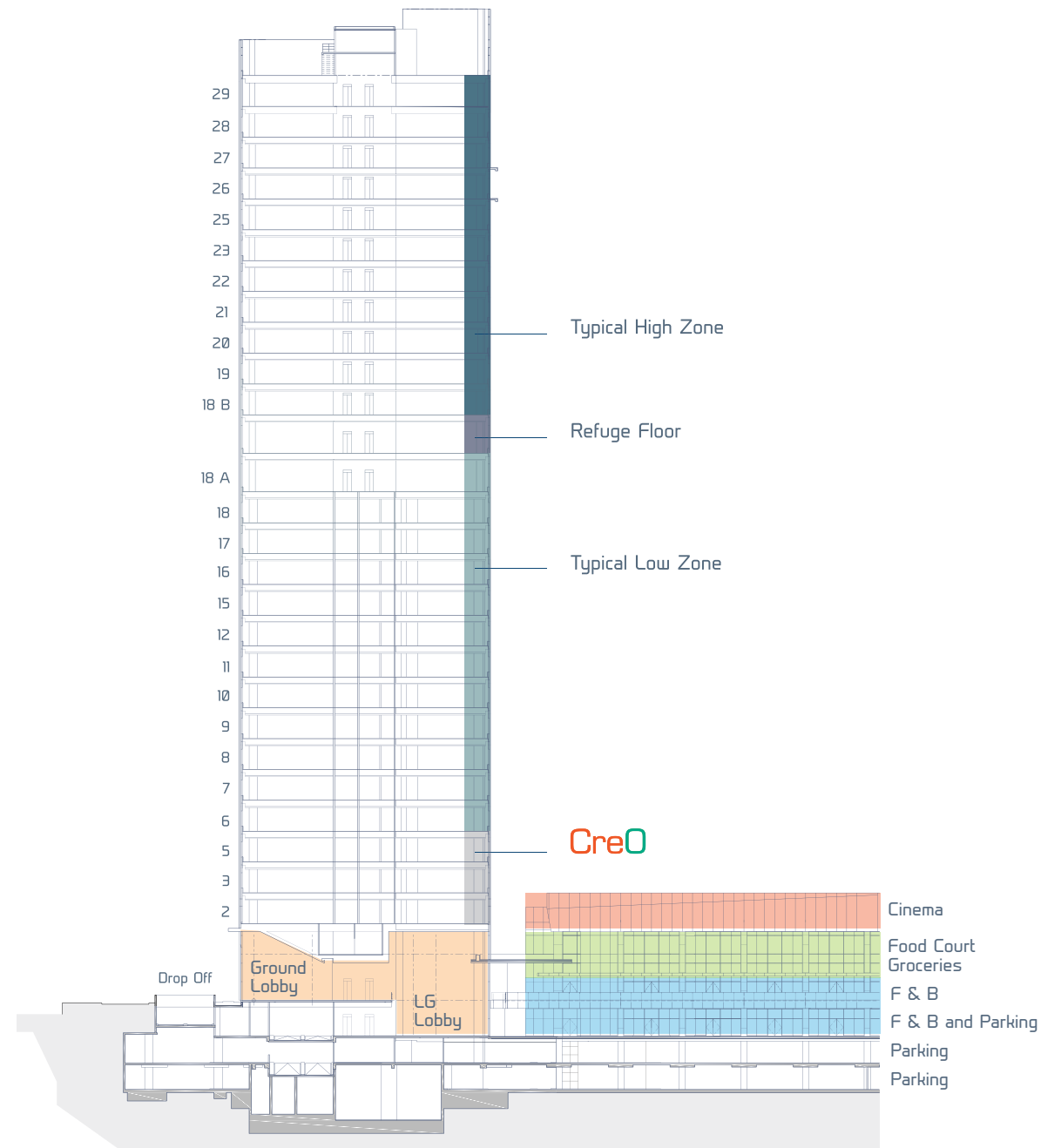
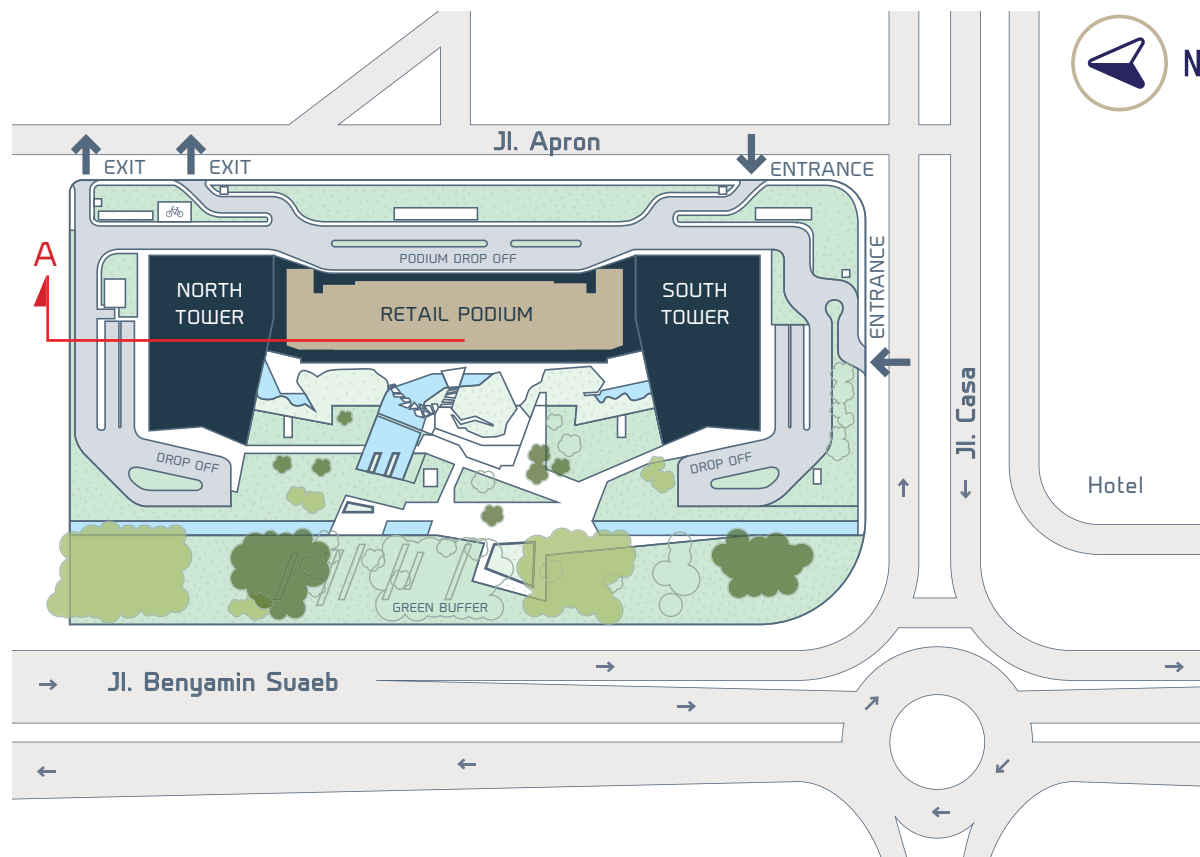
MEER
RO



MAKE
TODAY
ridiculously
AMAZING

QUICK FACT

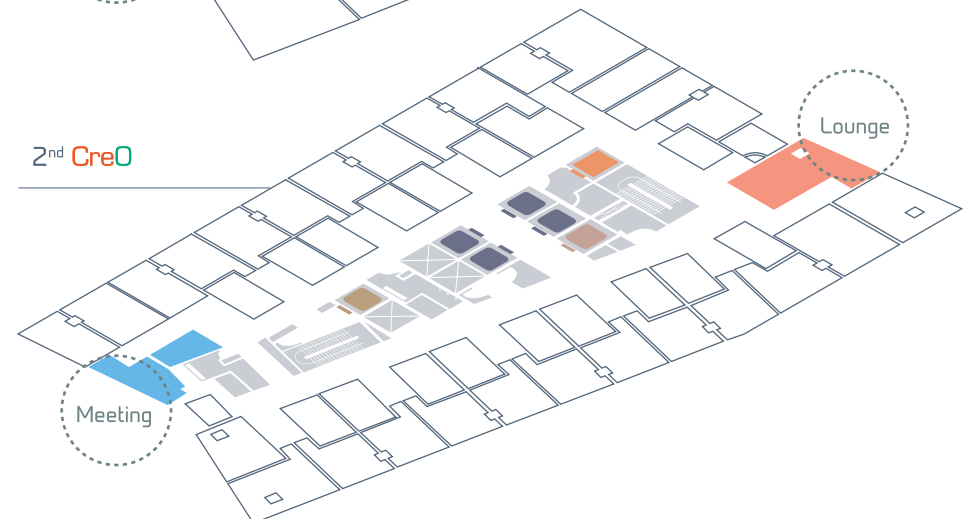
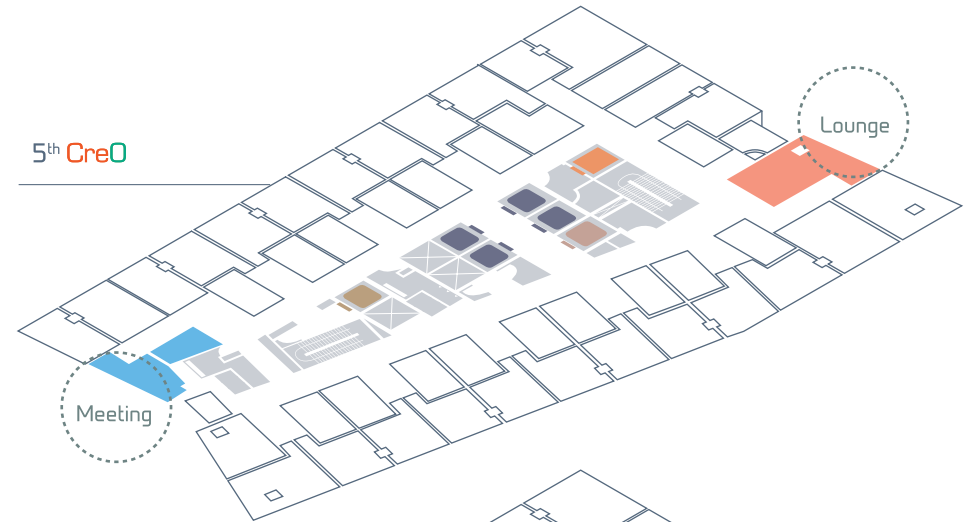
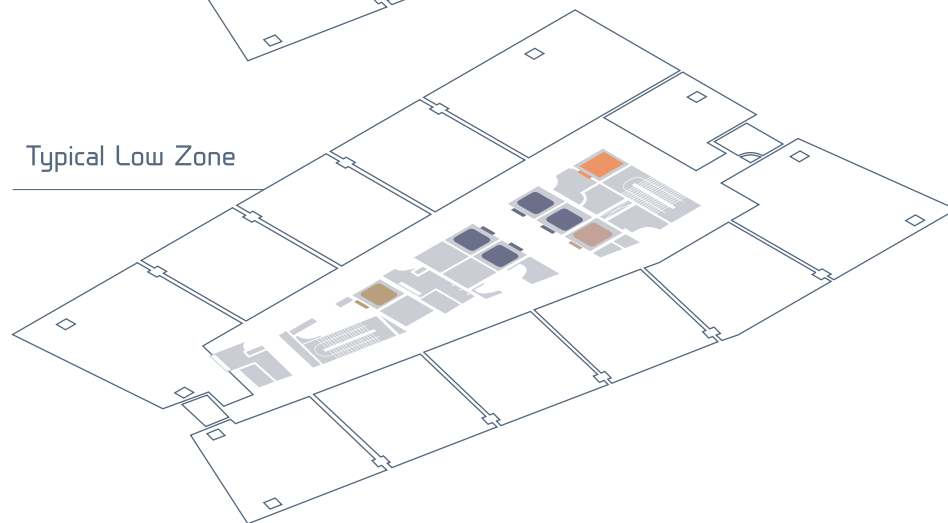
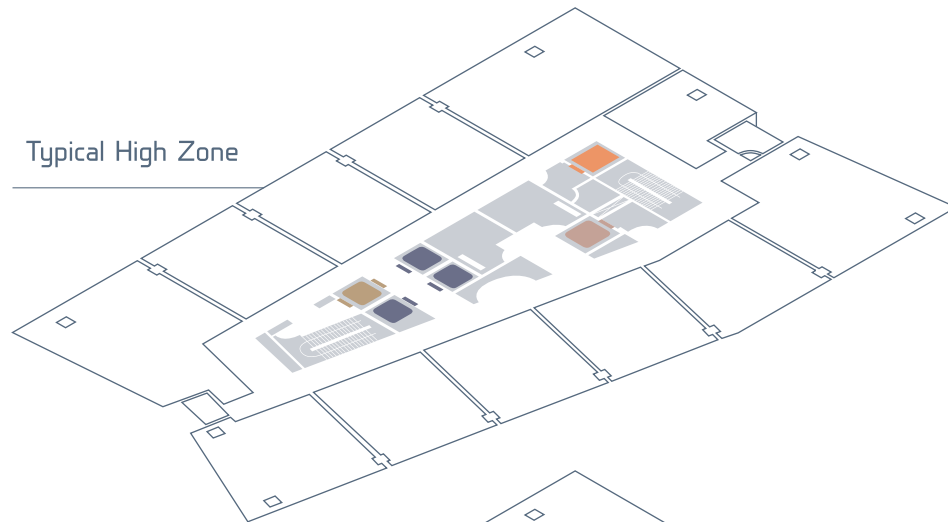
SITE AREA	TOTAL GFA	
(m ²) 17.680	(m ²) 94.599	
	OFFICE TOWERS	PODIUM
Typical Floor Area (m ²)	1.562	2.500
Building Height (Storey)	28	3
GFA Each Tower/Block (m ²)	43.612	
Gross Floor Area (m ²)	85.000	7.375



Section A

FLOOR PLAN

- Executive Lift
- Emergency Exit
- Passenger Lift
- Service Lift



BUILDING SPECIFICATION

Podium/Facility	Green Rendezvous area : Gym, Food and Beverage, Cinema, Grocery, Lifestyle Attractions & Shopping
Level	28 Floors
1 Floor	Typical Floor : 12 units CreO : up to 45 units
Total Unit North Towers	276 Typical units 131 CreO units
Total Unit South Towers	300 units
Basement	3 floors
Ceiling Height	Gypsum ceiling 2.8m height (tenant area)
Wall	Lobby: Marble Corridor: Painted wall Tenant: Gypsum partition wall
Air Conditioning	VRF system
Lighting Illumination	Installed (office space & corridor)
Elevator	Low Zone: 4 High Zone: 4 Executive: 1 Service: 1
Security	24 hours security system & CCTV, vehicle checkpoint, visitor checkpoint
Building Automation System	Intelligent electronic network to monitor and control the mechanical system, lighting system and sensor, air handler system, alarm & security system.
Parking Space	3 basement parking area.

CONSULTANT

Principal Architect	DYXY Design (USA)
Local Architect	PT. Anggara Architeam
Structure	PT. Wiratman
M/E	PT. Sigmatech Tatakarsa
Insfrastructure	PT. Aramsia Infrayasa
Landscape	PT. Sheils Flynn Asia
Lighting	Lightbox Pte.Ltd
QS	Langdon & Seah Indonesia
Building Management	Jones Lang Lasalle Indonesia

CONTRACTOR

Main Contractor	PT. Multibangun Adhitama Konstruksi (Multikon)
Facade Contractor	PT. Jagat Interindo
Fondation Contractor	PT. Trocon Indah Perkasa



CITRA TOWERS

KEMAYORAN BUSINESS DISTRICT

MARKETING GALLERY

JL. BENYAMIN SUAEB RAV. A6. KEMAYORAN

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