



CITRA GARDEN ANEKA  
PONTIANAK



Garden  
House





# WELCOME TO CITRAGARDEN ANEKA

Ciputra Group is one of the leading diverse property developers has become the most diversified property company and pioneered large scale developments in Indonesia. Known for its expertise, Ciputra Group has successfully developed and transformed an area into a modern sustainable living space.

CitraGarden Aneka as part of the Ciputra Group is dedicated to present a sustainable living environment in Pontianak. With its strategic location, CitraGarden Aneka is a perfect place where you can grow with the family as well as providing comfortable living environment.



**1** TYPE **Elbaite**  
(LB: 94 m<sup>2</sup> | LT: 126 m<sup>2</sup>)

**2** TYPE **Beryl**  
STD: (LB: 53 m<sup>2</sup> | LT: 133 m<sup>2</sup>)  
EXT: (LB: 73 m<sup>2</sup> | LT: 133 m<sup>2</sup>)

**3** TYPE **Dravite**  
A: (LB: 41 m<sup>2</sup> | LT: 104 m<sup>2</sup>)  
B: (LB: 47 m<sup>2</sup> | LT: 120 m<sup>2</sup>)



**A** Main Gate



**B** Commercial Area



**C** D'Tropiz Club House





**D'Tropiz Club House**

Enjoy the advantages of the well established infrastructure of facilities and also services at CitraGarden Aneka. Private Club House for residents is provided along with the dedicated estate management team.

We provide the 24-hour security system with the CCTV installed in every public area, the well-trained security personnel and using card operated one-gate system with bump gate to ensure your secure and convenience living.



**Water Treatment Plant**



**Swimming Pool**



**Jogging Track**



**Customer Service**



**24-hour Security**



**Eco Park**



**Basketball Court**



**Fitness Center**



**Children Playground**



**Convenience Store**





**ENTER THE GATEWAY  
TO YOUR JOURNEY  
Of Prosperous Living**



Garden  
House









# TYPE ELBAITE

LB: 94m<sup>2</sup> / LT: 126m<sup>2</sup>

# TYPE ELBAITE

LB: 94 m<sup>2</sup> / LT: 126 m<sup>2</sup> (7 x 18)

🚗 3 🏠 3 🚗 2 📱 Smart Door Lock  
(OPTIONAL FROM 2024)



Living Room

## First Floor



## Second Floor



Master Bedroom



Kids Bedroom

An architectural rendering of a modern two-story townhouse. The building features a light blue-grey facade with white architectural accents, including columns and decorative moldings. The ground floor has a white door with a decorative iron grille above it. The second floor has two large, multi-paned windows. A white car is parked in front of the house, and a woman is pushing a stroller with a child on the sidewalk. The scene is set against a clear blue sky with some trees in the background.

TYPE **BERYL**

LB: 73 m<sup>2</sup> / LT: 133 m<sup>2</sup>

# TYPE BERYL

LB: 73 m<sup>2</sup> / LT: 133 m<sup>2</sup> (7 x 19)

3 2 1 Smart Door Lock



Master Bedroom

## First Floor

## Second Floor



Kids Bedroom



Dining Room

TYPE  
**DRAVITE**

A: LB: 41 m<sup>2</sup> / LT: 104 m<sup>2</sup>

B: LB: 47 m<sup>2</sup> / LT: 120 m<sup>2</sup>





# TYPE DRAVITE A

LB: 41 m<sup>2</sup> / LT: 104 m<sup>2</sup> (8 x 13)

2 1 1 Smart Door Lock  
(pintu kaca 100%)



Living Room



Kitchen



Kids Bedroom





# TYPE DRAVITE B

LB: 47 m<sup>2</sup> / LT: 120 m<sup>2</sup> (8 x 15)

🚗 2 🏠 1 🚗 1 📱 Smart Door Lock (jika ada saja)



Master Bedroom



Kids Bedroom



Living Room

Water Treatment Plant

D'Tropiz Club House

Basketball Court

Children Playground



Future Development ±13ha

Main Gate

Commercial  
Area



# Garden House



-  **Elbaite**  
LB: 94 m / LT: 126 m<sup>2</sup> (7 x 18) - 2 Floor
-  **Beryl**  
LB: 73 m / LT: 133 m<sup>2</sup> (7 x 19) - 2 Floor
-  **Dravite A**  
LB: 41 m / LT: 104 m<sup>2</sup> (8 x 13) - 1 Floor
-  **Dravite B**  
LB: 47 m / LT: 120 m<sup>2</sup> (8 x 15) - 1 Floor



# SPEKIFIKASI BANGUNAN

PONDASI & STRUKTUR :

DINDING :

PINTU :

JENDELA :

LANTAI :

LANTAI KAMAR MANDI :

DINDING KAMAR MANDI :

LANTAI TERAS :

PENUTUP ATAP :

PLAFOND :

SANITARI :

CAT EKSTERIOR :

CAT INTERIOR :

INSTALASI LISTRIK :

INSTALASI AIR BERSIH :

TANGKI AIR :

SEPTIC TANK :

## TYPE **ELBAITE**

Cerucuk + Beton Bertulang

Bata Ringan + Plester + Aci

Aluminium + Eng. Door

Aluminium + Kaca 5mm

Homogenous Tile 60x60 cm

Keramik Unpolished 30x30 cm

Keramik Polished 30x60 cm

Keramik Unpolished 30x60 cm

Rangka Baja Ringan + Genteng Metal

Rangka Metal + Gypsum 9mm

Ex. TOTO / Setara

Weather Shield Ex. PROPAN / Setara

Emulsion Ex. PROPAN / Setara

PLN 3500 VA

Water Treatment Plant

Tangki Tanam

Bio Septic Tank / Setara

## TYPE **BERYL**

Cerucuk + Beton Bertulang

Bata Ringan + Plester + Aci

Aluminium + Eng. Door

Aluminium + Kaca 5mm

Homogenous Tile 60x60 cm

Keramik Unpolished 30x30 cm

Keramik Polished 30x60 cm

Keramik Unpolished 30x30 cm

Rangka Baja Ringan + Genteng Metal

Rangka Metal + Gypsum 9mm

Ex. TOTO / Setara

Weather Shield Ex. PROPAN / Setara

Emulsion Ex. PROPAN / Setara

PLN 2200 VA

Water Treatment Plant

Tangki Tanam

Bio Septic Tank / Setara

## TYPE **DRAVITE**

Cerucuk + Beton Bertulang

Bata Ringan + Plester + Aci

Aluminium + Eng. Door

Aluminium + Kaca 5mm

Keramik Polished 40x40 cm

Keramik Unpolished 25x25 cm

Keramik Polished 25x40 cm

Keramik Unpolished 40x40 cm

Rangka Baja Ringan + Genteng Metal

Rangka Metal + Gypsum 9mm

Ex. TOTO / Setara

Eco Shield Ex. PROPAN / Setara

Emulsion Ex. PROPAN / Setara

PLN 1300 VA

Water Treatment Plant

Tangki Tanam

Bio Septic Tank / Setara



SMART  
DOOR LOCK (main door only)






VISIT  
OUR  
LOCATION  
SCAN HERE





**MARKETING OFFICE**  
Ruko Aerowalk Blok A.00 No. 01-03,  
CitraGarden Aneka Pontianak  
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