



SPRING DALE *Luxe*



CitraGarden Malang Marketing Office
Jl. Mayjen Sungkono - Malang 65136



Pasal Sanggahan

Seluruh data, ilustrasi, dan spesifikasi yang tercantum di brosur ini berdasarkan situasi dan kondisi pada masa persiapan. Perubahan dapat terjadi sewaktu-waktu dan merupakan hak penuh developer.
Seluruh informasi di dalam brosur ini bukan merupakan bagian dari penawaran ataupun perjanjian tertulis lainnya.

A Nature Inspired

New Urban Resort Living



SPRING DALE
Luxe

The Home of Thousand Views



Spring Dale's
Children Playground

EcoClub
& EcoPark



Children
Playground

Cluster Gate

Resort Style

ECOCLUB & ECOPARK



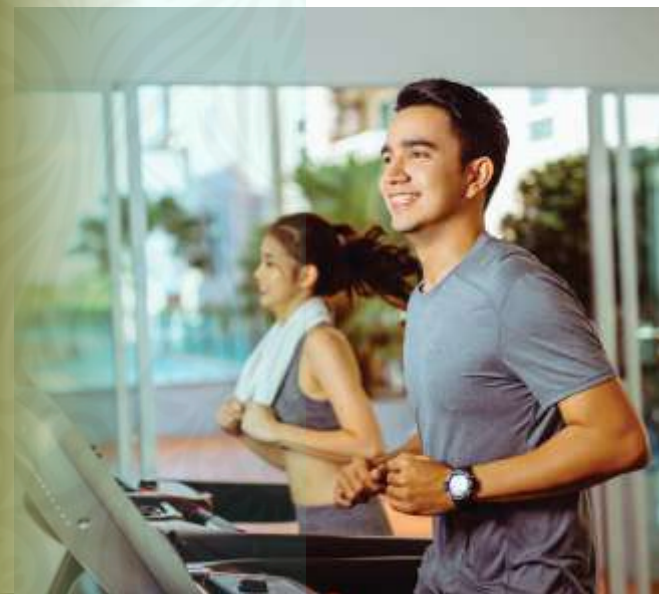
SEMI OLYMPIC SIZE INFINITY POOL
WATERPARK KIDDY POOL



SPORT CENTER:
Aerobic Room
Yoga Outdoor Area



FITNESS CENTER
AMPHITHEATRE
Children Playground
Outdoor Gym
Jogging Track



Enter The Gateway to *Your Journey* of Prosperous Living





Private Park & Children Playground

Full of Family *Excitement*

Place to Grow your Life and Family



Smart Control

Your Home from Everywhere

Complete your modern lifestyle at Spring Dale with all integrated Smart Home System, that you can easily managed from everywhere with your phone



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



Luxe Series AUBRIETA



LB 42m² / LT 72m² (6X12)



LB 42m² / LT 90m² (6X15)



Luxe Series WISTERIA



LB 48m² / LT 84m² (7X12)



LB 48m² / LT 105m² (7X15)



Suites Series WILLOW



LB 50m² / LT 96m² (8X12)



Full Smart Home System



3 Bedrooms



2 Bathrooms





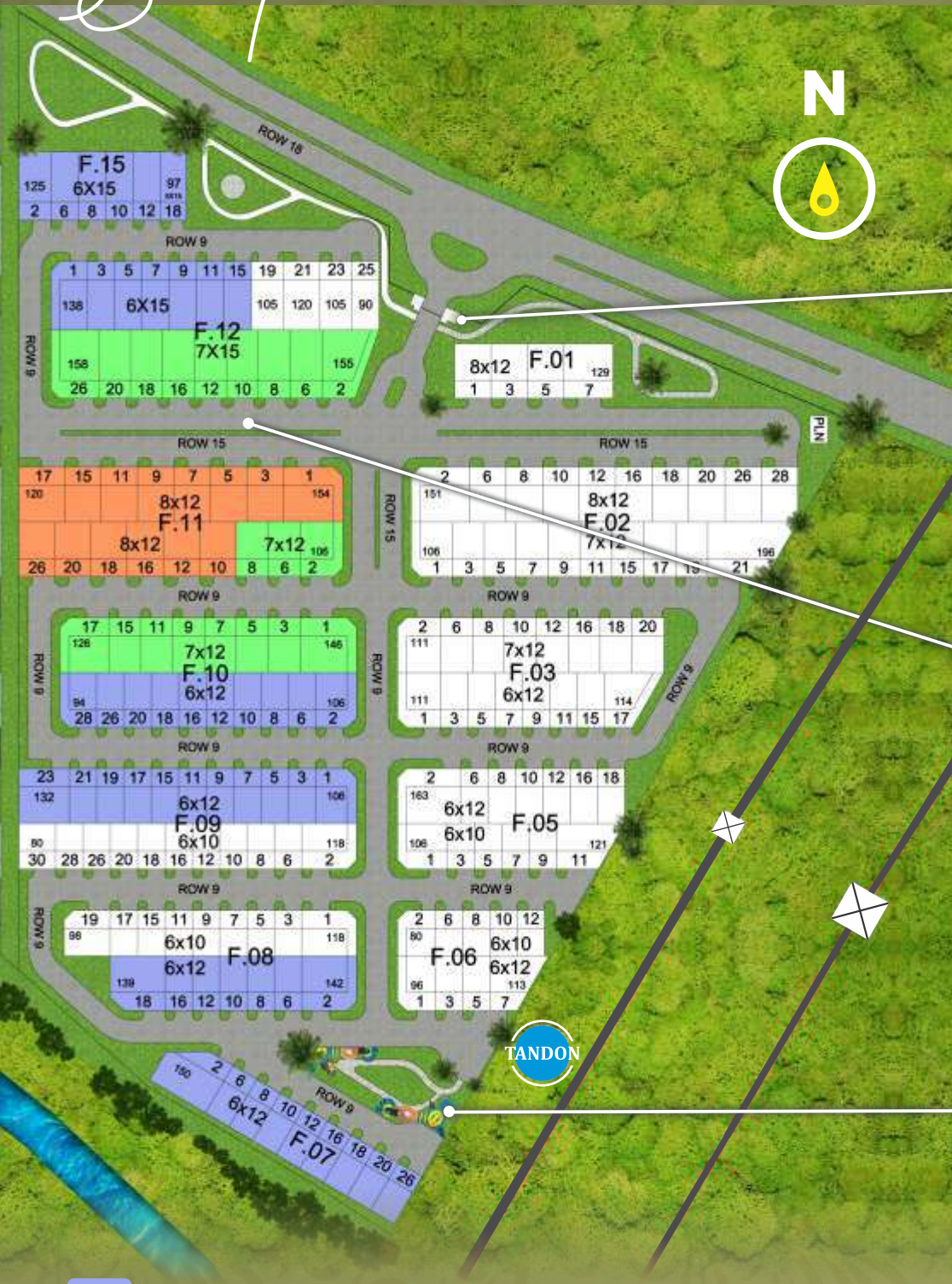
LEGEND

- 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

Siteplan



- **AUBRIETA** LB 42m² / LT 72m² (6X12) - LB 42m² / LT 90m² (6X15)
- **WISTERIA** LB 48m² / LT 84m² (7X12) - LB 48m² / LT 105m² (7X15)
- **WILLOW** LB 50m² / LT 96m² (8X12)



Gate Cluster Spring Dale



Boulevard ROW 15



Children Playground

Technical Specification

Pondasi	Batu kali
Struktur	Beton bertulang
Dinding	Bata merah / Bata ringan dipleser dan cat Double dinding Finishing Cat Interior ex. Propan / setara Finishing Cat Exterior ex. Propan / setara Facade Cat (Spring Dale Luxe) Facade Cat + Homogenous Tile ex. Valentino Gress / setara (Spring Dale Suites)
Plafond	Gypsum (Interior) Gypsum Heatstop (K. Mandi, Teras dan Overstek)
Lantai	Homogeneous Tile 60x60 ex. Valentino Gress / setara Carport Batu Koral Sikat (Spring Dale Luxe) Carport Homogenous Tile + Koral Sikat (Spring Dale Suites)
Sanitair	Kamar mandi utama shower ex. American Standard / setara Wastafel ex. American Standard / setara Closet duduk + Jet washer ex. American Standard / setara
Rangka Atap	Rangka baja ringan

Penutup Atap	Genteng beton ex. Monier
Jendela	Kusen alumunium Jendela alumunium + Kaca
Pintu	Kusen alumunium Daun pintu engineering wood finish cat
Instalasi Listrik	PLN 2.200 W Lampu downlight
Instalasi Air	Air Bersih Standar PDAM & Ground Tank
Instalasi AC	Ruang keluarga 1 PK dan semua kamar tidur ¾ PK - unit AC tidak termasuk (Spring Dale Suites)
Fitur Green Concept	Lampu penerangan jalan umum LED Biological septictank Cat ramah lingkungan green label ex. Propan / setara
Fitur Smart Home	Smart Door Lock ex. Onassis / setara di pintu utama CCTV di teras depan (Spring Dale Suites) Smart Switch 1 unit (Spring Dale Suites) Smart IR Remote 1 unit (Spring Dale Suites)
Instalasi Internet	Koneksi internet gratis 1 tahun sejak serah terima
Spesifikasi Lingkungan	Kawasan tanpa pagar Instalasi kabel listrik dan telepon bawah tanah Saluran drainase lingkungan tertutup Children playground

Strategic Location

- Jalan Raya
- Jalan Tol
- Rencana Jalan Tol



10 Minutes



FROM MALANG TOLL EXIT

