



**CITRARAYA**  
It's Our Green Community

Ruko  
**garden** Boulevard  
Business Street









The right place to grow your business...  
 And Join Us In Our Newest Business Street  
 . . . . the smart business decision



## SPESIFIKASI TEKNIS

### PONDASI

Tiang Pancang

### STRUKTUR

Beton Bertulang

### DINDING

Bata / Hebel / Celcon diplester  
 Finishing Cat Exterior ex. Mowilex Weathercoat / setara  
 Finishing Cat Interior ex. Mowilex/setara

### PLAFOND

Tipe Standar : Lt. 1 - Expose Beton  
 Lt. 2 - Gypsum  
 Tipe Sudut : Lt. 1 & 2 - Expose Beton  
 Lt. 3 - Gypsum

### LANTAI

Homogeneous Tile 60x60 (R. Utama)  
 Keramik 20x20 (Teras & KM) ex. Roman / Setara

### SANITAIR

Bak Fiberglass  
 Closet Duduk ex. American Standard / Setara

### RANGKA ATAP

Rangka Baja

### PENUTUP ATAP

Atap Metal

### JENDELA

Kusen Alumunium  
 Jendela Alumunium + Kaca

### PINTU

Kusen Alumunium  
 Pintu Alumunium + Kaca (Pintu Utama)  
 Pintu Kayu (Pintu Dalam & Belakang)

### INSTALASI LISTRIK

PLN 2200 W

### INSTALASI AIR

Air Bersih Standar PAM

### INSTALASI AC

Tipe Standar (4 titik) : Lt. 1 : 2 titik  
 Lt. 2 : 2 titik  
 Tipe Sudut (5 titik) : Lt. 1 & 2 : 2 Titik (per lantai)  
 Lt. 3 : 1 Titik  
 (Instalasi hanya kabel power dan pipa freon)

### INSTALASI TELEPON

1 Line Telepon (Langung Krings)  
 Gratis | Tahun Abodemen Sejak Serah Terima

### INSTALASI INTERNET

Koneksi Internet & TV Kabel  
 Gratis | Tahun Sejak Serah Terima

### SPESIFIKASI LINGKUNGAN

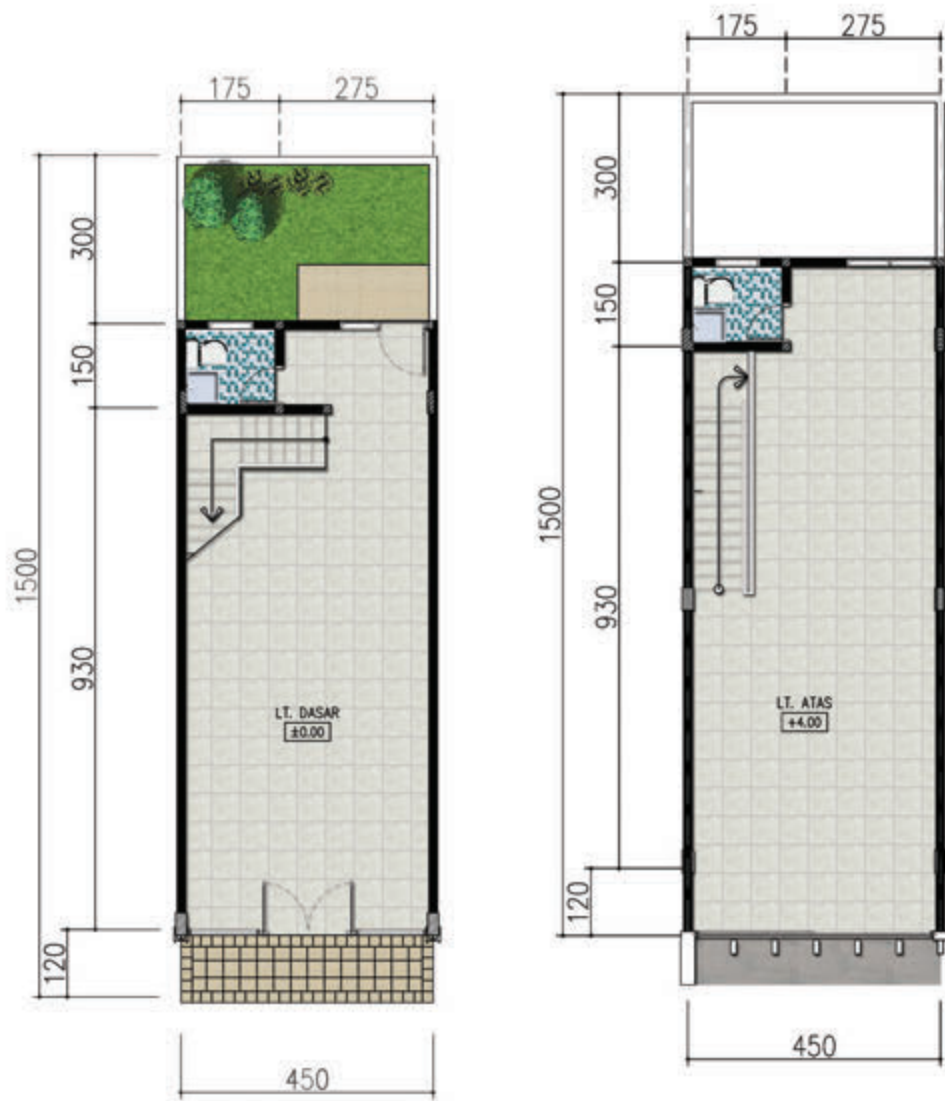
Jalan ROW 22  
 Penerangan Jalan Umum Lampu LED  
 Jaringan Kabel Bawah Tanah  
 Saluran Drainase Lingkungan Tertutup

Data, ilustrasi, ukuran dan spesifikasi yang tercantum pada brosur ini berdasarkan situasi dan kondisi pada masa perencanaan. Perubahan dapat terjadi sewaktu-waktu dan merupakan hak penuh Developer.



Denah  
Tipe  
Standar

• 4.5 x 15 • 2 Lantai • LB 107m<sup>2</sup> | LT 68m<sup>2</sup>



• Denah Lantai 1 •

• Denah Lantai 2 •

Denah  
Tipe  
Standar

• 4.5 x 20 • 2 Lantai • LB 107m<sup>2</sup> | LT 90m<sup>2</sup>

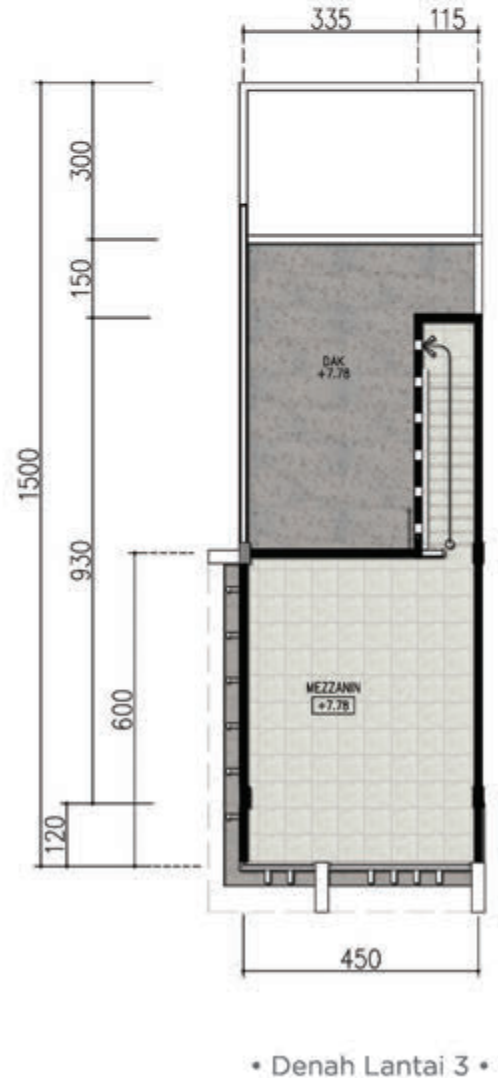
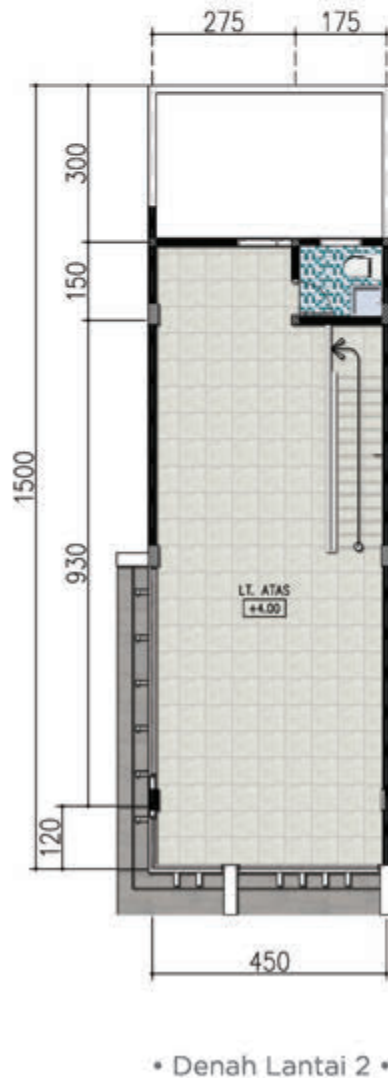
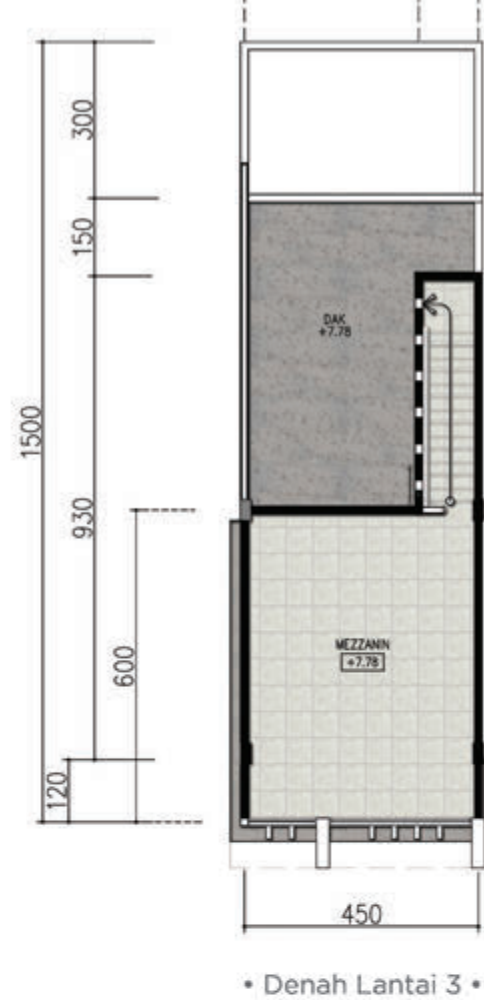
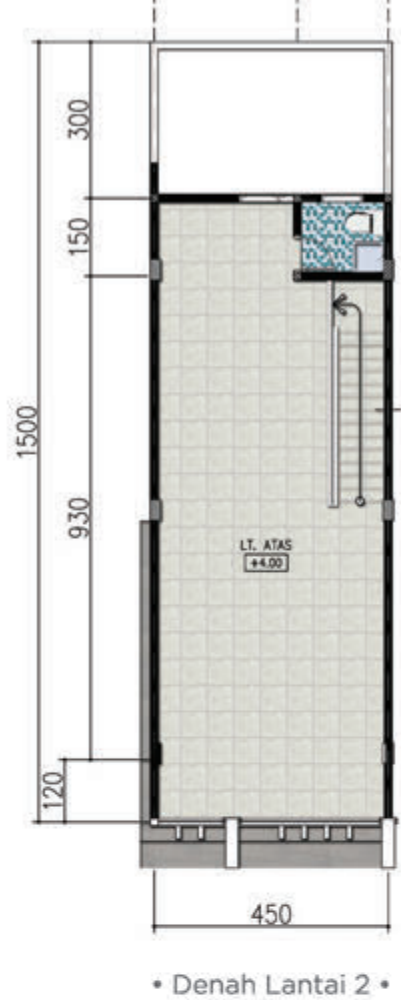
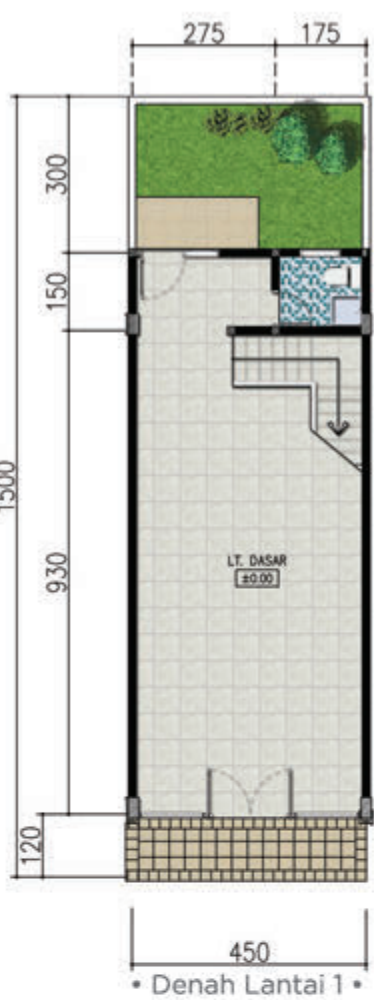


• Denah Lantai 1 •

• Denah Lantai 2 •

Denah Tipe Sudut (1 Muka)

• 4.5 x 15 • 2.5 Lantai • LB 150m<sup>2</sup> | LT 68m<sup>2</sup>



Denah Tipe Sudut (2 Muka)

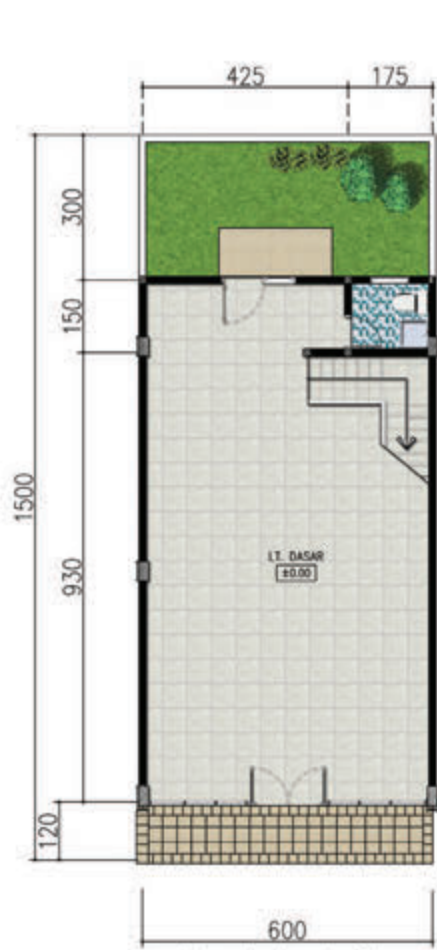
• 4.5 x 15 • 2.5 Lantai • LB 150m<sup>2</sup> | LT 68m<sup>2</sup>

• Denah Lantai 1 •

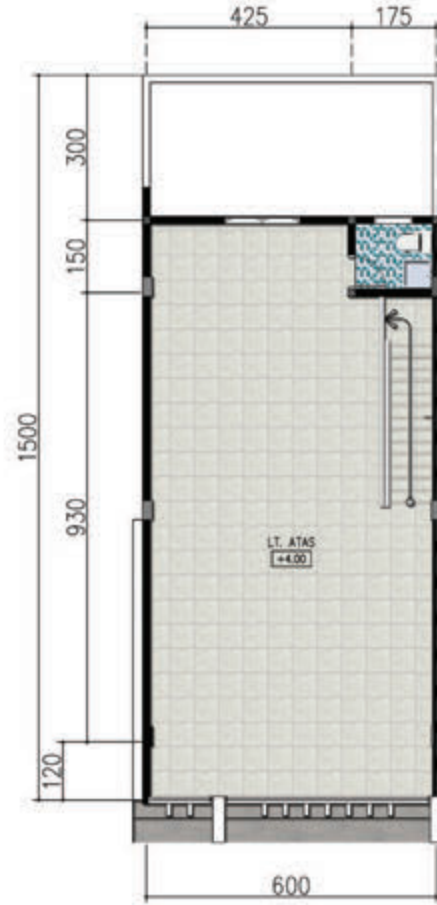
• Denah Lantai 2 •

• Denah Lantai 3 •

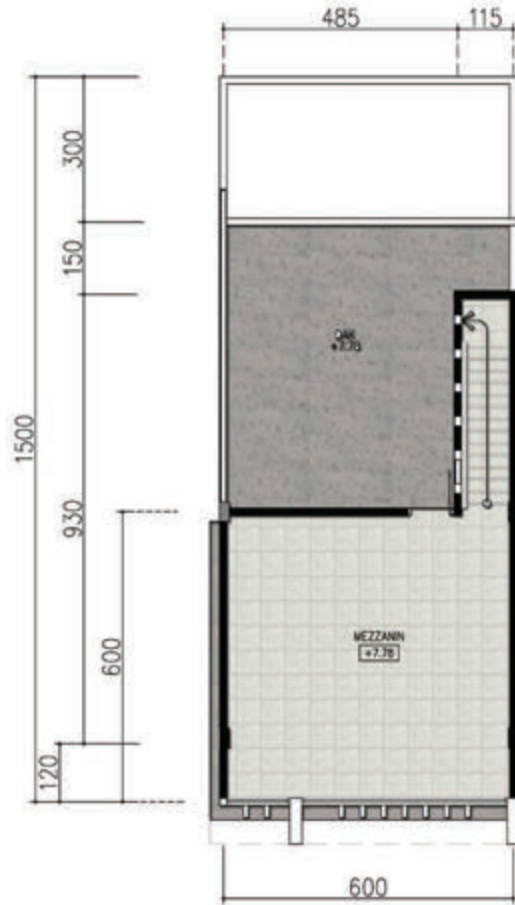




• Denah Lantai 1 •



• Denah Lantai 2 •



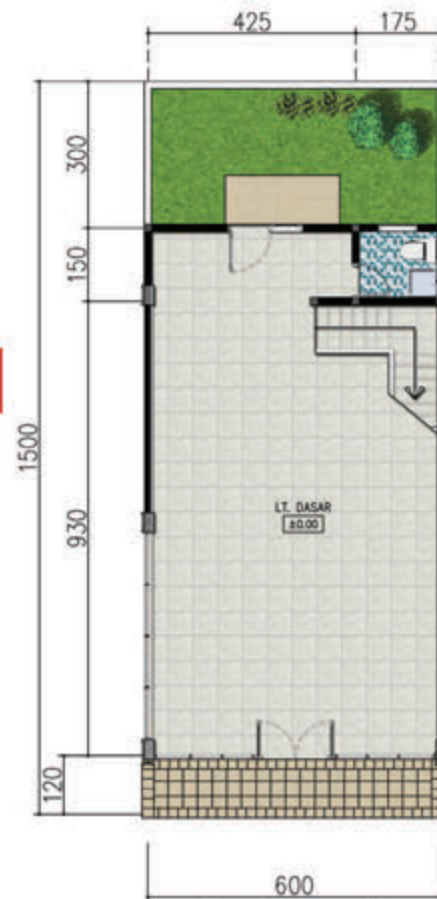
• Denah Lantai 3 •

• 6 x 15 • 2.5 Lantai • LB 198m<sup>2</sup> | LT 90m<sup>2</sup>

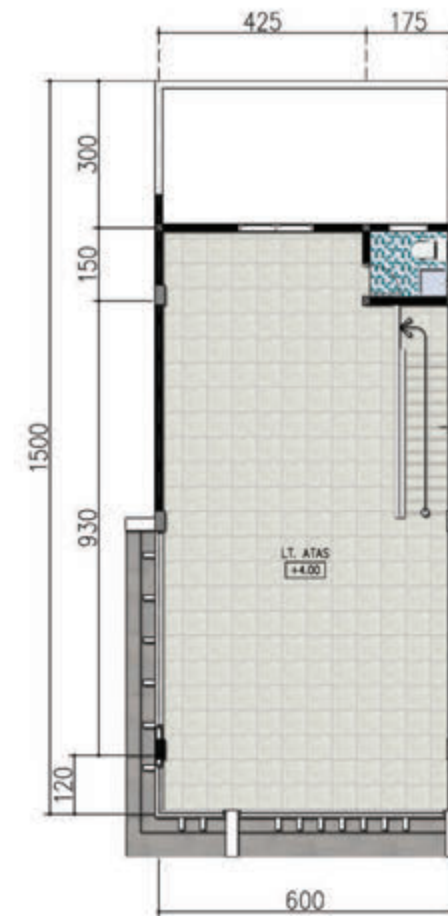
Denah  
Tipe  
Sudut  
(1 Muka)

Denah  
Tipe  
Sudut  
(2 Muka)

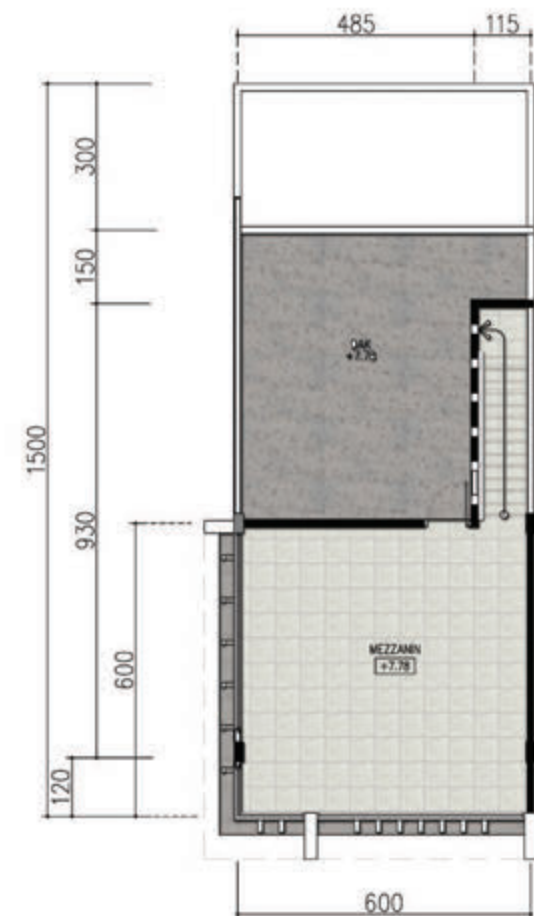
• 6 x 15 • 2.5 Lantai • LB 198m<sup>2</sup> | LT 90m<sup>2</sup>



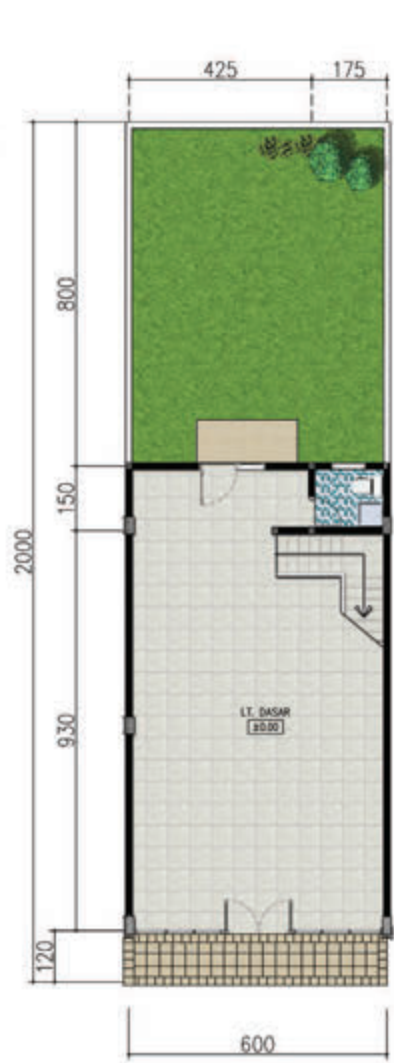
• Denah Lantai 1 •



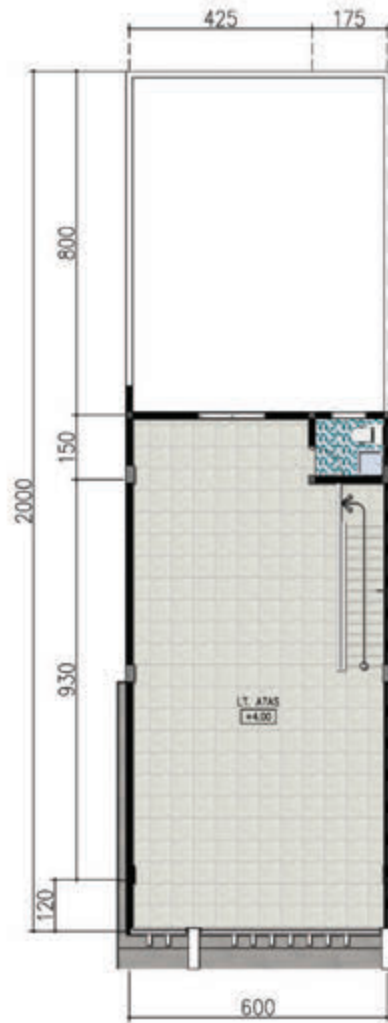
• Denah Lantai 2 •



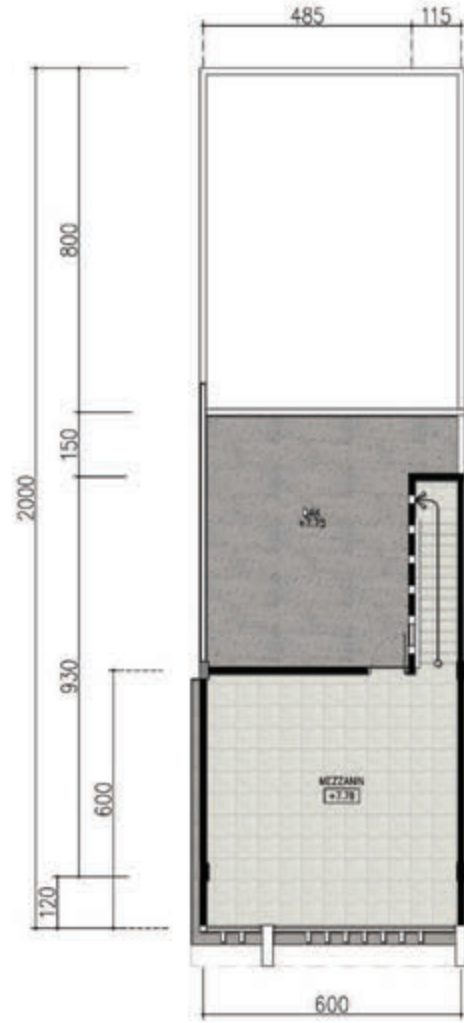
• Denah Lantai 3 •



• Denah Lantai 1 •



• Denah Lantai 2 •



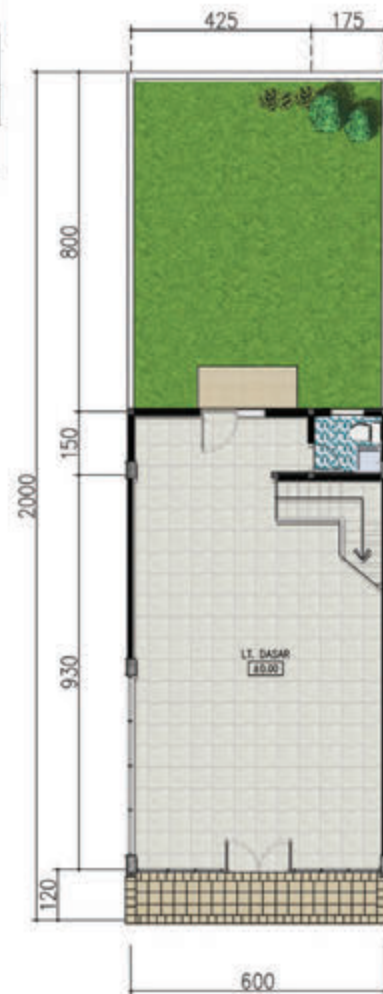
• Denah Lantai 3 •

• 6 x 20 • 2.5 Lantai • LB 198m<sup>2</sup> | LT 120m<sup>2</sup>

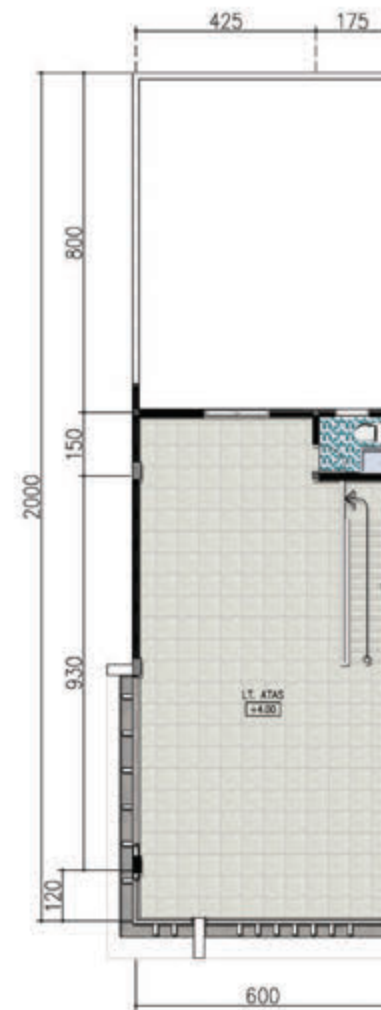
Denah  
Tipe  
Sudut  
(1 Muka)

Denah  
Tipe  
Sudut  
(2 Muka)

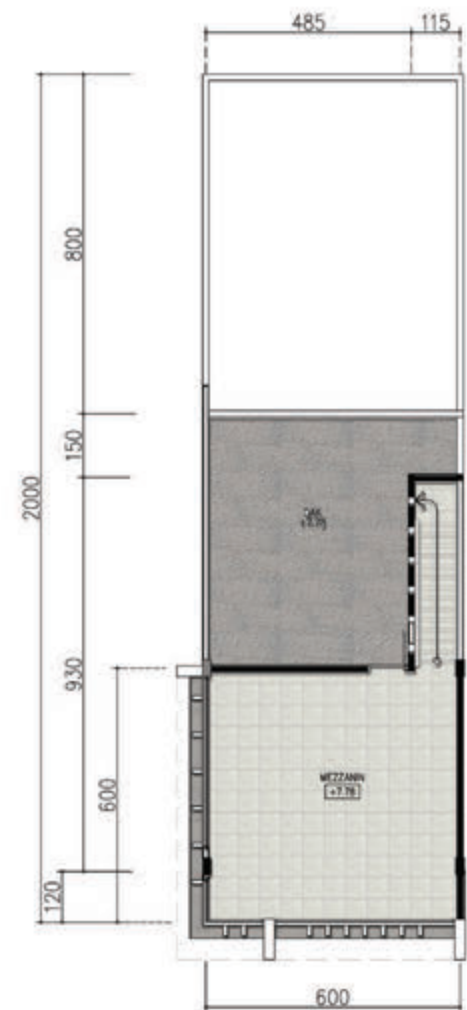
• 6 x 20 • 2.5 Lantai • LB 198m<sup>2</sup> | LT 120m<sup>2</sup>



• Denah Lantai 1 •



• Denah Lantai 2 •



• Denah Lantai 3 •





**KEY PLAN**



**Ruko garden Boulevard**

**PHASE I**

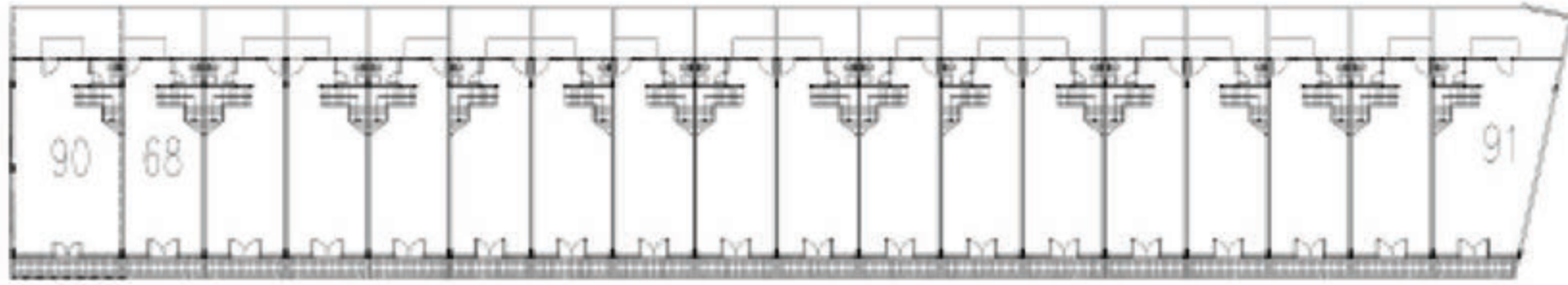






# Blok S. 06

Tampak Muka



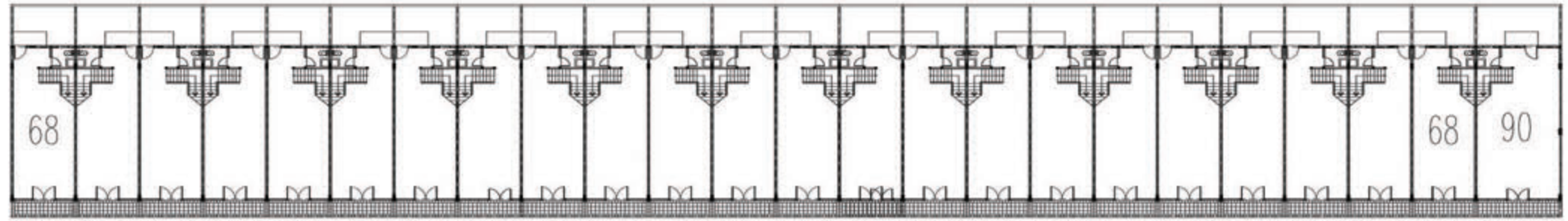
508 506 502 500 398 396 392 390 388 386 382 380 378 376 372 370 368 366



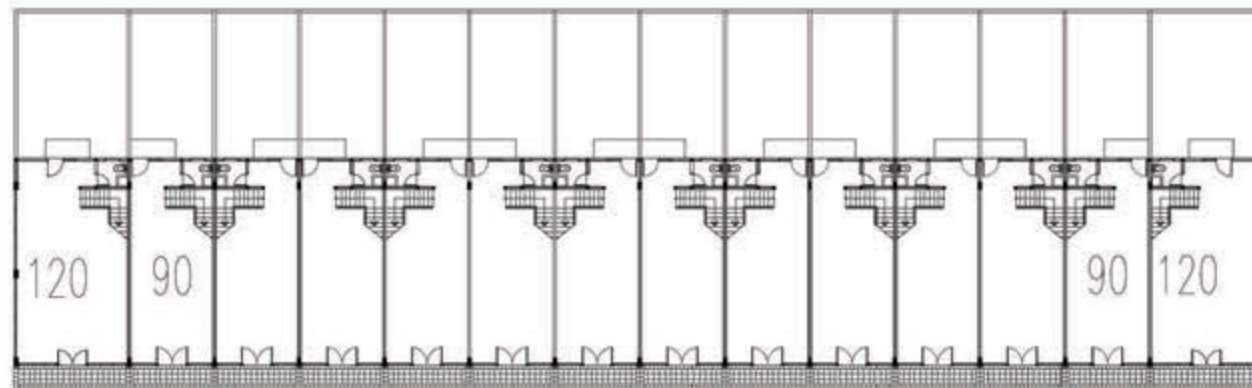


Tampak Muka

Blok M. 05



362 360 358 356 352 350 338 336 332 330 328 326 322 320 318 316 312 310 308 306 302 300 298 296



Tampak Muka

Blok M. 26

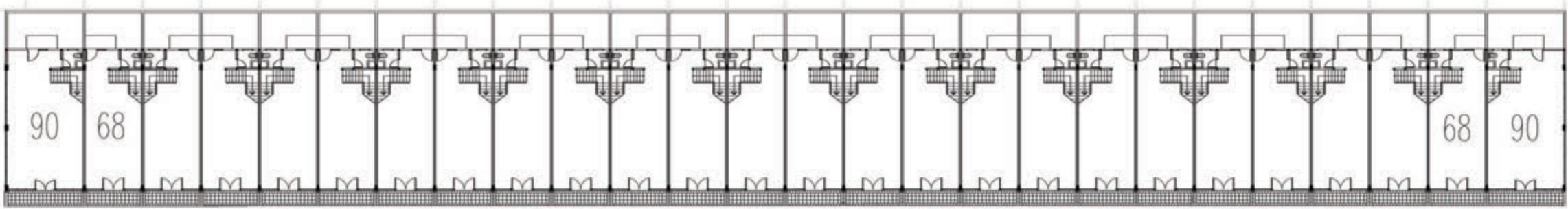
255 257 261 263 265 267 269 271 273 275 277 279 259 281





Tampak Muka

Blok M. 23



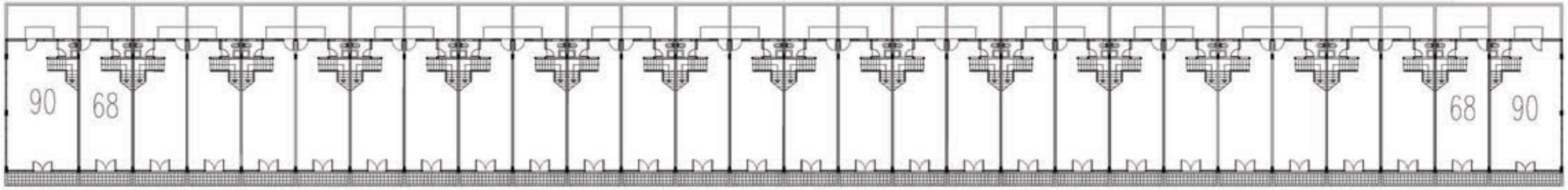
193 195 197 199 201 203 205 207 209 211 213 215 217 219 221 223 225 227 229 231 233 235 237 239 251 253



Hadap ROW 22

Tampak Muka

Blok M. 23



170 178 176 172 170 168 166 162 150 158 156 152 150 138 136 132 130 128 126 122 120 118 116 112 110 108 106 102



Hadap ROW 14





# Ruko garden Boulevard



PHASE 2

KEY PLAN



105 comm. lot

masjid

halte

Jl. Raya Panongan

COMM.LOT  
FUTURE DEVELOPMENT

ROW 22

COMM.LOT  
FUTURE DEVELOPMENT

ROW 14

comm. lot

ROW 22

comm. lot

Taman Tematik

Club House

Cluster Garden Ville

S.02

S.03

S.03

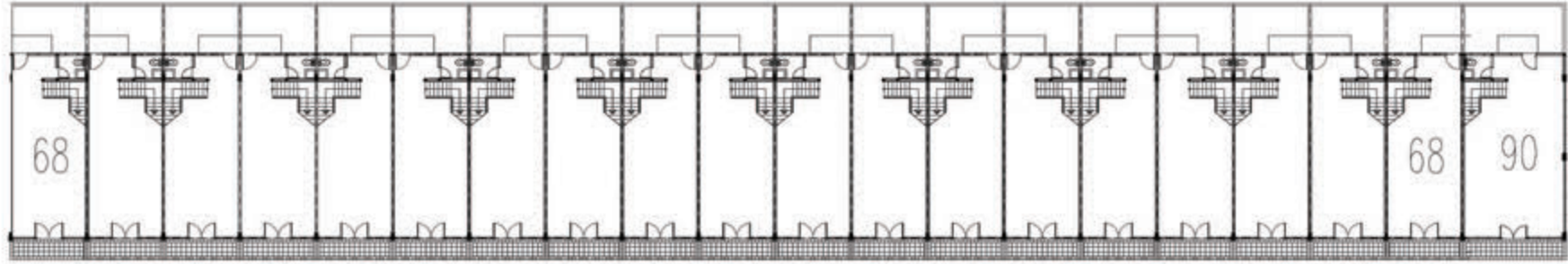
halte





# Blok S. 03

Tampak Muka

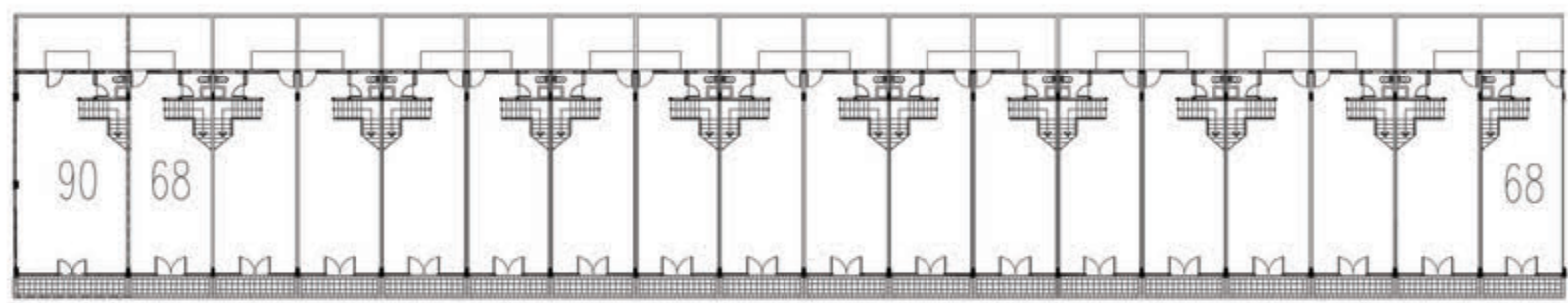


238 236 232 230 228 226 222 220 218 216 212 210 208 206 202 200 198 196 192 190





# Blok S. 03



292 290 288 286 282 280 278 276 272 270 268 266 262 260 258 256 252 250

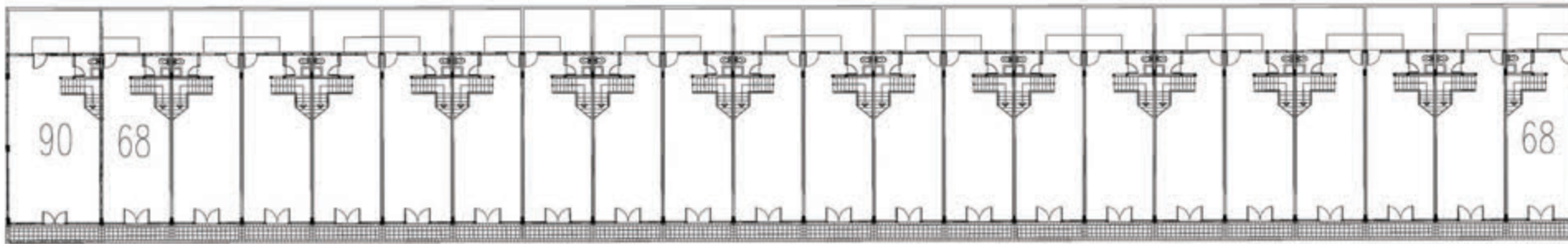






# Blok S. 02

Tampak Muka



188 186 182 180 178 176 172 170 168 166 162 160 158 156 152 150 138 136 132 130 128 126





# Ruko garden Boulevard

Cluster Garden Ville 2



lot PHASE 3

KEY PLAN

J.50

90	68	05	07	09	11	15	17	19	21	23	25	27	29	31	33	35	37	39	51	53	55	68	90
01	03																					57	59

J.51

90	68																					68	90
61	63	65	67	69	71	73	75	77	79	81	83	85	87	89	91	93	95	97	99	101	103		

ROW 22

02	06	08	10	12	16	18	20	26	28	30	32	36	38	50	52	56	58	60	62	66	68	70	72	76	78	80	82	86	88	90	92	96	98	100	102	106	108	110	112	
90	68																		68	68																			68	90

comm. lot

S.01

S.01

Taman Tematik

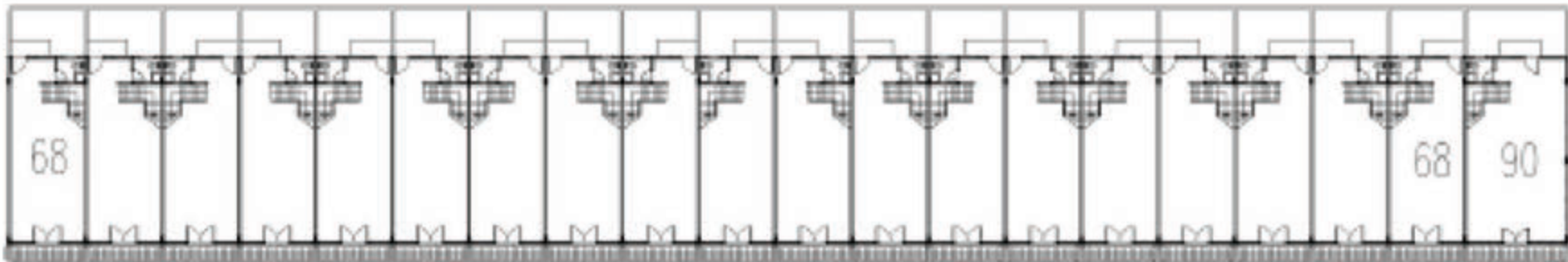
Cluster Garden Ville





# Blok S. 01

Tampak Muka



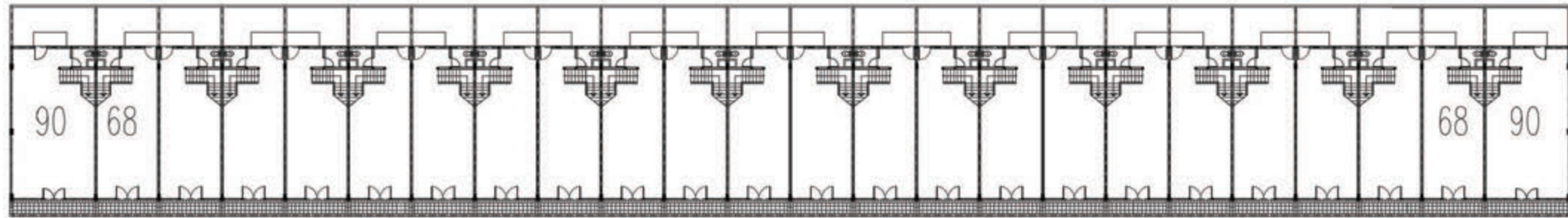
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112 110 108 106 102 100 98 96 92 90 88 86 82 80 78 76 72 70 68 66







01 03 05 07 09 11 15 17 19 21 23 25 27 29 31 33 35 37 39 51 53 55 57 59

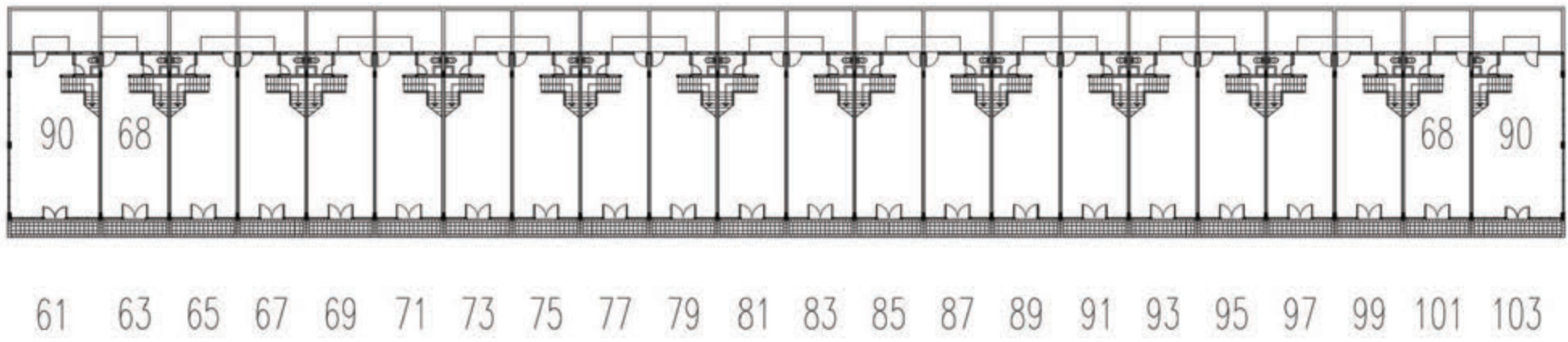






# Blok U. 51

Tampak Muka





## About CitraRaya

Developed in 1994, CitraRaya is an integrated township development standing on 2,760 hectares of land in Cikupa, Tangerang, west of Jakarta. Currently home to over 22,000 families, approximately 26% of its total land area has been developed. The project can be easily accessed through the Jakarta-Merak Toll Road or from the city of Tangerang. CitraRaya's strategic location, connecting Jalan Raya Serang to Jakarta's Outer Ring Road, further enhances its potential as the place to be.



Ciputra Hospital



Commercial Center Grand Arcade



EcoPlaza FARMERS MARKET fresh and friendly GRAMEDIA







World of Wonders



Water World



Tarakanita School | Islamic Village School | Citra Berkat School



Citra Raya Food Festival



blitzmegaplex



Mall & Shopping Center



Citra Raya Office Park



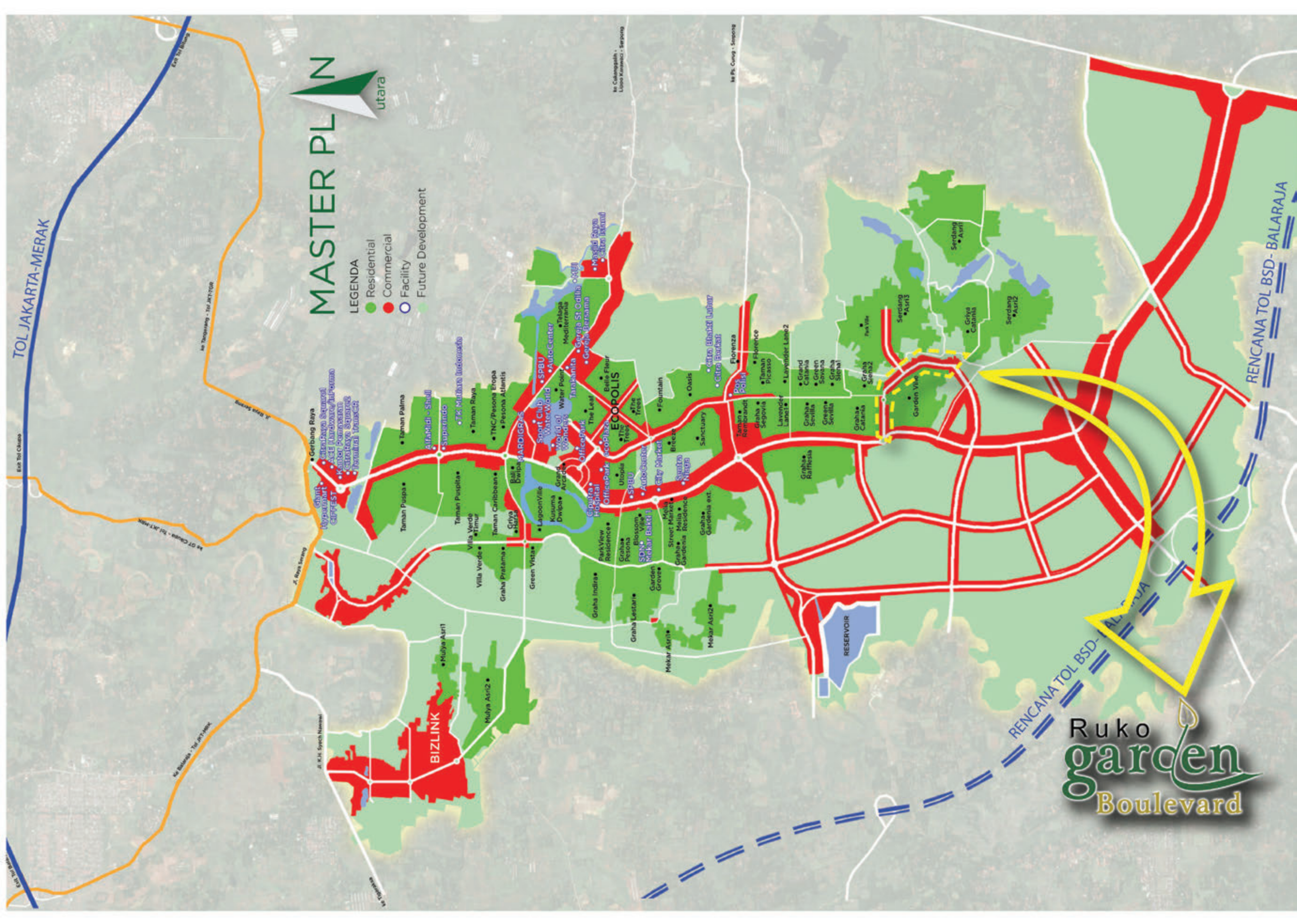
GUBUG MAKAN MANG ENGKING

ACE Hardware

informa

Giant Ekstra





# MASTER PLAN

- LEGENDA
- Residential
  - Commercial
  - Facility
  - Future Development



## BIZLINK

## WATERGARDENS

## ECOPOLIS

## SON VILLAGE

## RESERVOIR

## RENCANA TOL BSD-BALARAJA

## RENCANA TOL BSD-BALARAJA

## RENCANA TOL BSD-BALARAJA

## RENCANA TOL BSD-BALARAJA

## RENCANA TOL BSD-BALARAJA

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## RENCANA TOL BSD-BALARAJA

## RENCANA TOL BSD-BALARAJA

## RENCANA TOL BSD-BALARAJA

Gerbang Raya

Shant

Hypermart

ACE Hardware/Indomart

Kantor Permukiman

Terminal Transjakarta

Taman Palma

Alfamidi - Shell

Superindo

Taman Raya

TNC/Person Eropa

Taman Puspa

Villa Verde

Taman Puspita

Villa Verde

Taman Caribbean

Griya Pretama

Green Vista

Mulya Asri1

Mulya Asri2

Griya Harmoni

SPBU

WaterWorld

Water Point

World of Wonders

OfficePark

CityMarket

CityMarket

CityMarket

CityMarket

CityMarket

CityMarket

CityMarket

SPBU

WaterWorld

Water Point

World of Wonders

OfficePark

CityMarket

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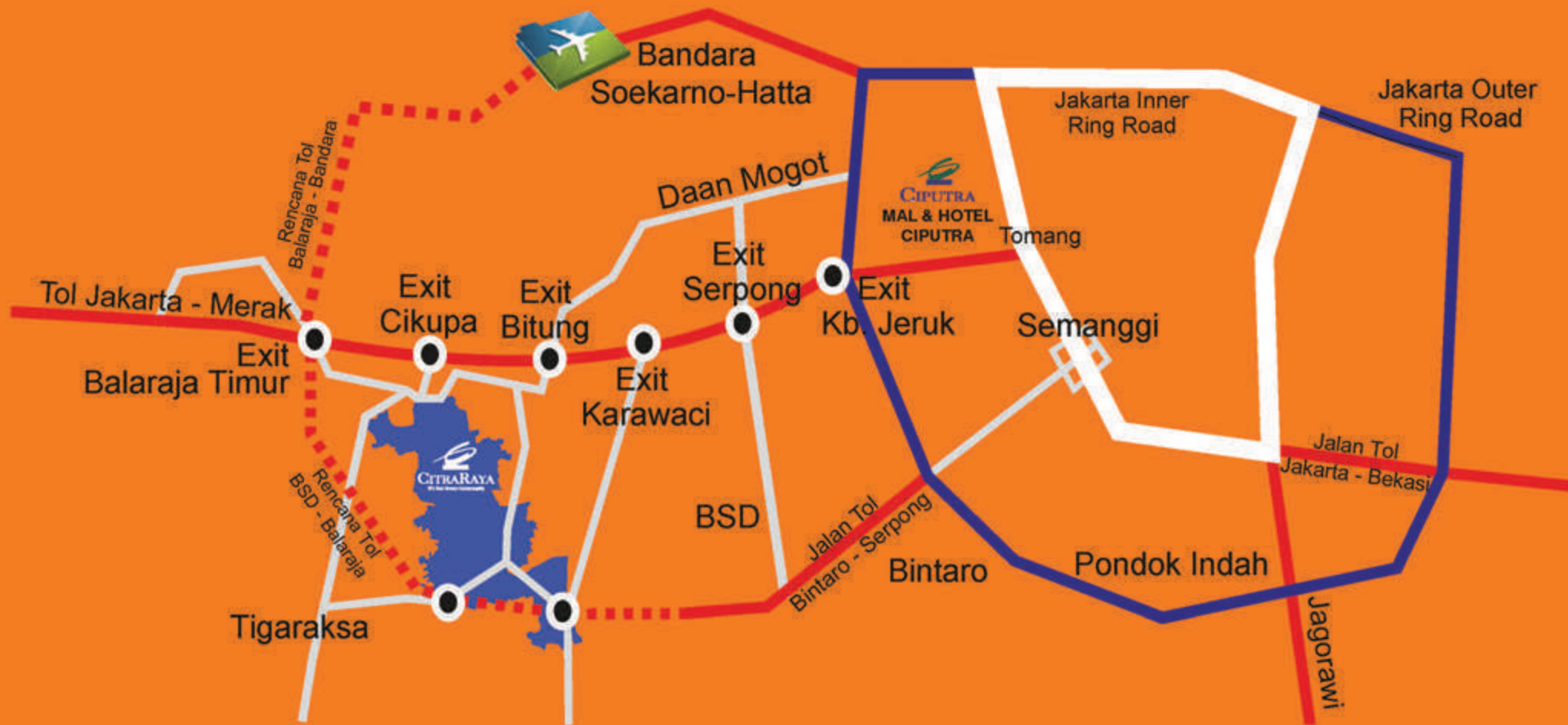
Ruko garden Boulevard





<span style="color: purple;">●</span> Ruko Sudut	6 x 15 (2 Muka)	2.5 Lt.	LB / LT 198 / 90
<span style="color: red;">●</span> Ruko Sudut	6 x 15 (1 Muka)	2.5 Lt.	LB / LT 198 / 90
<span style="color: blue;">●</span> Ruko Sudut	4.5 x 15 (1 Muka)	2.5 Lt.	LB / LT 150 / 68
<span style="color: cyan;">●</span> Ruko Standar	4.5 x 15	2 Lt.	LB / LT 107 / 68
<span style="color: orange;">●</span> Ruko Irregular		2.5 Lt.	LB / LT 188 / 91
<span style="color: yellow;">●</span> Ruko Sudut	6 x 20 (2 Muka)	2.5 Lt.	LB / LT 198 / 120
<span style="color: green;">●</span> Ruko Sudut	6 x 20 (1 Muka)	2.5 Lt.	LB / LT 198 / 120
<span style="color: pink;">●</span> Ruko Standar	4.5 x 20 (2 Muka)	2 Lt.	LB / LT 107 / 90





For information, please call MONRVS MUUU  
 CitraRaya Marketing Office  
 Jl. CitraRaya Boulevard, Tangerang 15710  
 www.citraraya.com

f CitraRaya

t CitraRaya\_Eco

