



CITRA PRIME

COMMERCIAL CENTER

COMMERCIAL AREA

Strategically Located In a Bustling Commercial Zone


CITRALAND MEGAH
BATAM

Point International
Ferry Terminal

One Batam Mall

Mega Mall

Masjid Agung
Batam

Sekolah Global Indo-Asia

Sekolah Kallista

Fanindo Sanctuary

McDonald's, Starbucks, J.CO Donuts & Coffee,
KFC, HokBen, Dii.

Supermarket
TOP 100

Pasar Mitra Raya

Rumah Sakit
Santa Elisabeth

MB2 MALL

Bandara International
Hang Nadim

 2 minutes to
**Batam Center
Ferry Terminal**
(international harbour)

 2 minutes to
Sekolah Kallista

 2 minutes to
Mega Mall

 3 minutes to
**Supermarket
Top 100**

 5 minutes to
One Batam Mall

 5 minutes to
**Sekolah Global
Indo-Asia**

 5 minutes to
Masjid Agung

 5 minutes to
Fanindo Sanctuary
(McDonald's, Starbucks, J.CO Donuts & Coffee, KFC, HokBen, Dii)

 5 minutes to
Pasar Mitra Raya

 10 minutes to
MB 2 Mall

 10 minutes to
Rumah Sakit Elisabeth

 15 minutes to
Hang Nadim Airport

The
Award
that is Received by
CitraLand Megah Batam

Golden Property Awards
**BEST COMPACT
SCALE DEVELOPMENT 2023
(REGION BATAM)**

Property & Bank Award
**THE BEST OF MIDDLE CLASS
HOUSING PROJECT WITH SERVICED
RESIDENCE IN BATAM**

Golden Property Awards People's Choice
**FAVORITE
HOUSING PROJECT
(Region Batam)**



“What They Said About This Project



Pembeli CitraLand Megah Batam

“Kenapa kami beli di sini karena pas banget ada unit hook yang cocok dengan selera kita jadi ya langsung beli.”



Pembeli CitraLand Megah Batam

“Kesannya untuk bangunan rumahnya rapi banget terus bangunannya bagus, bagus banget suka saya.”



Pembeli CitraLand Megah Batam

“Untuk kesan pertama kali saya masuk megah sih ya, kualitas bangunannya juga kokoh.”



Pembeli CitraLand Megah Batam

“Kualitas bangunannya rapi, warnanya bagus banget ya.”



Pembeli CitraLand Megah Batam

“Listrik, air dan kendala semua di cek satu-satu rapi semua sangat bagus dan sangat nyaman.”



CITRA PRIME

COMMERCIAL CENTER

PRIME LOCATION

Located in The Main Boulevard of CitraLand Megah, Batam's Prime Area



LEGEND

- A** MAIN BOULEVARD
- B** MAIN GATE CITRALAND MEGAH
- C** LUXURY PRIVATE CLUB HOUSE
- D** OLYMPIC SIZE SWIMMING POOL
- E** CITRA PRIME



CITRA PRIME

COMMERCIAL CENTER

Citra Prime is a premiere commercial property located in The Main Boulevard of CitraLand Megah Batam. Designed with a modern and functional concept, this 3 storey building stands out in a bustling commercial area surrounded by over 2.000 households. Citra Prime offers a strategic location for businesses seeking to thrive in a vibrant community. Its contemporary architecture and accessibility make it an ideal choice for various commercial ventures, ensuring that your business will be at the heart of economic activity in Batam.



PRIME AREA

Surrounded by More Than 2.000 Households



PRIME DESIGN CONCEPT

3 Storey With Modern & Functional Design





ECO CULTURE

Program yang digagas oleh PT Ciputra Residence untuk menumbuhkan budaya hidup sehat dan hijau melalui gaya hidup lingkungan yang berkelanjutan.

COMMUNITY

Mengundang masyarakat untuk turut terlibat bersama dengan developer dalam membangun gaya hidup dan budaya yang menghargai lingkungan dan bertanggung jawab atas pelestarian.

ECO SYSTEM

Menciptakan lingkungan perumahan yang lebih hijau melalui elemen penghijauan di dalam bangunan dan lingkungan sekitar.

WASTE

Pengelolaan limbah yang efektif untuk mengurangi pencemaran dan mengembalikan ke lingkungan dengan aman.

MANAGEMENT

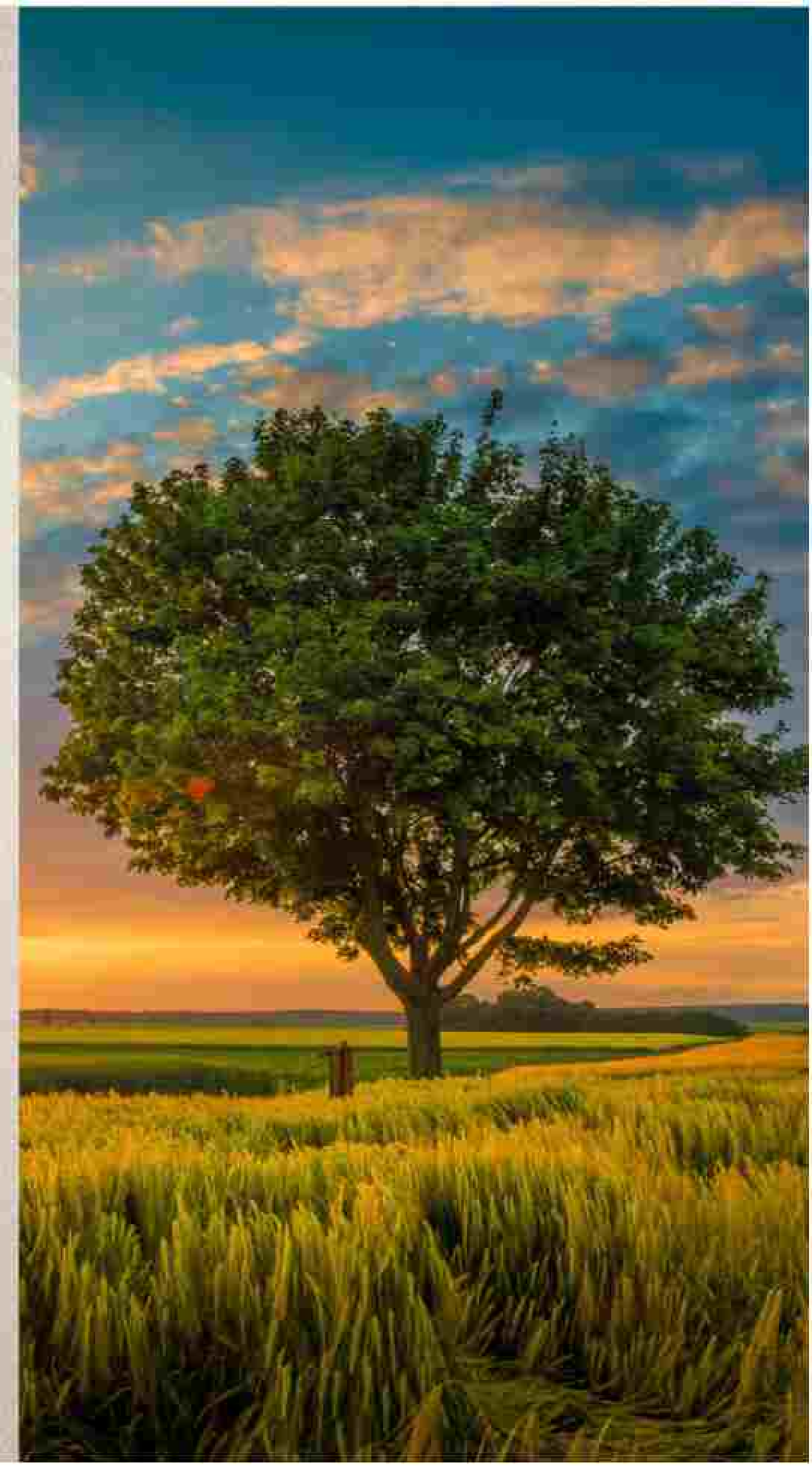
Pengembangan sistem control dan standarisasi untuk memastikan kebijakan dijalankan dan menampilkan kepemimpinan dalam isu keseimbangan.

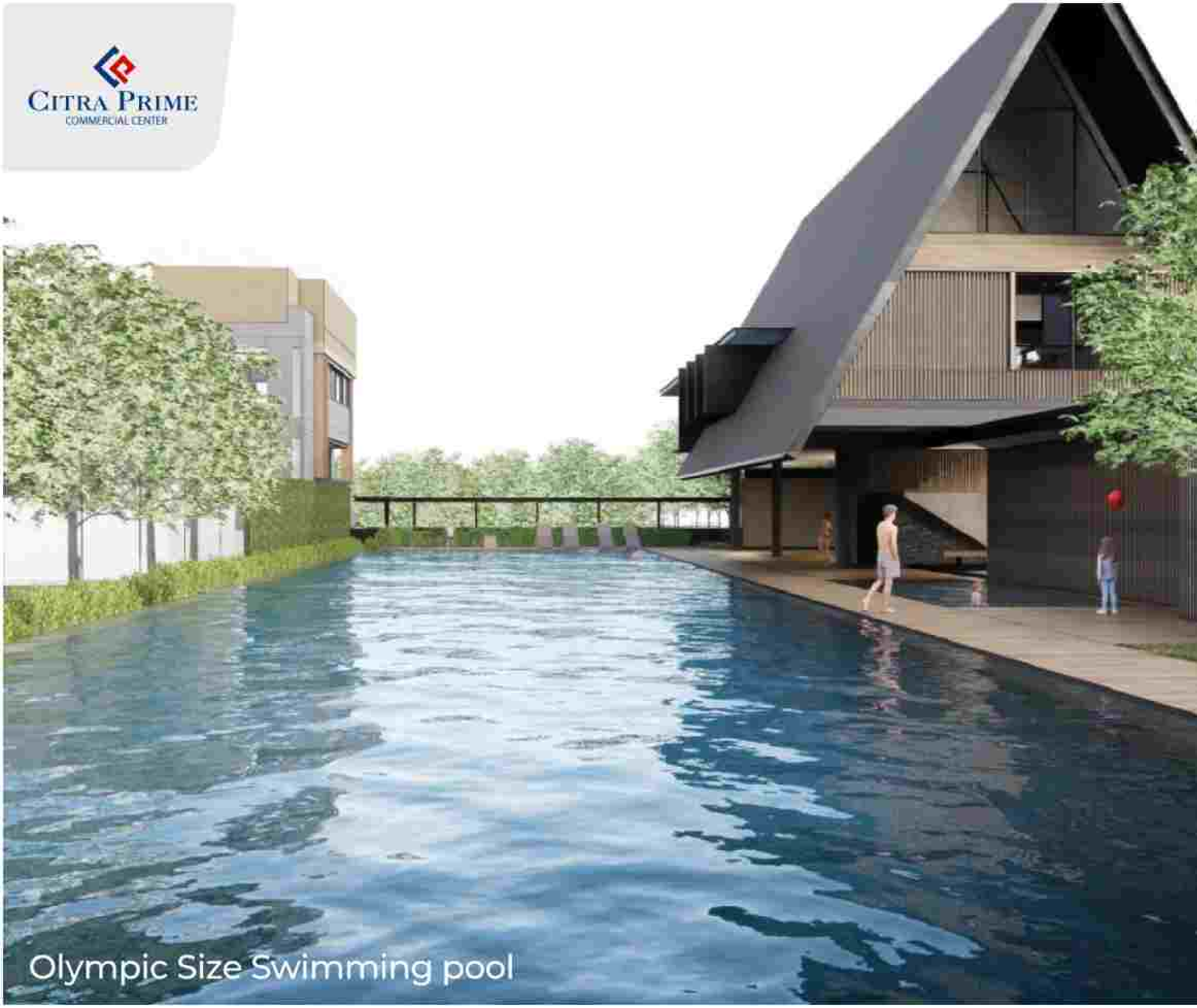
ENERGY

Optimalisasi efisiensi penggunaan energi listrik melalui inovasi di bidang desain dan pemanfaatan teknologi.

WATER

Efisiensi pemanfaatan air melalui proses daur ulang, penampungan penyaluran air hujan serta penanggulangan banjir.





Olympic Size Swimming pool



- Luxury Private Club House**
- Olympic Size Swimming pool
- Gym Center
- Yoga Area
- Coffee Shop

Serviced Residences

Pertama di Batam

Cleaning Service

Handyman

Moving Service

Concierge



This is the
**Prime
Location**
for Your Business



Ruko Standar

LT 60 m² LB : 151 m²



StarBugs

Marugamie

MEKDI

Kentaky

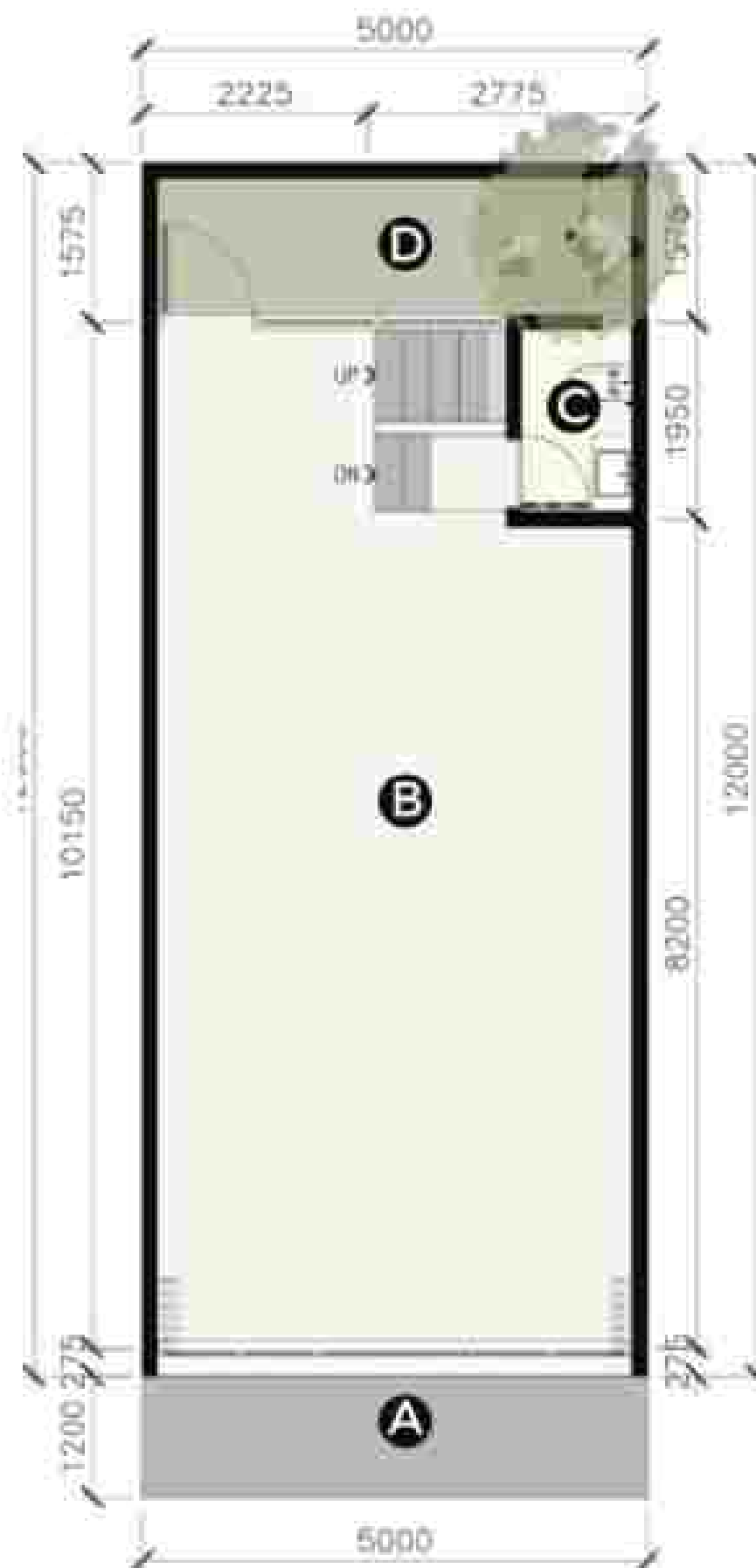
JEKO

Kopi Manja

FLOORPLAN Ruko Standar

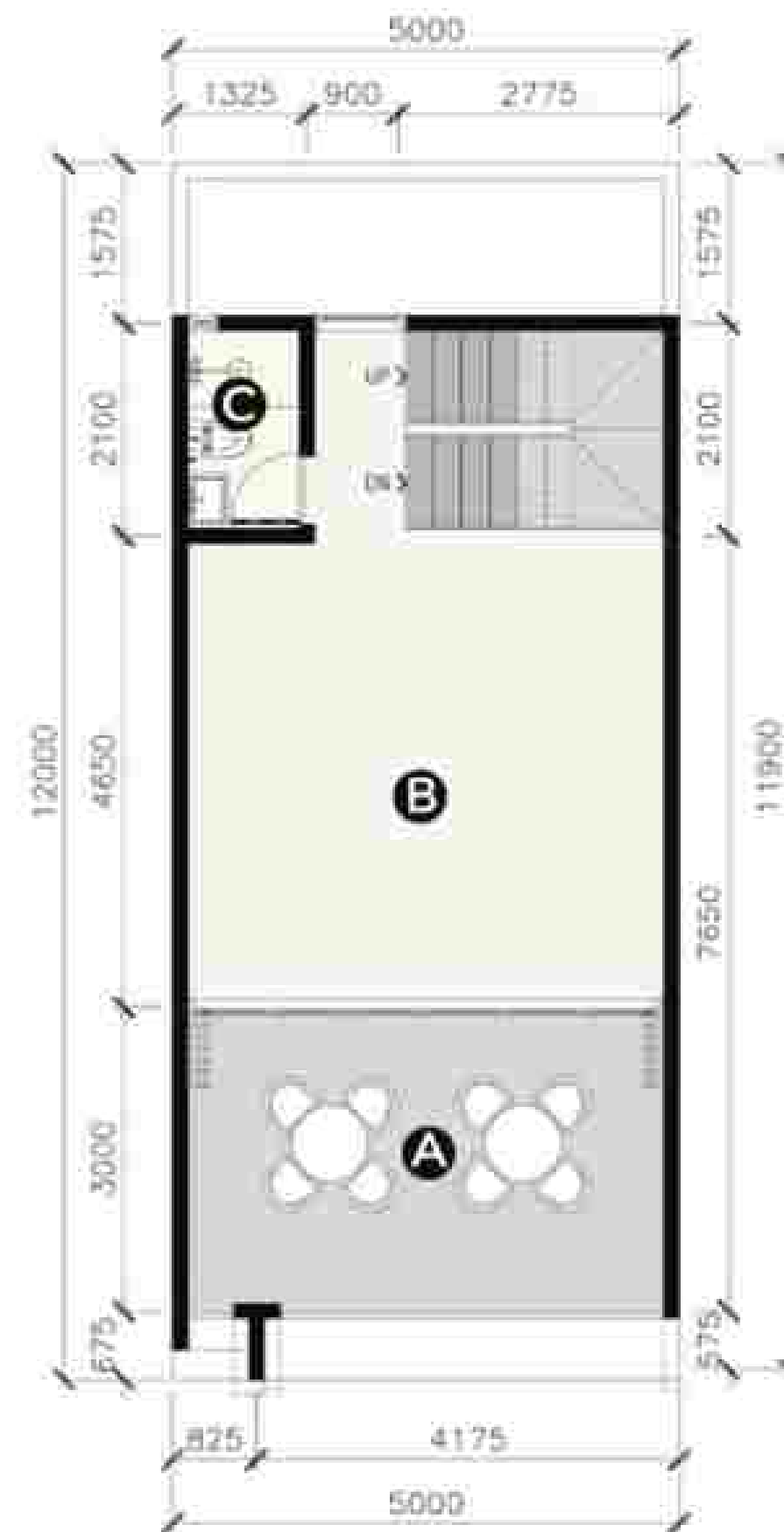
Luas Tanah : 60 m² | Luas Bangunan : 151 m²

3 Storey 1 Garden Pathway 3 Toilets
Outdoor Area Service Area



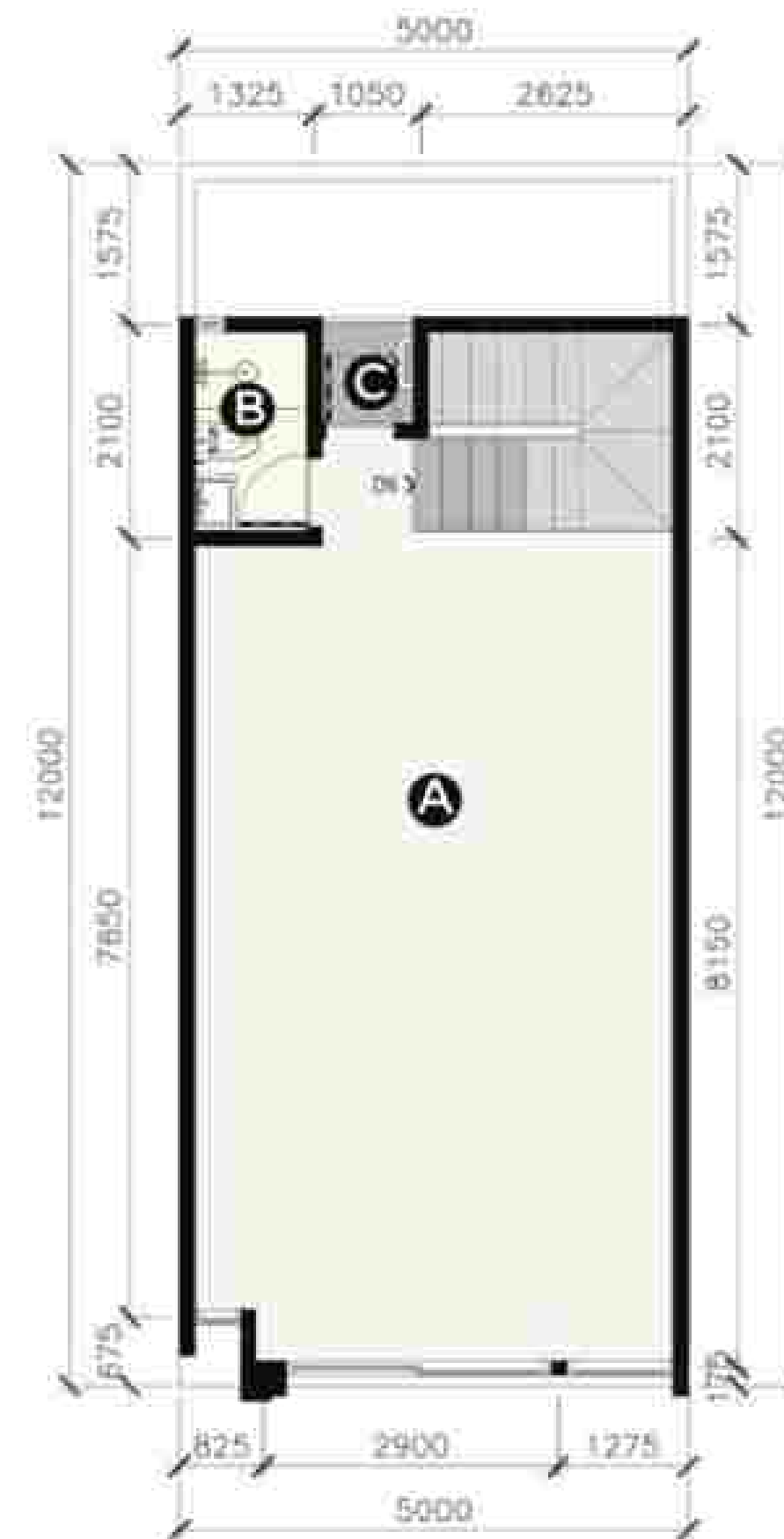
1st Floor

- Ⓐ Pathway
- Ⓑ Indoor Area
- Ⓒ Toilet
- Ⓓ Garden



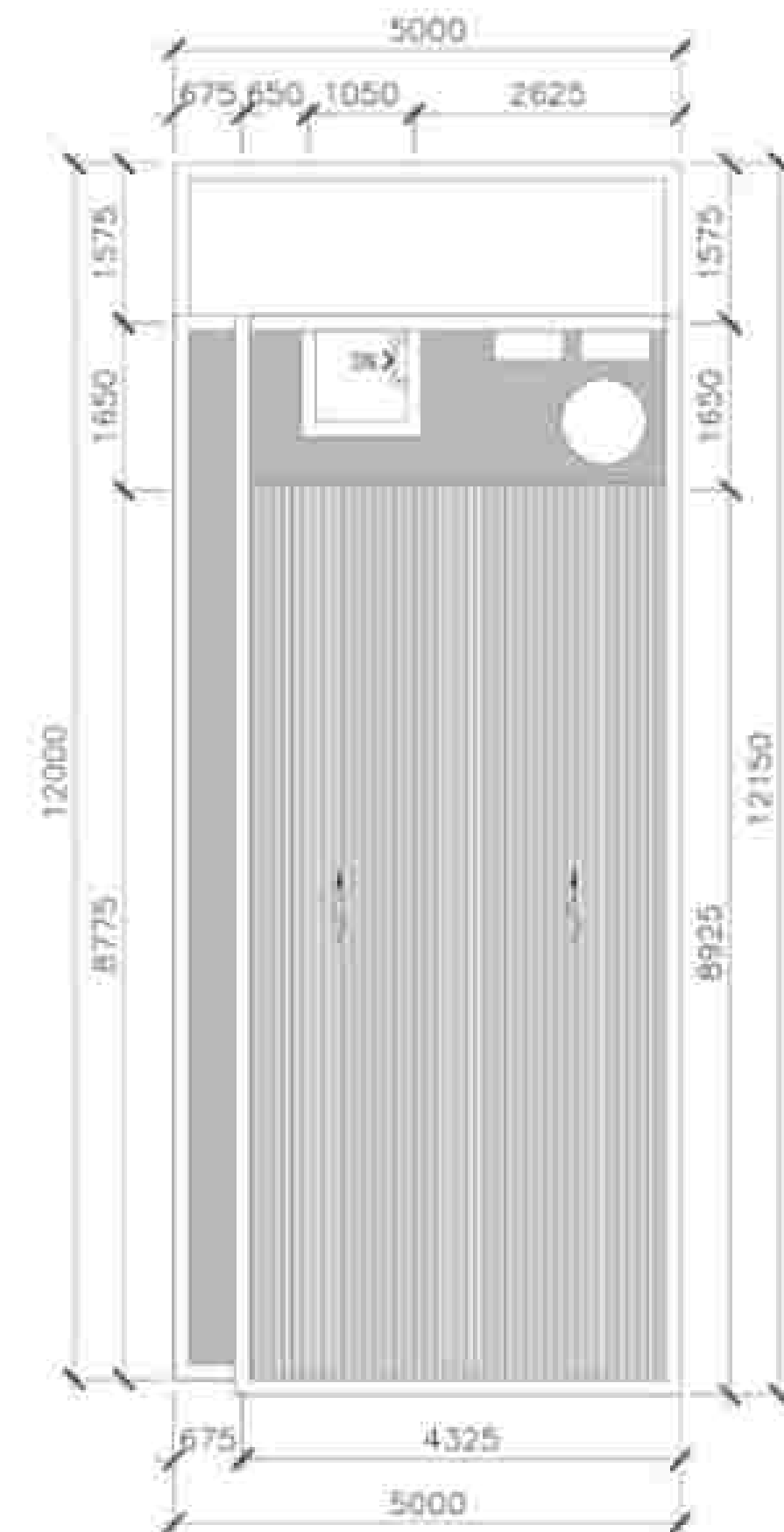
2nd Floor

- Ⓐ Outdoor Area
- Ⓑ Indoor Area
- Ⓒ Toilet



3rd Floor

- Ⓐ Indoor Area
- Ⓑ Toilet
- Ⓒ Service Area



Rooftop

Ruko Hook

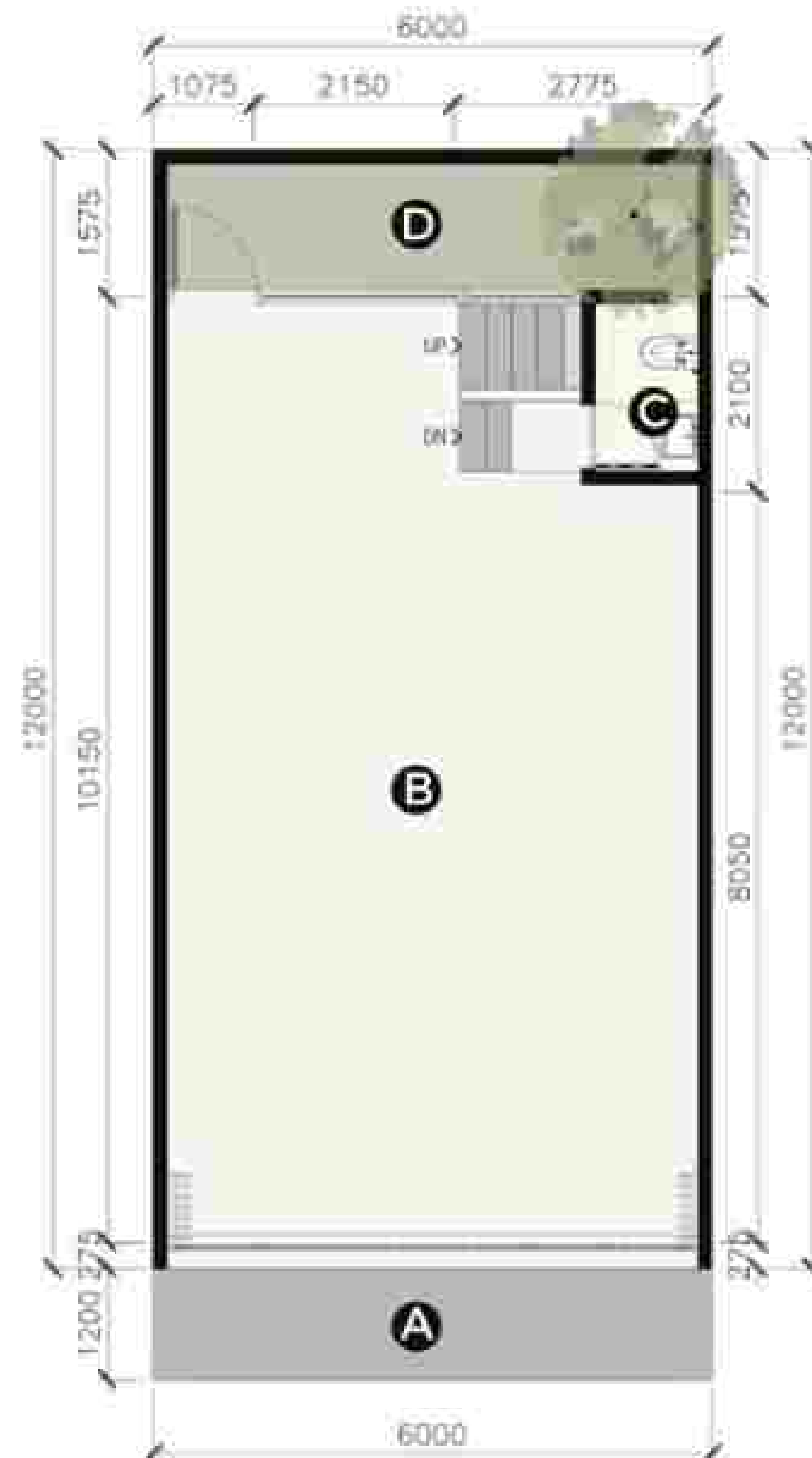
LT 72 m² LB : 178 m²



FLOORPLAN Ruko Hook

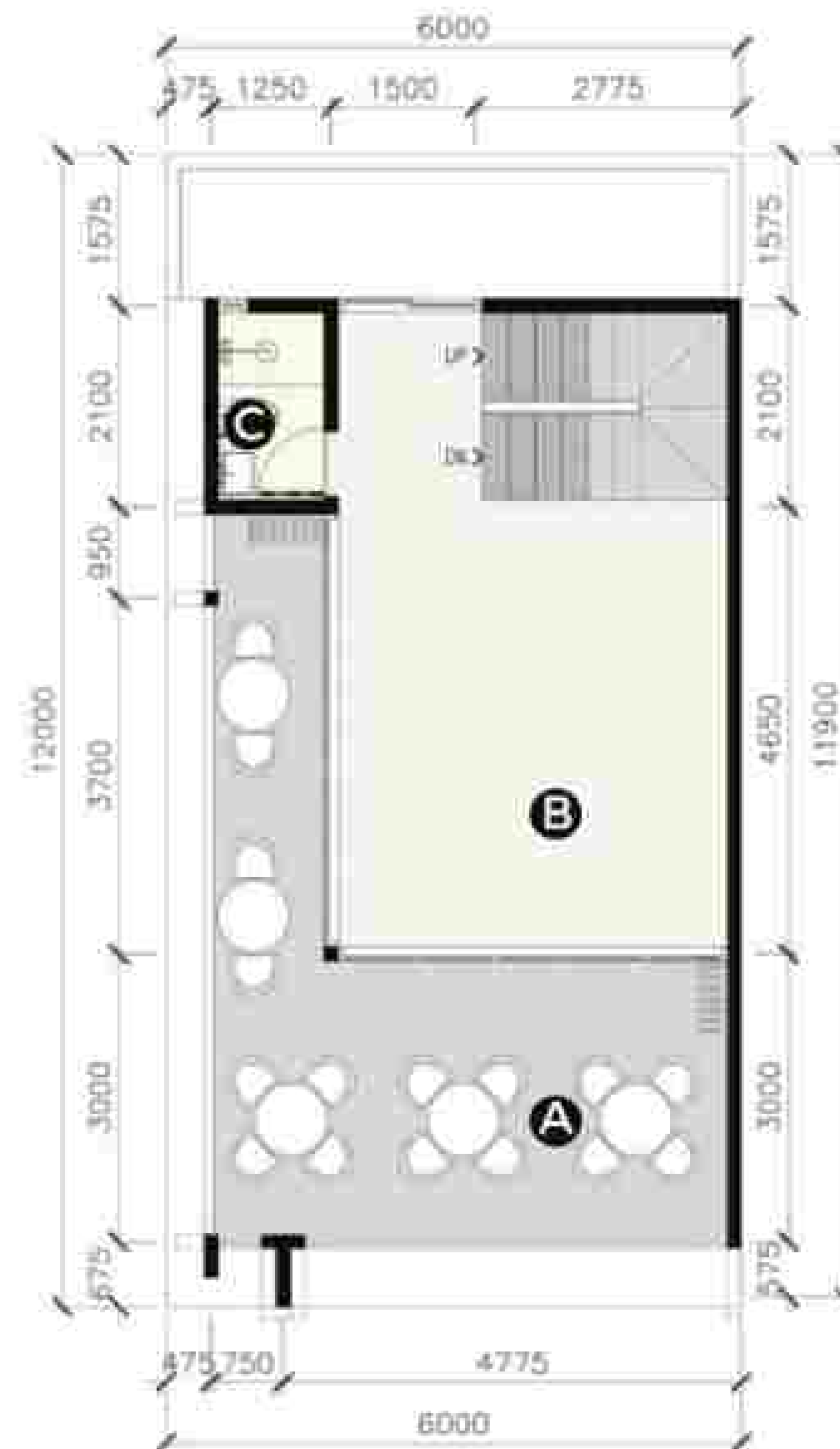
- 3 Storey
 1 Garden
 Pathway
 3 Toilets
 Outdoor Area
 Service Area

Luas Tanah : 72 m² | Luas Bangunan : 178 m²



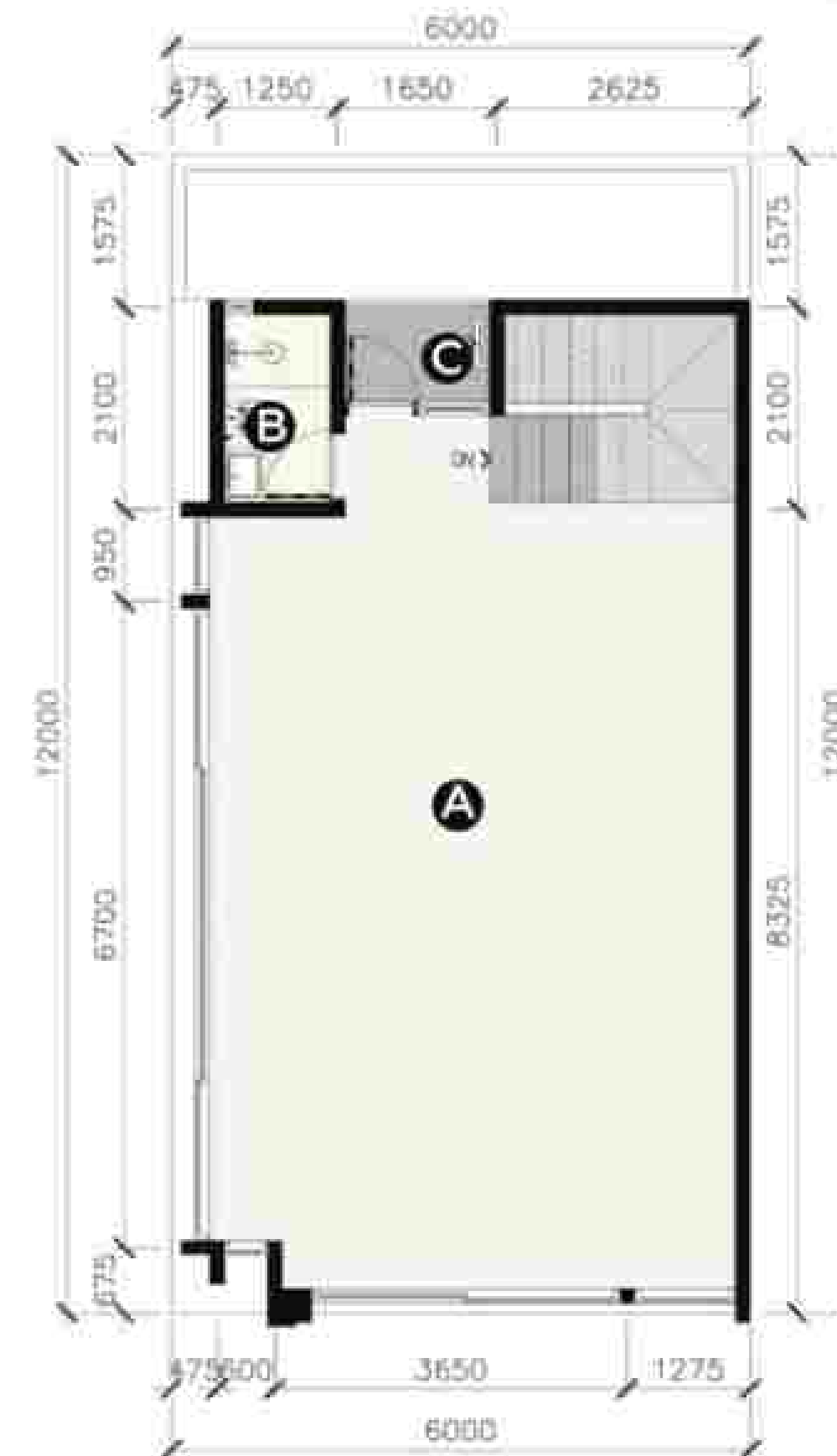
1st Floor

- Ⓐ Pathway
- Ⓑ Indoor Area
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- Ⓓ Garden



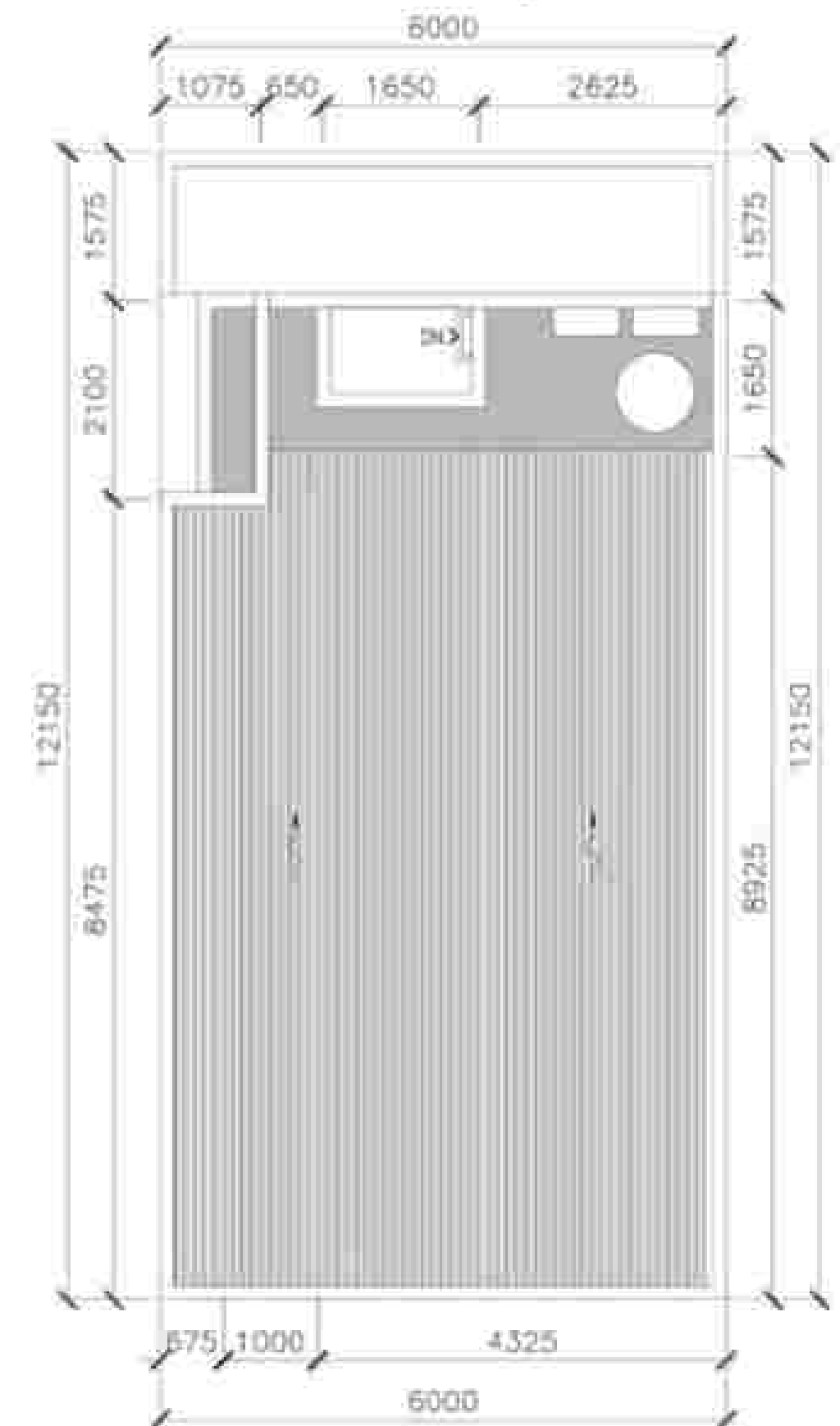
2nd Floor

- Ⓐ Outdoor Area
- Ⓑ Indoor Area
- Ⓒ Toilet



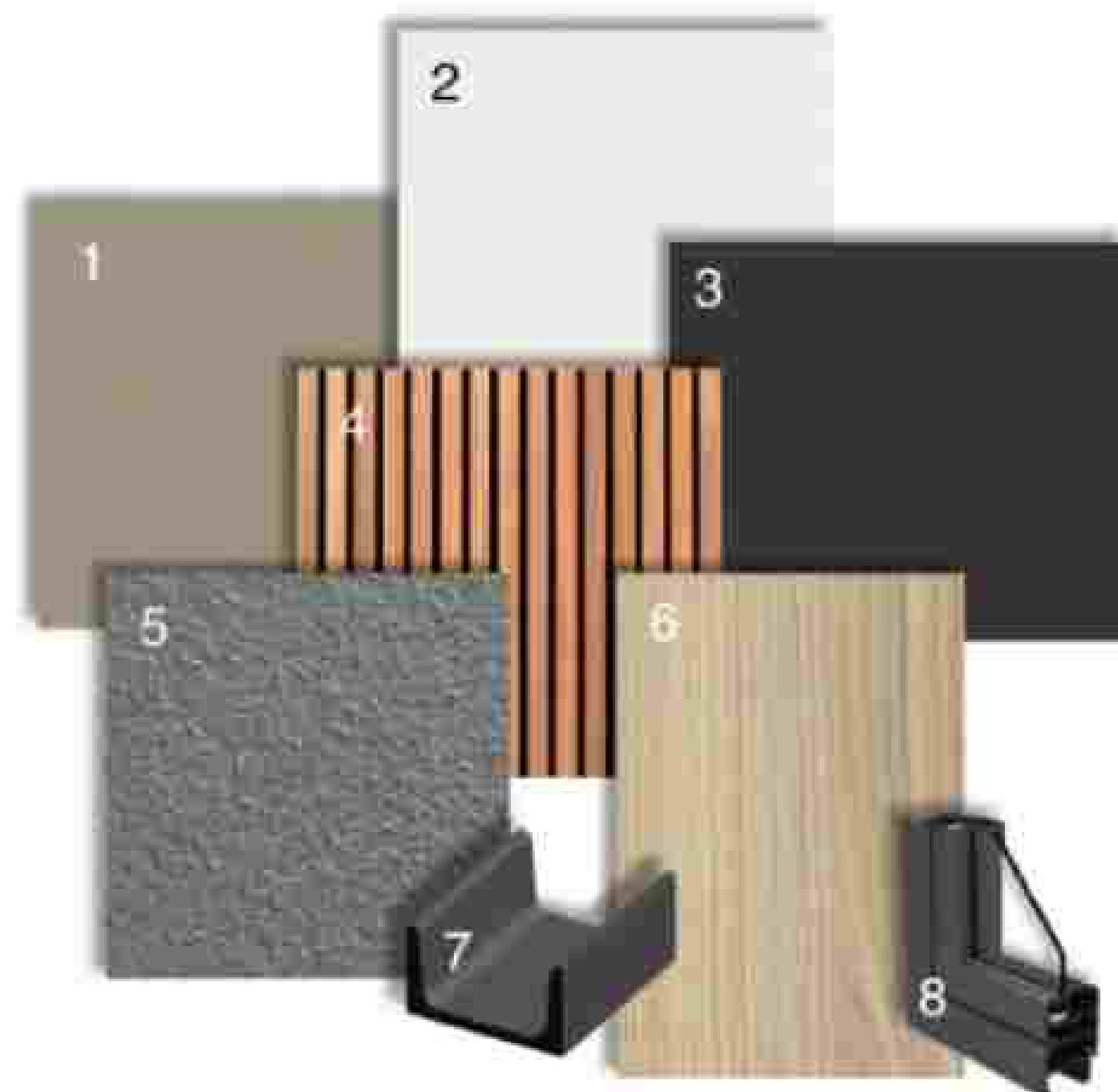
3rd Floor

- Ⓐ Indoor Area
- Ⓑ Toilet
- Ⓒ Service Area



Rooftop

Material Board CITRA PRIME



MATERIAL BOARD

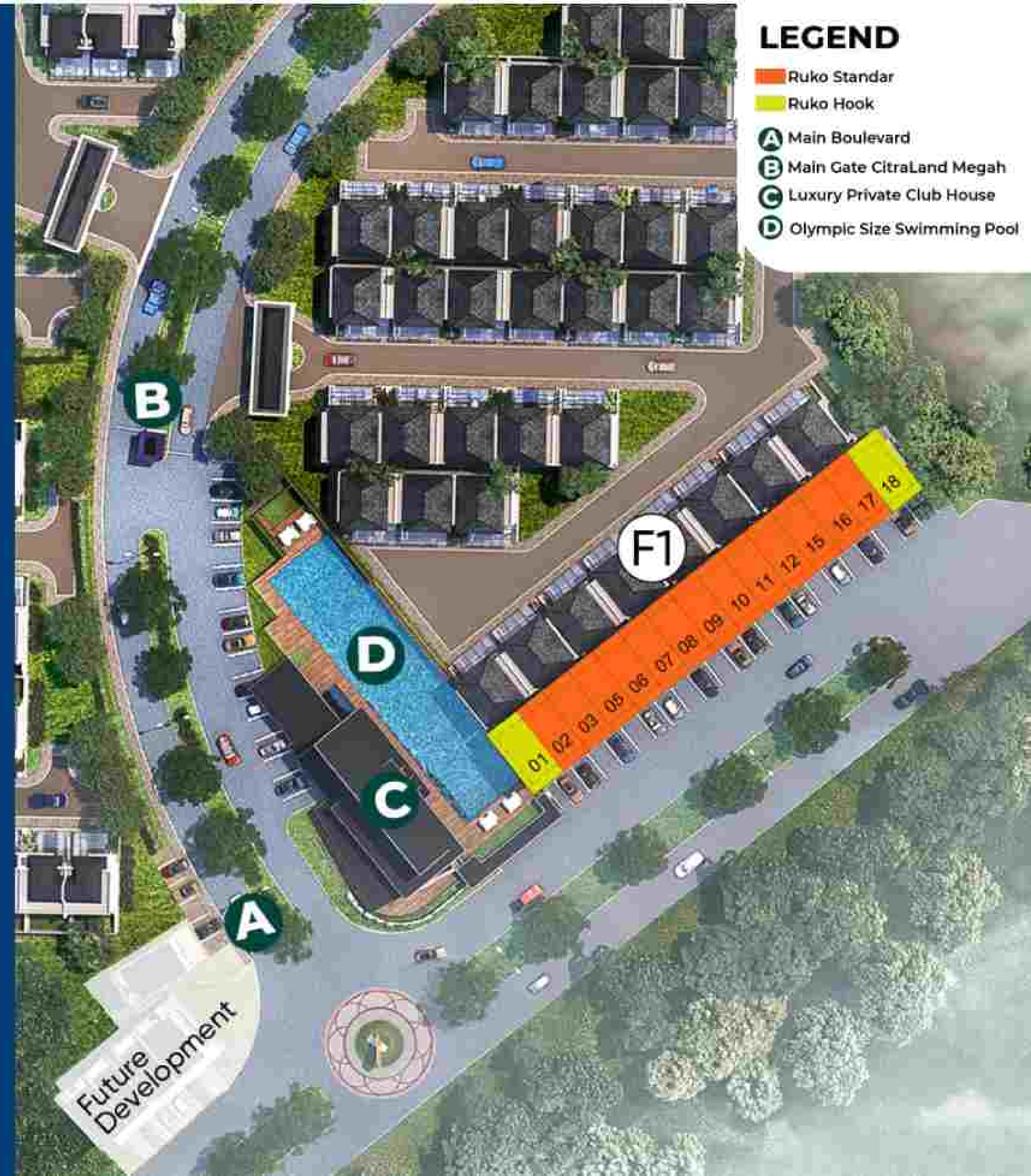
1. CAT TEKSTUR LIQUID SANDSTONE
col. CLAYWOOD ex. GAMMA PAINT
2. CAT TEKSTUR LIQUID SANDSTONE
col. CREAM ex. GAMMA PAINT
3. CAT col. ABU TUA ex. JOTUN
4. WPC
50 x 50mm ex. KAYU ASRI atau setara
5. CAT TEKSTUR LIQUID SANDSTONE
col. ABU-ABU TUA ex. GAMMA PAINT
6. ORIGINAL WOOD WHITE OAK
900 x 180mm ex. PHOMI
7. BAJA UNP
fin. HITAM DOFF
8. FRAME ALUMINIUM POWDER
COATING SAND GREY ex. YKK atau setara





Siteplan

15 Units





CITRA PRIME
COMMERCIAL CENTER

FOR MORE
INFORMATION

SCAN HERE



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