



THE DEVELOPMENT OF  
**28 HA LAND AREA**

INSPIRED BY LUSH BOTANICAL GARDENS, OUR NEW DEVELOPMENT EMBRACES GREEN SERENITY AND CLOSENESS TO NATURE.



EASY ACCESS TO SOUTH JAKARTA



25 minutes to Pondok Indah  
35 minutes to Soekarno-Hatta International Airport  
50 minutes to SCBD



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CITRAGARDEN BINTARO

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## FLOORPLAN

**CELOSIA**

LT 120M<sup>2</sup> / LB 163M<sup>2</sup>  
8X15 | 2 STOREYS + ATTIC

1<sup>st</sup> Floor

4+1 Bedrooms

2<sup>nd</sup> Floor

3+1 Bathrooms

Attic

2 Carports

Attic

**CALLIANDRA**

LT 84M<sup>2</sup> / LB 110M<sup>2</sup>  
7X12 | 2 STOREYS + ATTIC

1<sup>st</sup> Floor

3+1 Bedrooms

2<sup>nd</sup> Floor

3+1 Bathrooms

Attic

2 Carports

Attic

**DIANELLA**

LT 72M<sup>2</sup> / LB 90M<sup>2</sup>  
6X12 | 2 STOREYS + ATTIC

1<sup>st</sup> Floor

3 Bedrooms

2<sup>nd</sup> Floor

3 Bathrooms

Attic

2 Carports

Attic

**RAVENIA TYPE-2**

LT 72M<sup>2</sup> / LB 58M<sup>2</sup>  
6X12 | 1 STOREY + ATTIC

1<sup>st</sup> Floor

2 Bedrooms

Attic

2 Bathrooms

Attic

1 Carport

Attic

**RAVENIA TYPE-1**

LT 60M<sup>2</sup> / LB 57M<sup>2</sup>  
6X10 | 1 STOREY + ATTIC

1<sup>st</sup> Floor

2 Bedrooms

Attic

2 Bathrooms

Attic

1 Carport

Attic

## SITEPLAN



## SPECIFICATION

	RUSSELLIA LT 60m <sup>2</sup> /LB 37m <sup>2</sup>	RAVENIA LT 60m <sup>2</sup> /LB 57m <sup>2</sup>	DIANELLA LT 72m <sup>2</sup> /LB 90m <sup>2</sup>	CALLIANDRA LT 84m <sup>2</sup> /LB 110m <sup>2</sup>	CELOSIA LT 120m <sup>2</sup> /LB 163m <sup>2</sup>
FOUNDATION	Mini Pile				
STRUCTURE	Reinforced Concrete				
WALL	Bricks, Wall Plastered				
ROOF	Lightweight Steel Structure with Bitumen Roof				
CEILING	Gypsum Board, Finishing Paint				
FLOOR	MAIN FLOOR	Homogenous Tiles 60 x 60		Homogenous Tiles 80 x 80	
	BEDROOM & BATHROOM	Homogenous Tiles 60 x 60			
	STAIRS	Homogenous Tiles 60 x 60		Homogenous Tiles 120 x 30	
	ATTIC	Stone Plastic Composite			
	TERRACE	Homogenous Tiles 60 x 60			
	CARPORT	Ceramics 30 x 30		Homogenous Tiles 30 x 60	
WALL FINISHING	EXTERIOR	Weathershield Paint			
	INTERIOR	Wall Paint			
	BATHROOM	Homogenous Tiles 60 x 60			
DOOR	Engineering Wood Door				
WINDOW	Aluminium Powder Coating Frame With Clear Glass				
SANITARY	TOTO				
WATER	PAM				
AC	Installation				
ELECTRICAL	2200 Watt		3500 Watt		4400 Watt
FEATURES	• Smart Home System (Smart Door Lock & CCTV)		• Smart Home System (Smart Door Lock, CCTV, Smart Switch, Smart Sensor, IR Remote 360, Voice Control)		
	• Carport Canopy				

## FINEST AMENITIES



WHETHER YOU ARE LOOKING TO RELAX OR PLAY, WE HAVE EVERYTHING YOU NEED.