



MARKETING OFFICE:

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PASAL SANGGAHAN

SELURUH DATA, ILLUSTRASI DAN SPESIFIKASI YANG TERCAKUP DI BROCHURE INI BERDASARKAN SITUASI DAN KONDISI PADA MASA PERSIAPAN, PERUBAHAN DAPAT TERJADI SEWAKTU-WAKTU DAN MERUPAKAN HAK PENJUAL DEVELOPER.
SELURUH INFORMASI DI DALAM BROCHURE INI BUKAN MERUPAKAN BAGIAN DARI PERAWAKAN, ATAU PUNYA PERUBAHAN TERSEBUT LAINNYA.



CITRAGARDEN

Harmonious Green Living
MALANG



AVENUE HOMES
PERFECTING YOUR EXQUISITE LIFE



Exquisite Life
Surrounded by Hills





AVENUE HOMES



MAIN BOULEVARD



ICONIC GATE



ECOPARK



INFINITY POOL



ECOCLUB



SEMI OLYMPIC SIZE INFINITY POOL
WATERPARK KIDDY POOL



FITNESS CENTER
AMPHITHEATRE
Children Playground
Outdoor Gym, Jogging Track



SPORT CENTER:
Aerobic Room
Yoga Outdoor Area



Resort Style Clubhouse At Your Doorstep



Come Home To a Perfect
Reflection of a
Valuable Residence



Place To Grow Your Ideal Family Life



Smart Control Your Home From Everywhere



Smart Door Lock

Opens at ease with fingerprint recognition, multi/single use digital combination and many more useful functions



Smart CCTV

Complete with active speaker and microphone, enable you with two-ways communication while away from home



Smart Light Switch

Turn on or off the light fixture never been this easy. You can even schedule the switch and customize it at will



Smart Infra-Red Remote

This small device is so versatile, it can be connected with any of your everyday electronic device and turns it into smart gadget as well



Full Family
Excitement





L.B.
103m²
 LT. (10x24,5)
245m²

-  3 Bedrooms
-  3 Bathrooms
-  2
Carport with Canopy
-  Smart Home System



First Floor

Second Floor

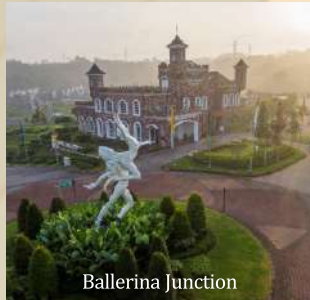
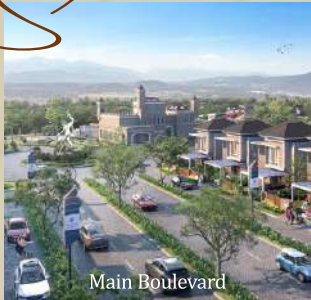


Living Room



Master Bedroom

Siteplan



Masterplan



CITRA GARDEN

Harmonious Green Living
MALANG

LEGEND

- A. Main Gate
- B. Iconic Gate
- C. Commercial Area
Convenience Store, Restaurant, Etc
- D. Town Center
- E. EcoClub & EcoPark
- F. Buring Telkom Office

Residential:

- 1. Premium Cluster The Peak
- 2. Cluster Green Hill
- 3. Cluster Park Hill
- 4. Cluster The Valley
- 5. Cluster Spring Dale
- 6. Cluster The Cove
- 7. Cluster The Vega
- 8. Cluster The Meadow
- 9. Cluster Highland
- 10. Avenue Homes



Strategic Location



10
MINUTES



FROM MALANG
TOLL EXIT



Technical Specification

Pondasi	Batu kali & Plat Beton	Pintu	Kusen aluminium Daun pintu engineering wood finish cat
Struktur	Beton Bertulang	Instalasi Listrik	PLN 3.500 W Lampu Downlight
Dinding	Bata merah / Bata ringan dipleser dan cat Double dinding Finishing Cat Interior ex. Propan / setara Finishing Cat Exterior ex. Propan / setara Fasad Cat + Conwood + Homogeneous Tile ex. Valentino Gress / setara	Instalasi Air	Air Bersih Standard PDAM
Plafond	Gypsum (Interior) Gypsum Heatstop (K. Mandi, Teras dan Overstek)	Fitur Green Concept	Lampu penerangan jalan umum LED Biological septictank Cat ramah lingkungan green label ex. Propan / setara
Lantai	Homogeneous Tile 60x60 ex. Valentino Gress / setara	Fitur Smart Home ex. Onassis / setara	Smart Door Lock ex. Onassis / setara (pintu utama), CCTV 2 titik (teras depan & lantai 2), Smart Switch, Smart IR Remote
Sanitar	Kamar mandi utama shower ex. Toto / setara Wastafel ex. Toto / setara Closet duduk + Jet washer ex. Toto / setara	Instalasi Telepon	1 (satu) line langsung kring gratis 1 tahun abonemen sejak serah terima
Rangka Atap	Rangka Baja Ringan	Instalasi Internet	Koneksi internet dan TV kabel gratis 1 tahun sejak serah terima
Penutup Atap	Genteng Beton ex. Monier	Spesifikasi Lingkungan	Instalasi kabel listrik dan telepon bawah tanah Saluran drainase lingkungan tertutup Ground tank (beton) kapasitas 1m ³ + pompa
Jendela	Kusen aluminium Jendela aluminium + Kaca	Pagar Depan	Besi Hollow fin. Cat + Conwood
		Kanopi Carport	Besi Hollow fin. Cat + Kaca Tempered

