



# Academia Pavilion

Family and Student Residence





MAL CIPUTRA  
TANGERANG



Academia Pavilion



Universitas  
Esa Unggul



LUGANO





5 Minutes to



# MAL CIPUTRA TANGERANG





a step to  Universitas  
**Esa Unggul**





# Enjoy and Celebrate

the Colors and Shapes  
of Urban Living in CitraRaya





# Club House



Children Playground



Outdoor Gym

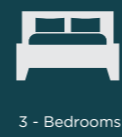


# Children Playground





# Plato (Family Residence)



L.6

**Tipe Standard**

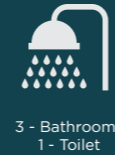
LB / LT 75 / 72 (6x12)  
LB / LT 75 / VAR

**Tipe Sudut**

LB / LT 75 / VAR



# Socrates (Family Residence)



Denah Lantai Dasar



Denah Lantai Atas

L.7

Tipe Standard

LB / LT 103 / 84 (7x12)  
LB / LT 103 / VAR

Tipe Sudut

LB / LT 103 / VAR





Outdoor Study Area



3 on 3 Basketball Court



# Student Park @ Academia Residence





# Faraday (Student Residence)



L.5

Tipe Standard

LB / LT 107 / 75 (5x15)

LB / LT 107 / VAR

Tipe Sudut

LB / LT 107 / VAR



# Galileo (Student Residence)



SMART DOOR LOCK  
Main Door



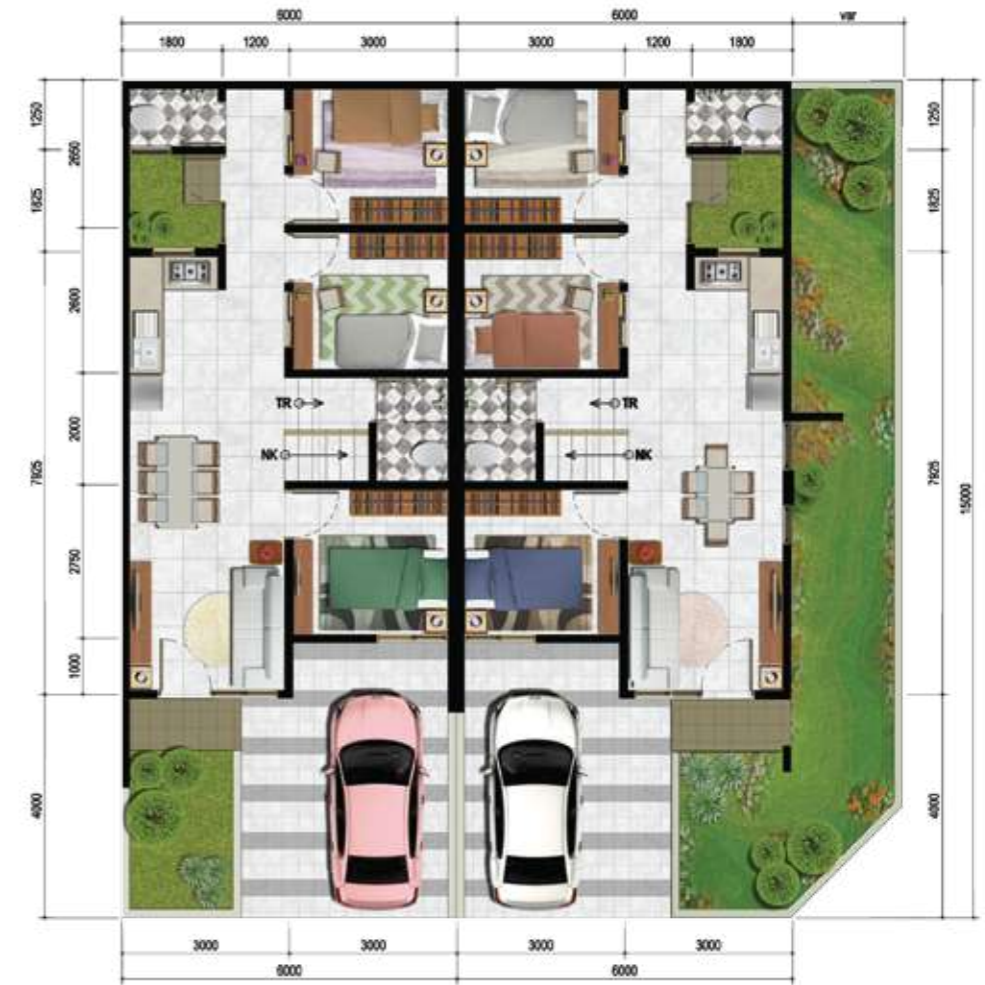
7 - Bedrooms



3 - Bathrooms  
2 - Toilets



1 - Carpark



Denah Lantai Dasar



Denah Lantai Atas

L.6

Tipe Standard

LB / LT 124 / 90 (6x15)

Tipe Sudut

LB / LT 124 / VAR



# Site Plan



## LEGEND :

### Pavilion Residence

#### Plato (Family Residence)

- 6 x 12 LB / LT : 75 / 72 (standard)
- 6 x 12 LB / LT : 75 / VAR (sudut)
- 6 x 13 LB / LT : 75 / 78 (standard)
- 6 x 13 LB / LT : 75 / VAR (sudut)
- 6 x 14 LB / LT : 75 / 84 (standard)
- 6 x 14 LB / LT : 75 / VAR (sudut)
- 6 x 15 LB / LT : 75 / 90 (standard)
- 6 x 15 LB / LT : 75 / VAR (sudut)

#### Socrates (Family Residence)

- 7 x 12 LB / LT : 103 / 84 (standard)
- 7 x 12 LB / LT : 103 / VAR (sudut)
- 7 x 13 LB / LT : 103 / 91 (standard)
- 7 x 13 LB / LT : 103 / VAR (sudut)
- 7 x 14 LB / LT : 103 / 98 (standard)
- 7 x 14 LB / LT : 103 / VAR (sudut)
- 7 x 15 LB / LT : 103 / 105 (standard)
- 7 x 15 LB / LT : 103 / VAR (sudut)

### Academia Residence

#### Faraday (Student Residence)

- 5 x 15 LB / LT : 107 / 75 (standard)
- 5 x 15 LB / LT : 107 / VAR (sudut)

#### Galileo (Student Residence)

- 6 x 15 LB / LT : 124 / 90 (standard)
- 6 x 15 LB / LT : 124 / VAR (sudut)



## MASTERPLAN CITRARAYA

# Location Map



## LEGEND

- Jakarta Inner Ring Road
- Jakarta Outer Ring Road
- Jalan Raya
- Jalan Tol
- Rencana Jalan Tol
- Akses ke CitraRaya : Exit Tol Bitung KM 26

# Spesifikasi

<b>PONDASI</b>	Batu Kali & Pondasi Tapak Beton	<b>INSTALASI AIR</b>	Air Bersih Standar PAM GWT Kapasitas 1m <sup>3</sup> (Fiber)
<b>STRUKTUR</b>	Beton Bertulang	<b>INSTALASI AC</b>	Ruang Keluarga 2 PK Ruang Tidur <b>Academia Residence</b> : 1/2 PK <b>Pavilion Residence</b> : 3/4 PK Unit AC Tidak Termasuk
<b>DINDING</b>	Bata/Bata Ringan di Plester Aci, finishing Cat Dinding Pembatas Double Dinding Pagar Belakang Bata/Bata Ringan di Plester Aci, finishing Cat Cat Eksterior ex. Jotun Jotashield /setara Cat Interior ex. Jotun Jotaplast /setara Ornamen Fasad Woodplank ex. Conwood /setara & Homogeneous tile ex. Iklad /setara	<b>INSTALASI TELEPON</b>	1 Line Telepon (Langsung Kring) Gratis 1 Tahun Abondemen sejak Serah Terima
<b>PLAFON</b>	Ruang Dalam Gypsum Km. Mandi & Teras Gypsum WR (Water Resistant) Teritisan Gypsum WR (Water Resistant)	<b>INSTALASI INTERNET</b>	Koneksi Internet & TV Cable Gratis 1 Tahun Sejak Serah Terima
<b>LANTAI</b>	Lantai Utama Homogeneous Tile 60x60 ex. Valentino Gress/setara Teras Depan Homogeneous Tile 60x60 ex. Valentino Gress/setara Teras Belakang Keramik 30x30 ex. Roman/setara KM/WC Lantai : Homogeneous Tile 60x60 rustic ex. Valentino Gress/setara Dinding : Homogeneous Tile 60x60 ex. Valentino Gress/setara Carport Keramik uk. 40x40 ex. Roman/setara	<b>SMART HOME</b>	Door Lock ex. Hyundai Telecom (hanya di pintu utama)
<b>SANITAIR</b>	Shower Ex. Toto/setara Wastafel Ex. Toto/setara Closet Duduk+Eco Washer Ex. Toto/setara	<b>GREEN CONCEPT FEATURE</b>	Lampu Penerangan Jalan Umum LED Pemanas Air Tenaga Surya ex. Wika/setara Biological Septictank Exhaust Fan u/ Kamar Mandi yg tdk ada ventilasi udara Cat Ramah Lingkungan (Green Label) ex. Jotun/setara Resapan Biopori Closet dengan Dual Flush
<b>ATAP</b>	Rangka Atap Baja Ringan Penutup Atap Genteng Beton ex. Monier/setara	<b>SPEKIFIKASI LINGKUNGAN</b>	Kawasan Tanpa Pagar Instalasi Jaringan Listrik & Kabel Telepon dalam Tanah Saluran Drainase Tertutup Jalan Cluster & Jalan Lingkungan <b>Academia Residence</b> : ROW 12, badan jalan 6 m ROW 8, badan jalan 5 m <b>Pavilion Residence</b> : ROW 12, badan jalan 7 m ROW 8 & 9, badan jalan 5 m Perkerasan : Finishing Asphalt
<b>JENDELA</b>	Kusen Aluminium Anodize ex. YKK/setara Daun Jendela Aluminium Anodize ex. YKK/setara + kaca Daun Pintu Utama Engineering Solid Wood, Finishing Cat Daun Pintu lainnya Engineering Flush Wood, Finishing Cat Daun Pintu KM/WC <b>Academia Residence</b> : Upvc <b>Pavilion Residence</b> : Engineering Flush Door, finishing Cat, Sisi belakang lapis melaminto		<b>Fasilitas</b> : Club House: Swimming Pool, Kid's Pool & Co-Working space Student Park (3 on 3 basketball court & Outdoor study area) Children Playground & Outdoor Gym Public Parking Area
<b>INSTALASI LISTRIK</b>	<b>Academia Residence</b> : 7 Kwh @900 Watt & 1 Kwh 1.300 Watt <b>Pavilion Residence</b> : 2.200 watt		





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Pasal Sanggahan

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.