



CITRA SENTUL RAYA

The New Integrated City

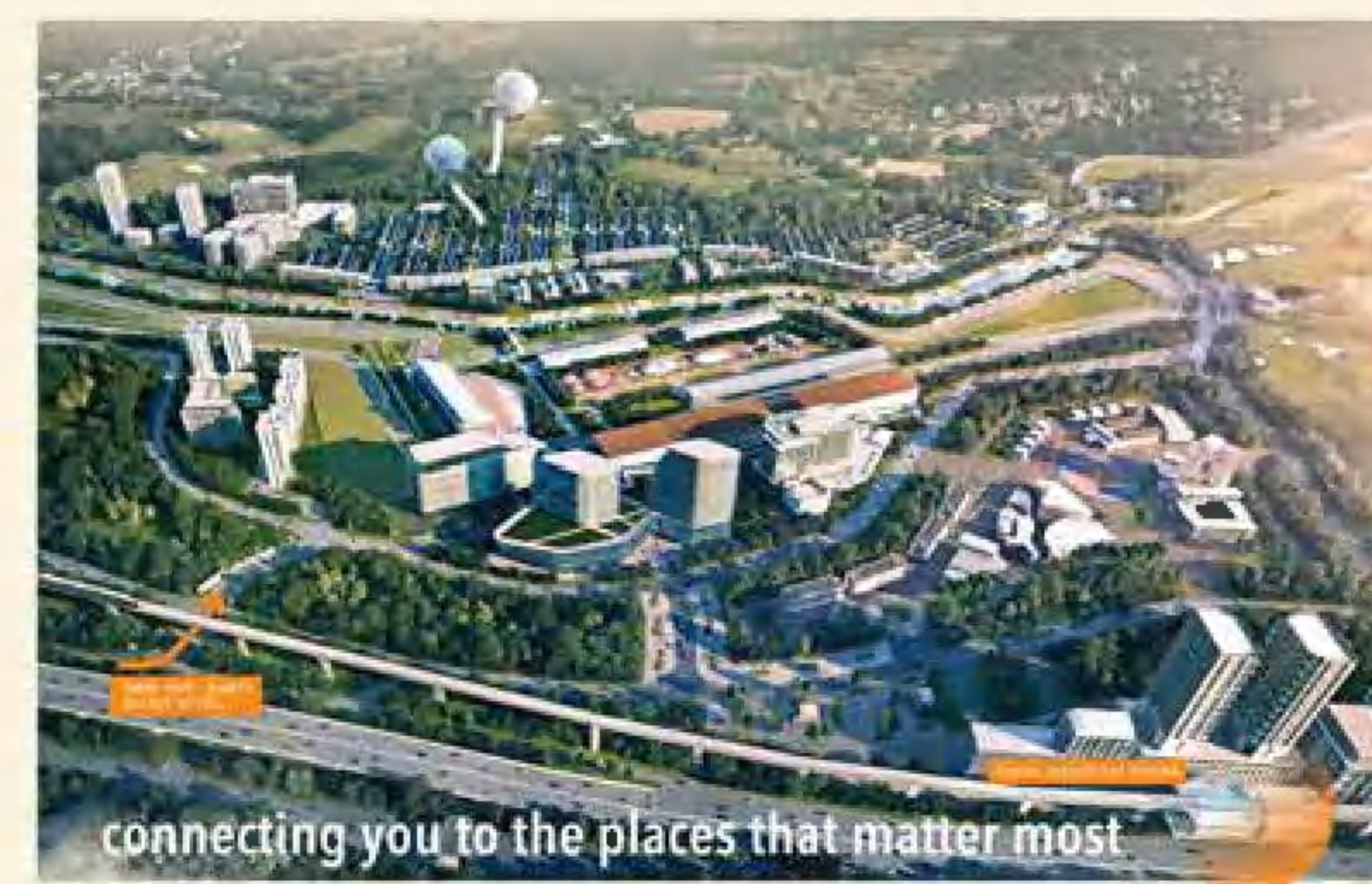
Joint Operation Project :

PT. CIPUTRA RESIDENCE - PT. TRIDAYA SEMESTA - PT. SARANA GOLF UTAMA



ORINOCO

BEAUTY OF NATURAL



CITRA SENTUL RAYA BUSINESS DISTRICT



A CBD well equipped with various world-class facilities such as hotels, offices, apartments, schools, retail and entertainment centers, interconnected with the Jagorawi toll road and the Cikibus - Dukuh Atas LRT station.



TRANSIT ORIENTED DEVELOPMENT



EVERYDAYS BRINGS US CLOSER TO NATURE



HARMONY OF URBAN NATURE



CLUSTER Gate



CLUB HOUSE





LUSH GREENERY AND SOOTHING

AMBIENCE





-  2
-  1
-  1



ARAUCA

LB / LT : 33 / 72 (6 x 12)



-  2
-  1
-  2



CARONI

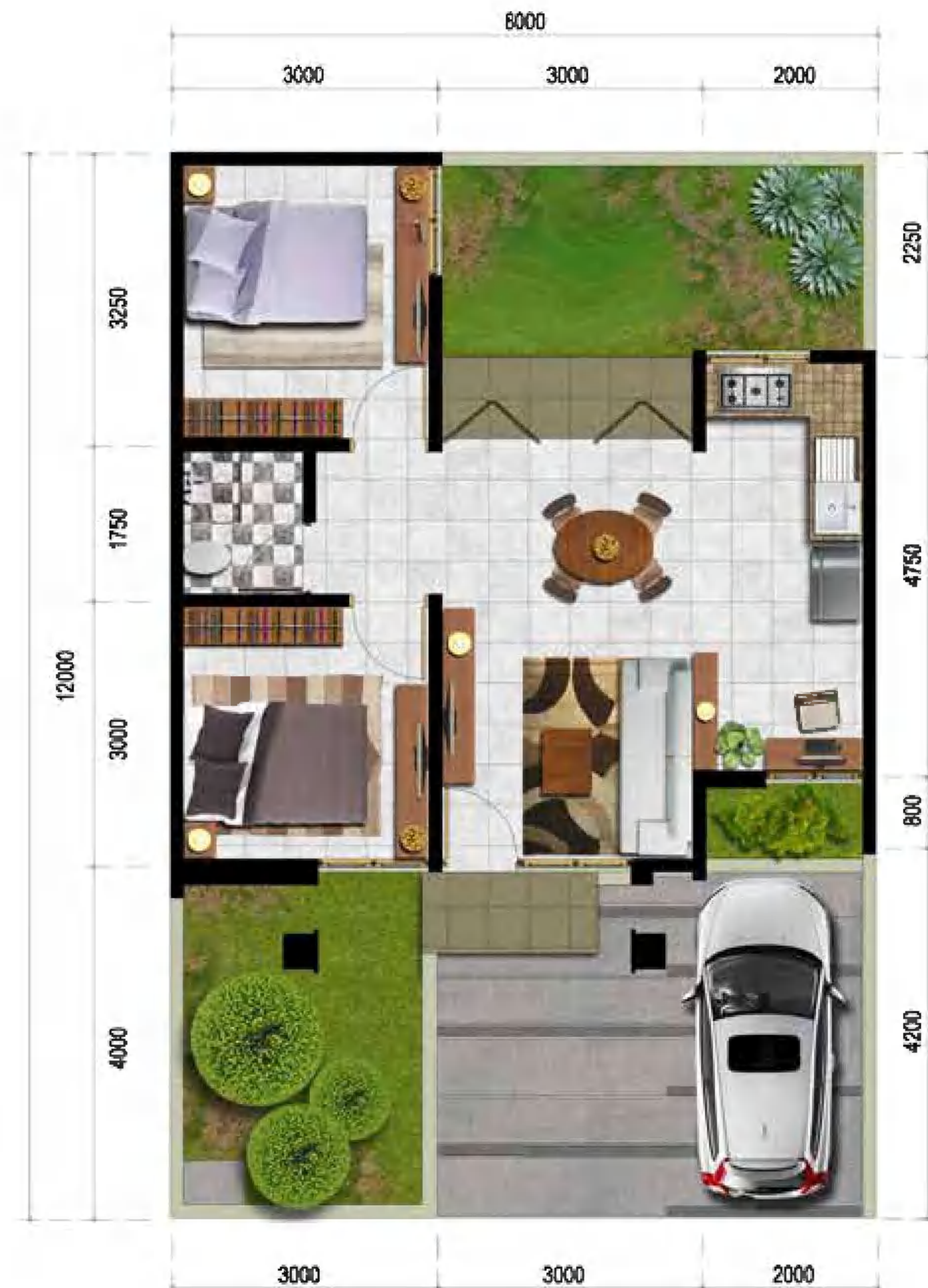
LB / LT : 45 / 84 (7 x 12)



 2

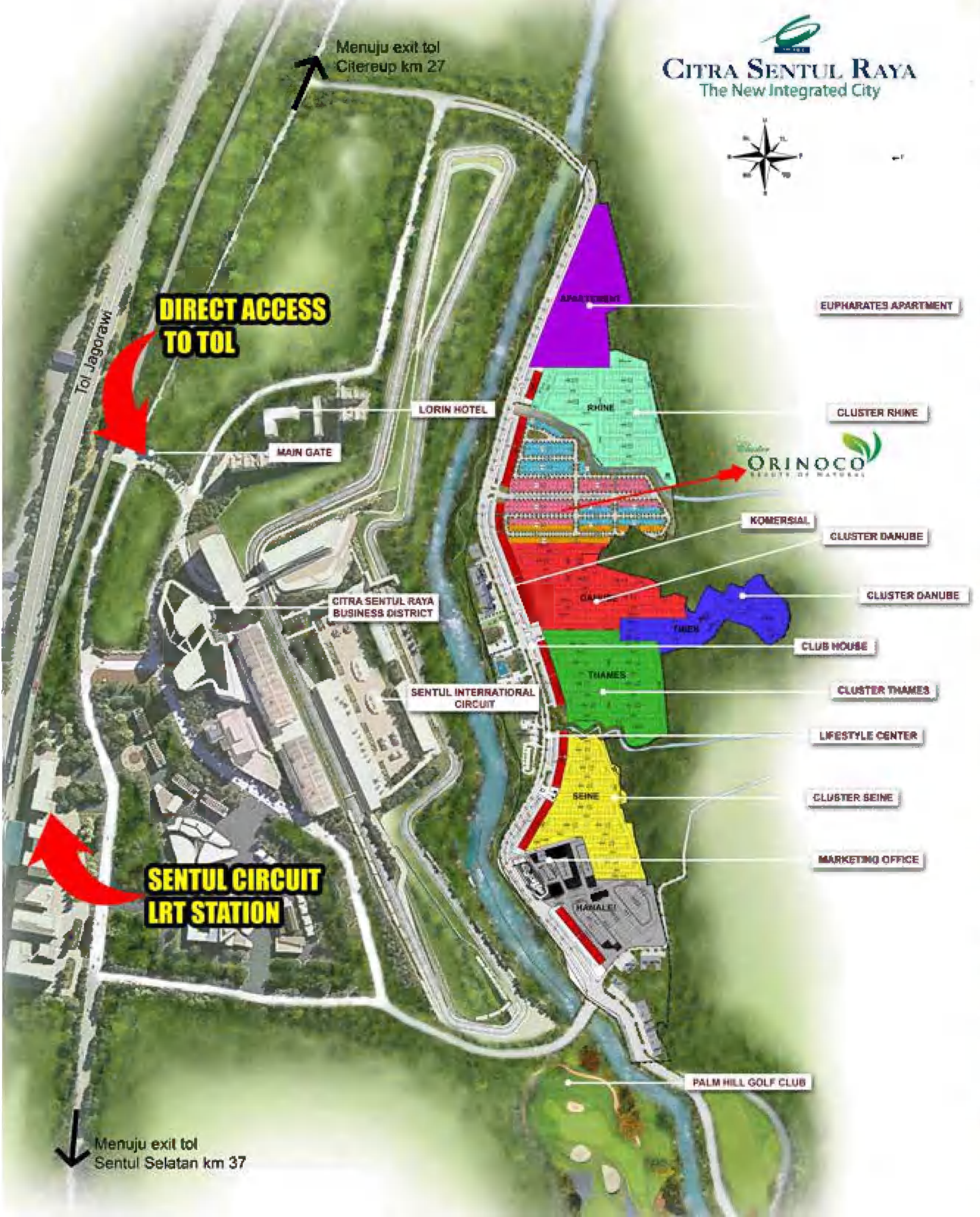
 1

 2



VENTUARI

LB / LT : 49 / 96 (8 x 12)



SPESIFIKASI TEKNIS



PONDASI

Batu kali

STRUKTUR

Struktur Beton Bertulang

DINDING

- Bata/Bata Ringan finishing plester aci & cat
- Dinding Pembatas - Double dinding
- Pagar Belakang - Batako finishing plester aci & cat
- Cat Eksterior - ex. Mowilix Weathercoat/setara
- Cat Interior - ex. Mowilix/setara
- Ornamen Fasad - ex. Ikad/setara

PLAFON

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

LANTAI

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

SANITAIR

- Shower - ex. American Standard/setara
- Closet Duduk - ex. American Standard/setara
- Smart Washer

ATAP

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

JENDELA

- Kusen - Aluminium Anodize ex. Alexindo/setara
- Daun Jendela - Aluminium Anodize ex. Alexindo/setara + Kaca Bening

PINTU

- Kusen - Aluminium Anodize ex. Alexindo/setara
- Daun Pintu - Engineering Door finish Melamik

INSTALASI LISTRIK

- PLN 2200 W - Semua Tipe Rumah

INSTALASI AIR

Air Bersih standar PAM

INSTALASI TELEPON

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

INSTALASI INTERNET

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

FITUR SMARTHOME

Smart Lock

FUTURE GREEN CONCEPT

- Biological Septictank
- Instalasi Jaringan Listrik bawah Tanah
- Instalasi Kabeli Teiepon 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

INSTALASI AC

- Ruang Keluarga
- Ruang Tidur
- UNIT AC TIDAK TERMASUK



■ TIPE ARAUCA STD	LB/LT 33/72	ARAUCA
■ TIPE ARAUCA SUDUT	LB/LT 33/VAR	ARAUCA
■ TIPE CARONI STD	LB/LT 45/84	CARONI
■ TIPE CARONI SUDUT	LB/LT 45/VAR	CARONI
■ TIPE VENTUARI STD	LB/LT 49/96	VENTUARI
■ TIPE VENTUARI SUDUT	LB/LT 49/VAR	VENTUARI



LOCATION MAP



ACCESS TO CITRA SENTUL RAYA

- Toll
- - - Jakarta Outer Ring Road
- - - - - Jakarta Outer Ring Road 2
- Street
- - - - - Cibubur - Dukuh Atas LRT Line
- - - - - Future LRT Line

- SENTUL CIRCUIT STA
- PERTEK SELATAN STA
- BARANANGSIANG STA
- BOGOR



SENTUL SELATAN



Marketing Office :
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