



CITRALAND MEGAH

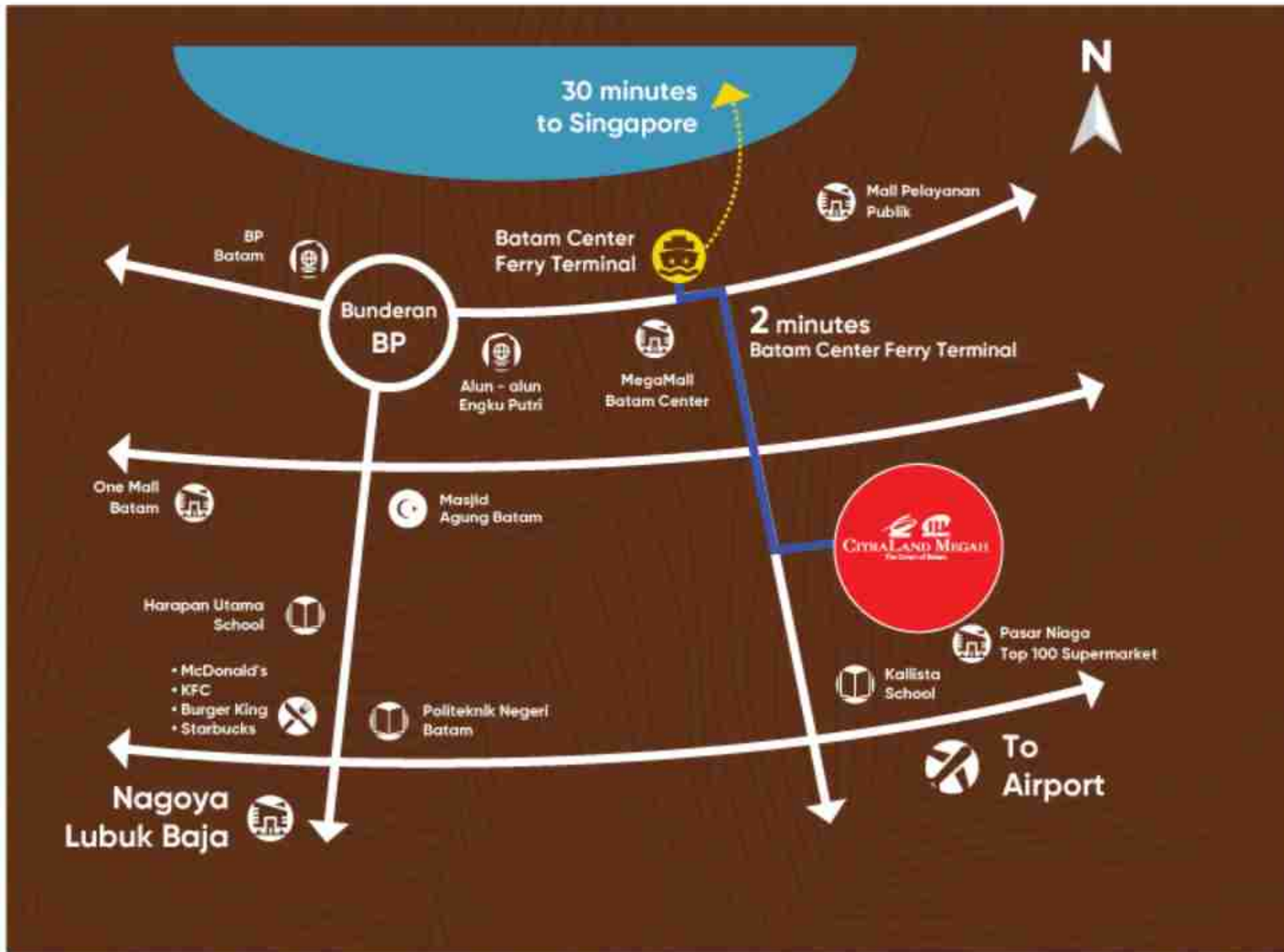
BATAM



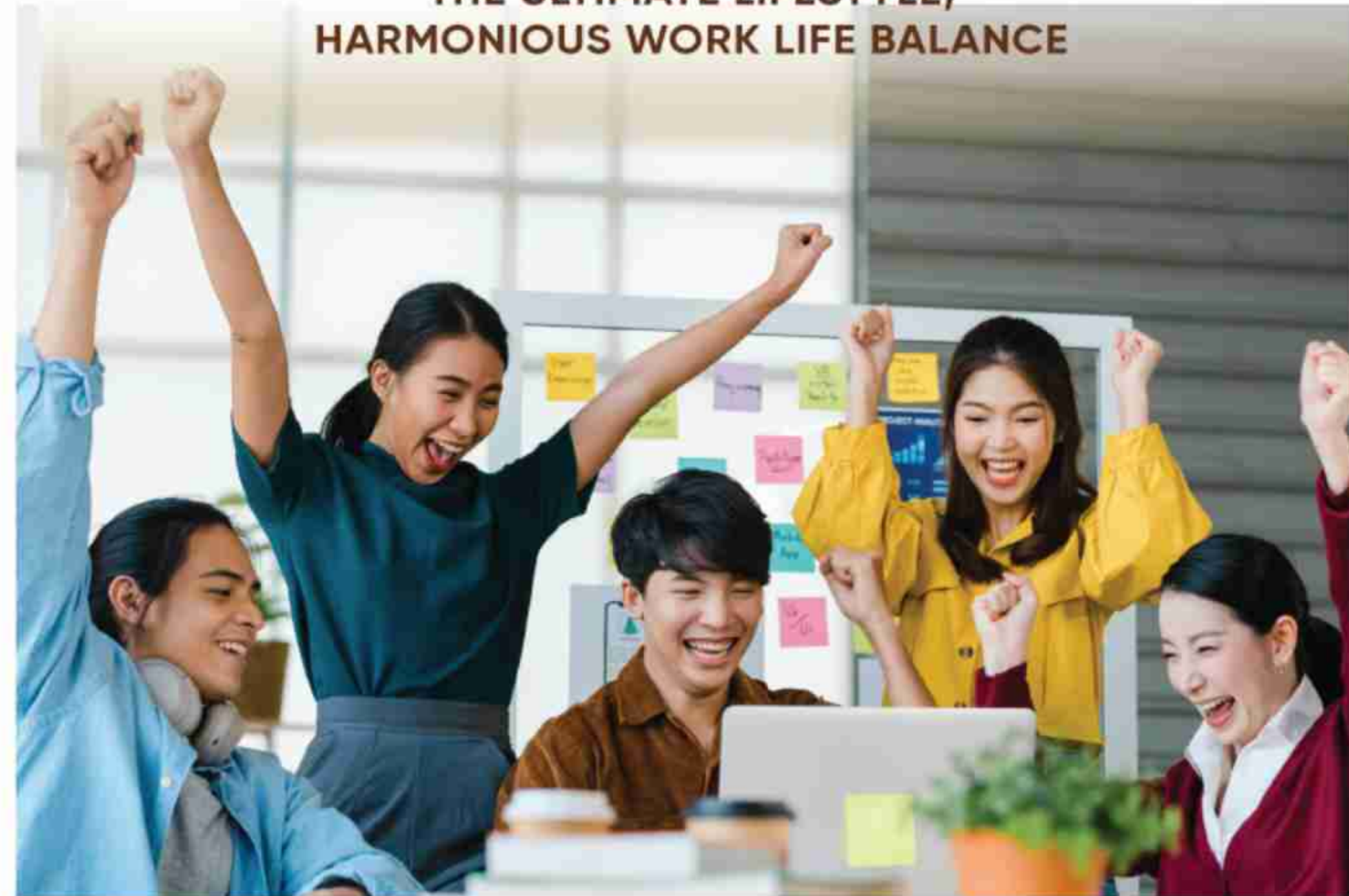
ROYAL

HILLS

IN THE HEART OF BATAM CENTER



THE ULTIMATE LIFESTYLE,
HARMONIOUS WORK LIFE BALANCE





CitraLand Megah is located in the Prime Area of Batam Center, which provide you with easy access to various important landmarks in the city such as International Ferry Terminal, MegaMall Batam Center, Hospital, International School and many more.



CITRALAND MEGAH BATAM

WELCOME TO CITRALAND MEGAH

CitraLand Megah is "The Crown of Batam". A shining jewel amongst the urban landscape of this strategic island. Another masterpiece from the creative visionaries of the Ciputra Group, CitraLand Megah exists as Batam's very first international standard, luxury residence. Following the natural, winding contours of the surrounding land, CitraLand Megah combines the rustic charm of nature with the modern conveniences one would expect in an exclusive high-end neighborhood.



WELCOME ROYAL HILLS

Royal hills is the luxury cluster in CitraLand Megah. With its modern design, the residential units of CitraLand Megah Exude an aura of charm, sophistication and style. Offering Lifestyle meet luxury with spacious, dynamic spaces and elegant design at every turn. It is bound to impress and inspire. A sleek modern home catering to a stylish family.



THE FIRST SERVICED RESIDENCES IN BATAM

Welcome to the New Serviced Residence in landed community development located in the heart of Batam Center.

With supporting facilities such as cleaning service, handyman, moving service, concierge & integrated town management system, CitraLand Megah is designed exclusively for your convenient and better living.



CLEANING SERVICE



HANDY MAN



MOVING SERVICE



CONCIERGE



LIVING ROOM



DINING ROOM



MASTER BEDROOM



LIBRARY ROOM

LIVE IN HARMONY AND PLAY WITH JOY

Living at CitraLand Megah comes with the privilege to enjoy our first class facilities for your family such as premium club house, BBQ area, eco park, beautiful creek, jogging tracks, outdoor gym & amazing beach view.



A SUSTAINABLE ECO-FRIENDLY DEVELOPMENT

Committed to minimizing its impact on the environment, CitraLand Megah with its Eco-Culture Concept adopts the eco-friendly building design and construction standard in every aspect development.

Surrounded by lush, green landscapes, CitraLand Megah carefully designed to deliver the overall atmosphere of wellness and tranquility





SPECIFICATION

Foundation	: Piling structure
Wall	: Light brick - Finish paint / Tile
Flooring	: Homogeneous tile / Composite panel / Ceramic
Door & Window	: Wood panel & Engineering door / Alluminium
Carport	: Concrete flooring with polycarbonate roofing
Roofing	: Flat concrete pitch roof
Ceiling	: Gypsum / Water resistance gypsum (wet area)
Bathroom & Toilet	: Homogeneous / Ceramic tile
Sanitary & Fixture	: Toto with tempered glass shower screen
Utilities	: 4400 watt by PLN, water supply by SPAM BATAM

Type: **New Chateau Standart**
 LT: 8x20 m², LB: 191 m²



3



3



2

LUXURY, ELEGANT & STYLISH CONCEPT

Designed to create a luxury, elegant and more spacious living environment for your family, they also blend seamlessly with the natural beauty of the Royal Hills estate and gardens.



LAYOUT STANDART



1st Floor Plan



2nd Floor Plan



3rd Floor Plan



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LUXURY, ELEGANT & STYLISH CONCEPT

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LAYOUT
EXTEND



1st Floor Plan



2nd Floor Plan



3rd Floor Plan

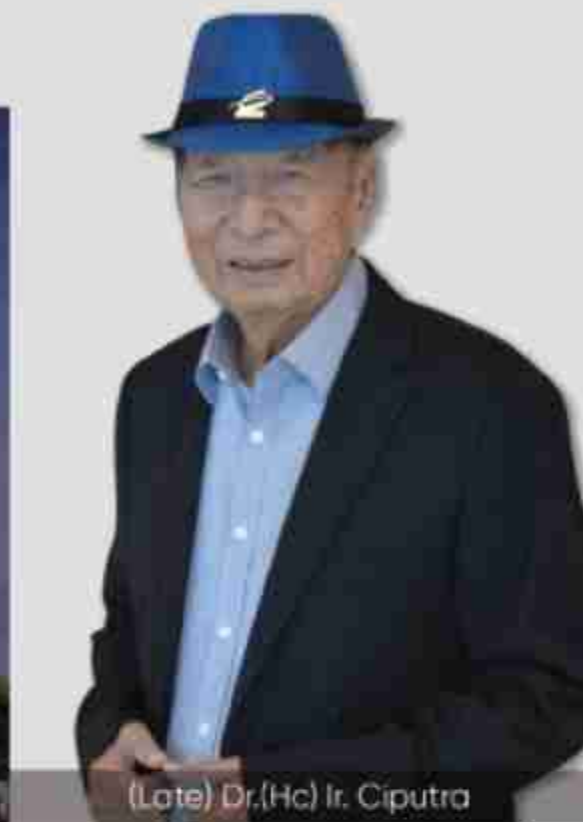
LEGEND

-  CLUBHOUSE
-  MARKETING GALLERY
-  THEMATIC GARDEN
-  JOGGING TRACK
-  BASKETBALL COURT
-  PLAYGROUND
-  RUMAH CONTOH
-  JAPANESE THEMATIC GARDEN



DESIGNED FOR BETTER LIVING

Every House in this new cluster is designed in such a way as to combine function and luxury with the comfort of life. Every aspect of the project layout and housing architecture at CitraLand Megah, it ensures you can always enjoy a refreshing atmosphere, a friendly neighborhood, a beautiful landscape design, serenity, happiness and satisfaction.



(Late) Dr.(Hc) Ir. Ciputra



Mr. Nararya Ciputra Sastrawinata



Mr. Budiarsa Sastrawinata

TRUE PIONEER OF DEVELOPMENT

Founded by the late **Dr.(Hc) Ir. Ciputra** in 1981, Ciputra Group has established itself as the foremost property developer in Indonesia by continuing to build masterpieces in property development domestically to regional levels for more than 38 years.

130 property developments in more than **43 cities** in Indonesia and many other developmental projects on regional scale such as **Ciputra Hanoi International City in Vietnam**, and **Grand Shenyang International City in China**, are golden track records of Ciputra Group on proving its commitment and capabilities as one of the pioneer in property development in Indonesia.

As a pioneer in property development for more than 38 years, the late **Dr.(HC) Ir. Ciputra** also inspires and encourages spirit of entrepreneurship by his utmost commitment in building many educational institutions for fostering future entrepreneur generation with nation-building integrity.



Developed by:

CIPUTRA

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