

LA VALLÉE
BOULEVARD



CITRA GARDEN SERPONG

MASTERPLAN



AEON MALL

ICE BSD

PRASETIYA MULYA UNIVERSITY

ATMAJAYA UNIVERSITY

- TOLL ACCESS **1**
- PASAR MODERN INTERMODA **2**
- CISAUK TRAIN STATION **3**
- APARTMENT **4**
- MAIN GATE **5**
- CIFFEST **6**
- MARKETING OFFICE **7**
- LA VALLÉE** BOULEVARD **8**
- EAST GATE **9**
- LAKE PARK FAMILY CLUB **10**
- CICAYUR TRAIN STATION **11**
- WEST GATE **12**



NESTLED IN THE HEART OF CITRAGARDEN SERPONG





THE BEST PLACE FOR
BUSINESS & INVESTMENT



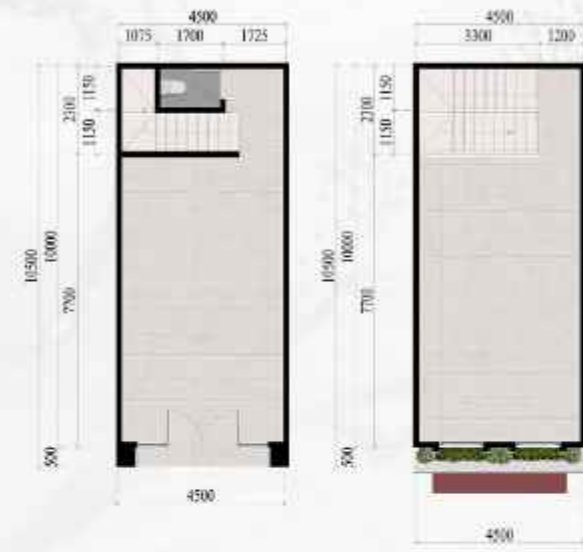
YOUR SMART
BUSINESS DECISION

THE RIGHT PLACE TO GROW YOUR BUSINESS

In the pursuit of excellence, remember that every step matters. It's the consistent accumulation of these steps that sets your business apart from the rest.



STANDARD 4,5 x 10,5 m

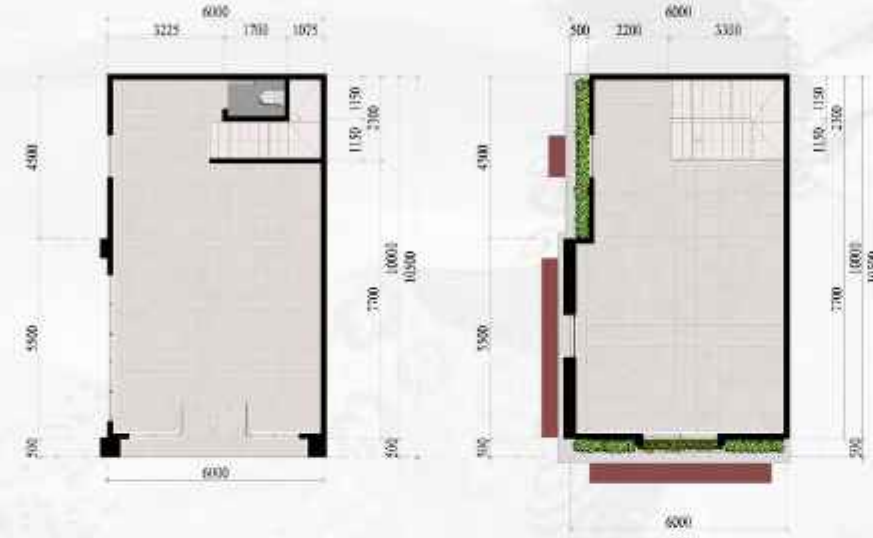


LANTAI 1

LANTAI 2

Luas Tanah 47.25 m²
Luas Bangunan 92 m²

HOEK 6 x 10,5 m



LANTAI 1

LANTAI 2

Luas Tanah 63 m²
Luas Bangunan 120 m²

STANDARD 4,5 x 16 m



LANTAI 1

LANTAI 2

Luas Tanah 72 m²
Luas Bangunan 124 m²

HOEK 6 x 16 m



LANTAI 1

LANTAI 2

Luas Tanah 96 m²
Luas Bangunan 161 m²





AA6

AA5

B17

C1

B30

C12

D2

D1

E1

E57



SITEPLAN

SPESIFIKASI UNIT

PONDASI	TIANG PANCANG	
STRUKTUR	BETON BERTULANG	
DINDING	BATA DIPLESTER ACI FINISH CAT	
	DINDING PEMBATA	:DINDING BATA MERAH
	PAGAR TAMAN BELAKANG/SAMPING	:BATA DIPLESTER ACI FINISHING CAT (TINGGI 2M)
	CAT EXTERIOR	:EX. PROPAN/SETARA
	CAT INTERIOR	:EX. PROPAN/SETARA
	ORNAMEN FACADE	:EX. PROPAN/SETARA
PLAFOND	RUANG DALAM	:GYPSUM
	RUANG LUAR	:GYPSUM WATER RESISTANT
LANTAI	LANTAI UTAMA	:HOMOGENOUS TILE 60X60 CM, EX. VALENTINO GRESS / SETARA
	LANTAI TERAS	:KERAMIK 30X30CM, EX. ROMAN / SETARA
	LANTAI KAMAR MANDI	:KERAMIK 30X30CM, EX. ROMAN / SETARA
	DINDING KAMAR MANDI	:KERAMIK 30X30CM, EX. ROMAN / SETARA
SANITARY	KRAN WASTAFEL	:EX. AMERICAN STANDARD/SETARA
	WASTAFEL	:EX. AMERICAN STANDARD/SETARA
	CLOSET DUDUK	:EX. AMERICAN STANDARD/SETARA
ATAP	RANGKA ATAP	:BAJA RINGAN
	PENUTUP ATAP	:ATAP METAL ATAU BITUMEN (SESUAI TIPE RUKO)
PINTU	KUSEN	:ALUMINIUM POWDER COATING, EX. YKK / SETARA
	DAUN PINTU UTAMA	:ALUMINIUM POWDER COATING, EX. YKK / SETARA
	DAUN PINTU KAMAR MANDI	:PVC
	DAUN PINTU BELAKANG	:ALUMINIUM POWDER COATING, EX. YKK / SETARA
JENDELA	KUSEN	:ALUMINIUM POWDER COATING, EX. YKK / SETARA
	DAUN JENDELA	:ALUMINIUM POWDER COATING, EX. YKK / SETARA
INSTALASI LISTRIK	PLN	4400 WATT
AIR BERSIH	AIR BERSIH STANDARD PAM CONCRETE GROUND WATER TANK KAPASITAS 1,5M ³ , FIN. KERAMIK (TERMASUK POMPA TRANSFER)	
INSTALASI TELEPON & INTERNET	TRIPLE PLAY SUPPORT (FIBER OPTIC)	
SPESIFIKASI LINGKUNGAN	KAWASAN TANPA PACAR INSTALASI JARINGAN LISTRIK DALAM TANAH INSTALASI KABEL FIBER OPTIC BAWAH TANAH SALURAN DRAINASE TERTUTUP	JALAN BOULEVARD FINISH ASHPALT ROW 30 (JALAN UTAMA DENGAN MEDIAN),BADAN JALAN 7M ROW 28 (JALAN KOMERSIAL DENGAN MEDIAN), BADAN JALAN 7M
FITUR GREEN CONCEPT	LAMPU PENERANGAN JALAN UMUM LED BIOLOGICAL SEPTICTANK RESAPAN BIOPORI CLOSET DUAL FLUSH	KM/WC DI BAWAH DAK TANCGA ADA VENTILASI CRILL PINTU & EXHAUST FAN CAT RAMAH LINGKUNGAN, SERTIFIKAT GREEN LABEL TRASH BIN

JENIS USAHA YANG TIDAK DIPERBOLEHKAN ADALAH :BENCKEL DAN OLI, BAHAN MATERIAL/BAHAN BANGUNAN

Hal.	Blok	No. Unit
1	AA6	01 - 28
2	AA6	29 - 31 32 - 53
3	AA5	02 - 22
4	AA5	23 - 52
5	B17	01 - 26
6	B17	27 - 60
7	B17	61 - 71 72 - 76

Hal.	Blok	No. Unit
8	B17	77 - 79 80 - 83 85 - 87 88 - 92
9	B17	93 - 96 97 - 100 101 - 103 105 - 112
10	C1	01 - 23
11	C1	25 - 58
12	C1	59 - 60 61 - 65 66 - 68 69 - 77

Hal.	Blok	No. Unit
13	B30	27 - 60
14	B30	61 - 73
15	B30	75 - 85
16	C12	01 - 26
17	C12	27 - 39
18	C12	50 - 51 52 - 58
19	C12	59 - 62 63 - 68
20	C12	69 - 81

Hal.	Blok	No. Unit
21	B30	01 - 26
22	D2	01 - 08 09 - 20
23	D2	21 - 52
24	D2	53 - 77
25	C12	82 - 85 86 - 89 90 - 92
26	C12	93 - 108
27	C12	109 - 127

Hal.	Blok	No. Unit
28	C12	128 - 132 133 - 137 138 - 152
29	C12	153 - 157 158 - 166 167 - 175
30	D1	01 - 21
31	E1	01 - 15 16 - 28
32	E57	01 - 16 17 - 23



CITRA GARDEN SERPONG



Marketing Office

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