



# CITRAGRAND

City of Festival  
TEMBALANG - SEMARANG



LIVE . WORK . PLAY

# LOKASI PROYEK



## JARAK PROYEK :

- Pusat Kota ( $\pm$  8.1 KM)
- Bandara ( $\pm$  16.7 KM)
- Stasiun ( $\pm$  10 KM)
- Jalan Tol ( $\pm$  5.3 KM)
- Kampus UNDIP ( $\pm$  7 KM)



# CELEBRATE YOUR GRAND LIVING AT THE CITY OF FESTIVALS



greenstone



riverside



Dr. HC. Ir. Ciputra

# FASILITAS



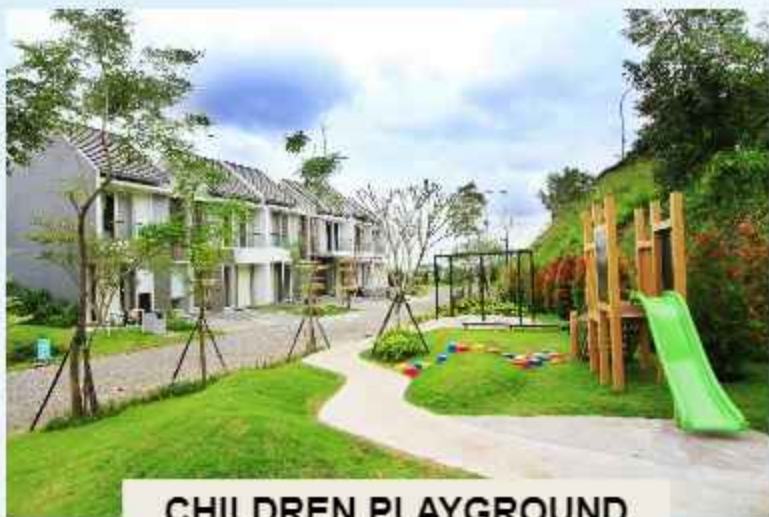
**GRANDWALK**



**CLUB HOUSE**



**TEMPAT IBADAH**



**CHILDREN PLAYGROUND**



**24 HOURS SECURITY SYSTEM**



**CCTV MONITORING**

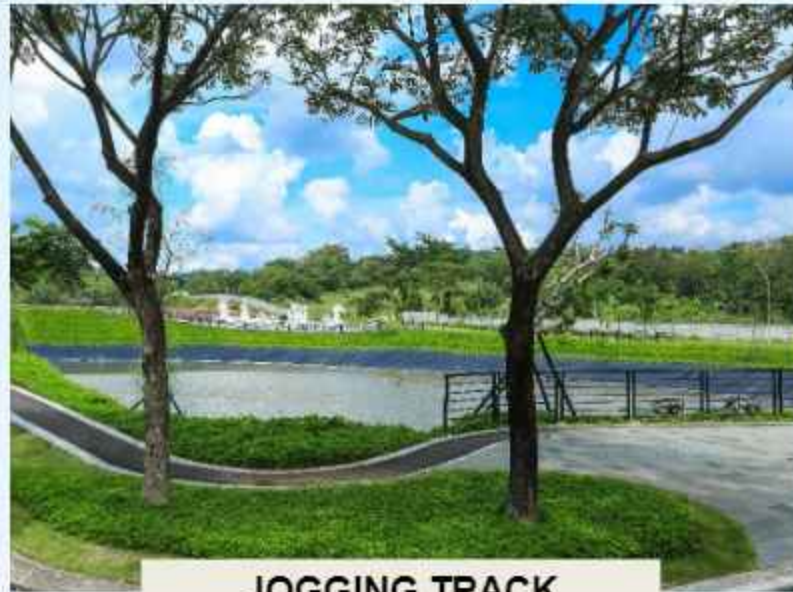


**AUTOMATIC GATE**

# FASILITAS



**SEKOLAH CIPUTRA KASIH  
SEMARANG**



**JOGGING TRACK**



**CITRAGRAND LAKE**



**COMING SOON**

**FITNESS OUTDOOR**



**COMING SOON**

**CLUB HOUSE FITNATION**

# COMMERCIAL AREA



**BEBERAPA UNIT USAHA DI AREA KOMERSIL YANG SUDAH BEROPERASIONAL**



CITRA  
**CITRAGRAN**

City of Festival

TEMBALANG - SEMARANG



**MELBOURNE**

GRAND VENUE FOR BUSINESS



MAIN GATE

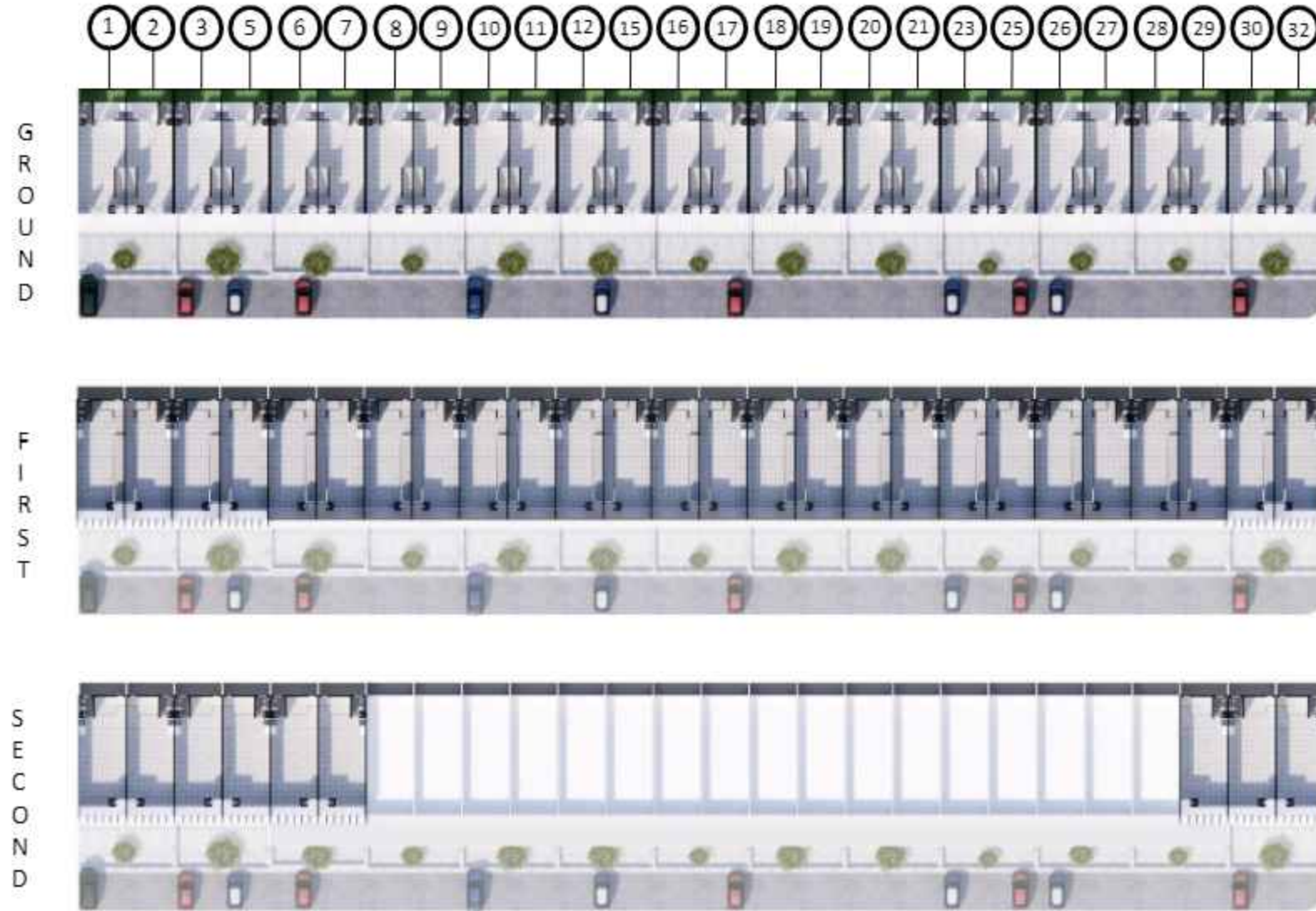


THE GRAND WHEEL



SEKOLAH CIPUTRA KASIH





# SPEKIFIKASI



## SPESIFIKASI

Pondasi : Beton Bertulang  
Struktur : Beton Bertulang  
Dinding : Batu Bata Ringan  
Lantai : R.Utama : Homogenous Tile 60x60  
          KM/WC : Lantai : Keramik 40x40  
                  Dinding : Keramik 40x40  
Plafond : Gypsum Board  
Atap : Rangka Baja Ringan  
Penutup Atap : UPVC

Kusen Pintu & Jendela : Aluminium ex. Aplikator  
Sanitair : Closet Duduk Monoblok  
Finishing Exterior : Cat Weathershield  
Septic tank : Fiber 1000L  
Air Bersih : Standart PDAM  
Listrik : 4400VA  
Instalasi Air Panas : setempat



LIVE YOUR LIFE  
IN THE WORLD OF  
OPPORTUNITIES



THE NEXT LEVEL OF FESTIVE BUSINESS PLACE IN SEMARANG

HARGA MULAI

2 M-an

**CITRA GRAND**  
City of Festival  
TEMBALANG - SEMARANG



## NEW SHOW UNIT SHOPHOUSE MELBOURNE!

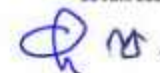


GOLDEN  
INVESTMENT.  
PRESTIGIOUS  
ADDRESS.

**PRICE LIST :**

| BLOK | UNIT           | Tipe                    | kavling (m) |         | Luas  |       | HARGA JUAL    |               |                | Simulasi KPR |               |                   |            |            |
|------|----------------|-------------------------|-------------|---------|-------|-------|---------------|---------------|----------------|--------------|---------------|-------------------|------------|------------|
|      |                |                         | lebar       | panjang | Tanah | Bang  | CASH EX       | INH 18X       | KPR ( DP 10% ) | DP* 10%      | Plafon Kredit | ( asumsi 6.62 % ) |            |            |
|      |                |                         |             |         |       |       |               |               |                |              |               | 5 TH              | 10 TH      | 15 TH      |
|      |                | <b>RUKO</b>             |             |         |       |       |               |               |                |              |               |                   |            |            |
| H    | 08 - 27        | MELBOURNE 2 LANTAI      | 5.0         | 15.0    | 75.0  | 135.0 | 2,279,000,000 | 2,430,000,000 | 2,351,000,000  | 235,100,000  | 2,115,900,000 | 41,897,357        | 24,567,393 | 19,018,308 |
|      | 02, 03, 05, 30 | MELBOURNE - 3 LT TYPE A | 5.0         | 15.0    | 75.0  | 192.0 | 2,765,000,000 | 2,949,000,000 | 2,853,000,000  | 285,300,000  | 2,567,700,000 | 50,843,539        | 29,813,174 | 23,079,214 |
|      | 06, 07         | MELBOURNE - 3 LT TYPE B | 5.0         | 15.0    | 75.0  | 188.0 | 2,738,000,000 | 2,919,000,000 | 2,825,000,000  | 282,500,000  | 2,542,500,000 | 50,344,548        | 29,520,581 | 22,852,710 |

01 Juni 2024



**KETERANGAN :**

- Tanda Jadi sebesar Rp. 20.000.000,-. Harga dapat berubah sewaktu-waktu tanpa pemberitahuan dahulu  
\* Uang yang sudah dibayarkan sebagai tanda jadi tidak dapat ditarik kembali apabila terjadi pembatalan aplikasi
- Cara Pembayaran :
  - Dari Harga Jual dapat diangsur (*n-house*) selama 18 kali ( bulan ) tanpa bunga.
  - Tunai (*cash*) dalam 6 bulan
  - Paket KPR 1 bank kerjasama, DP 10%\* dapat diangsur hingga 6 kali (bulan)
- Harga sudah termasuk : PPN, IMB, BPHTB, AJB-BN dan Penyambungan Listrik
- Harga belum termasuk : pajak/biaya lain yang timbul oleh peraturan pemerintah dikemudian hari, serta biaya-biaya KPR apabila membayar melalui KPR.
- \* DP minimum berdasarkan persetujuan bank

- Promo Ruko Melbourne :

- CCTV 1 unit
- Voucher belanja senilai 12 juta untuk type 2 lantai
- Voucher belanja senilai 18 juta untuk type 3 lantai

Untuk keterangan lebih lanjut hubungi House Advisor kami di :  
**MARKETING GALLERY**  
Main Gate CitraGrand Boulevard



redterracotta



**CITRAGRAND**

City of Festival

TEMBALANG - SEMARANG

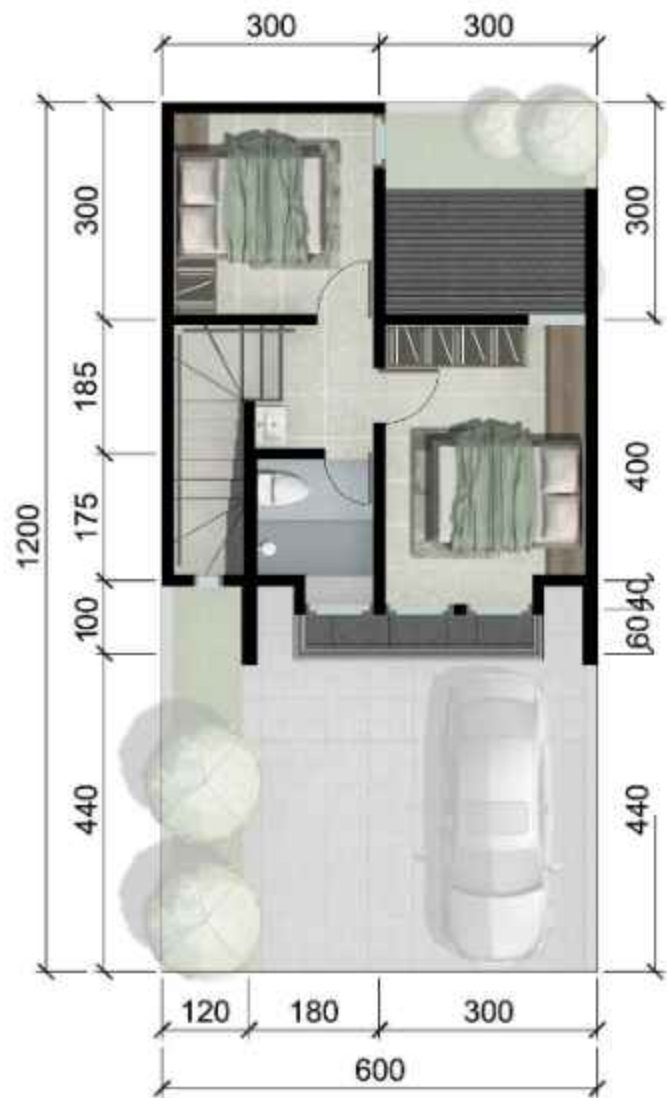
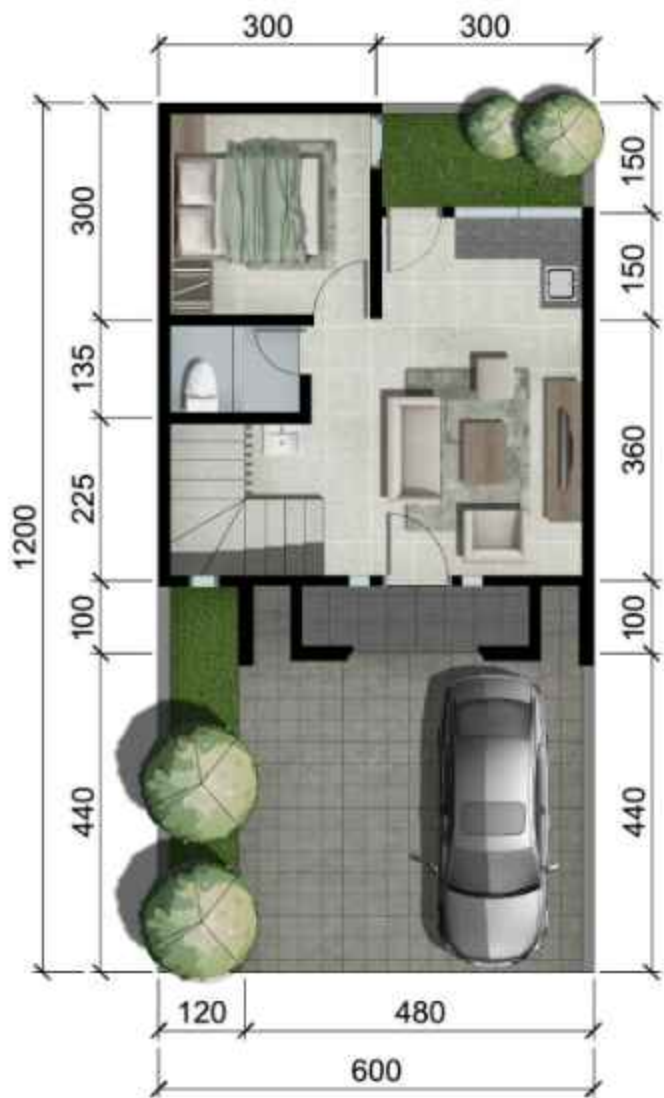
**FURNISHED SHOW UNIT!**

HARGA MULAI

**1** M-an

**FAWN**  
**6 X 12**





-  3
-  2
-  1
-  2



**CITRAGRAND**

City of Festival

TEMBALANG - SEMARANG

**FAWN PRIME  
6 X 12**

**LT 72 | LB 92**



**CITRA GRAND**

City of Festival  
TEMBALANG - SEMARANG

**FURNISHED SHOW UNIT!**

HARGA MULAI

**1** M-an

**MINDY**  
**7 X 15**

**LT 105 | LB 78**







**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

# MINDY 7 X 15

LT 105 | LB 78



**CITRA GRAND**

City of Festival  
TEMBALANG - SEMARANG

**MYKA  
8 X 15**

**LT 120 | LB 96**

HARGA MULAI

**1,4<sup>M-an</sup>**





- 2 (Kitchen icon)
- 2 (Bathroom icon)
- 1 (Bedroom icon)
- 1 (Dining table icon)
- 2 (Car icon)



**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

**MYKA**  
**8 X 15**

LT 120 | LB 96



**CITRAGRAND**

City of Festival

TEMBALANG - SEMARANG

# CALLIOPE 7 X 15

LT 105 | LB 109



HARGA MULAI

**1,5** M-an



-  3
-  2
-  1
-  1
-  2



**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

# CALLIOPE 7 X 15

LT 105 | LB 109



**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

**FURNISHED SHOW UNIT!**

HARGA MULAI

**2** M-an

**CLARION**  
**8 X 15**

**LT 120 | LB 144**








CITRA GRAND

City of Festival  
TEMBALANG - SEMARANG

# CLARION 8 X 15

LT 120 | LB 144

-  3+1
-  3+1
-  1
-  1
-  2





**CITRAGRAND**

City of Festival  
TEMBALANG - SEMARANG

**NEW!**

HARGA MULAI

**1,6** M-an

**DAISY**  
**6 X 15**

LT 90 | LB 108







**CITRA GRAND**  
City of Festival  
TEMBALANG - SEMARANG



Lantai 1



Lantai 2

4 3 1 1 0+2

**DAISY**  
**6 X 15**

LT 90 | LB 108



**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

**NEW!**

HARGA MULAI

**1,6** M-an

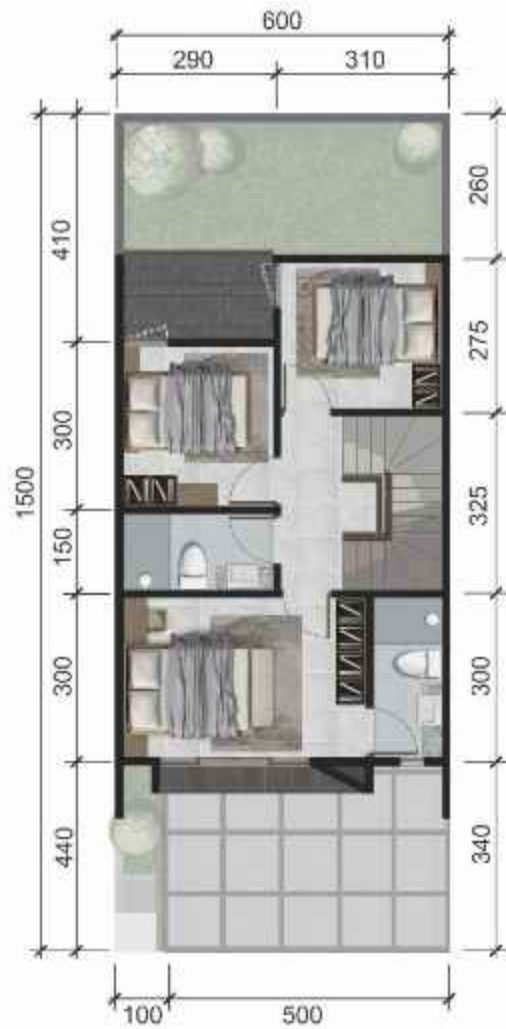
**DAISY  
ATTIC  
6 X 15**

**LT 90 | LB 137**





Lantai 1



Lantai 2



Lantai Attic

 4
  3
  3
  1
  0+2



CITRA GRAND

City of Festival  
TEMBALANG - SEMARANG

**DAISY  
ATTIC  
6 X 15**

**LT 90 | LB 137**



**CITRA GRAND**  
City of Festival  
TEMBALANG - SEMARANG

**COPPER**  
**7 X 15**

**NEW!**



HARGA MULAI

**1,8** M-an



**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG



Lantai 1



Lantai 2

3 3 2 1 0+2

**COPPER  
DELUXE  
7 X 15**  
LT 105 | LB 117



Lantai 1



Lantai 2

 3
  3
  2
  1
  0+2



CITRAGRAND

City of Festival

TEMBALANG - SEMARANG

# COPPER SUPERIOR 7 X 15

LT 105 | LB 134



**CITRA GRAND**  
City of Festival  
TEMBALANG - SEMARANG

**COPPER  
ATTIC  
7 X 15**

**NEW!**



HARGA MULAI

**1,8** M-an



CITRAGRAND

City of Festival

TEMBALANG - SEMARANG



Lantai 1



Lantai 2



Lantai Attic

3 3 3 1 0+2

# COPPER-ATTIC DELUXE 7 X 15

LT 105 | LB 160





Lantai 1



Lantai 2



Lantai Attic

4+1 
 3+1 
 3 
 1 
 0+2



CITRA GRAND

City of Festival

TEMBALANG - SEMARANG

# COPPER-ATTIC SUPERIOR 7 X 15

LT 105 | LB 177



CITRA

CITRAGRAN

City of Festival

TEMBALANG - SEMARANG



BLUE AQUA

DISCOVER LAKESIDE LIVING



CITRA GRAND

City of Festival

TEMBALANG - SEMARANG

MODERN FRENCH ENDEAVOUR



**CITRA GRAND**  
City of Festival  
TEMBALANG - SEMARANG






**ADRINA**  
**6 X 17**  
LT 102 | LB 66

**NEW!**

HARGA MULAI

**1** M-an



Include :  Canopy  Smart Home  Smart Lock  Water Heater  Panic Button



**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

# ADRINA 6 X 17

LT 102 | LB 66



- 2
- 1
- 1
- 1
- 0+2



**CITRAGRAND**

City of Festival  
TEMBALANG - SEMARANG

# CASSIE 9 X 16

LT 144 | LB 161

HARGA MULAI

**2** M-an





**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

# CASSIE 9 X 16

LT 144 | LB 161



3 3 1 1 2

  
CITRA GRAND  
City of Festival  
TEMBALANG - SEMARANG

ARISTA  
8 X 17






LT 136 | LB 172

**FURNISHED SHOW UNIT!**

HARGA MULAI

**2** M-an



Include :  Canopy  Smart Home  Smart Lock  Water Heater  Panic Button





CITRAGRAND

City of Festival

TEMBALANG - SEMARANG

# ARISTA 8 X 17

LT 136 | LB 172



4+1 3+1 2 1 0+2

  
CITRA GRAND  
City of Festival  
TEMBALANG - SEMARANG

**FURNISHED SHOW UNIT!**

HARGA MULAI

**3** M-an

**ADELLA**  
**9 X 18**

**LT 162 | LB 221**



Include :  Canopy  Smart Home  Smart Lock  Solar Water Heater  Panic Button



**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

# ADELLA 9 X 18

LT 162 | LB 221



3+1 3+1 1 1 0+2

  
CIPUTRA  
**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

**FURNISHED SHOW UNIT!**

HARGA MULAI

**3,7** M-an

**ALANA**  
**10 X 21**

**LT 210 | LB 270**



Include :  Canopy  Smart Home  Smart Lock  Solar Water Heater  Panic Button



**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

# ALANA 10 X 21

LT 210 | LB 270



4+1 3+1 1 1 1+2



**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG




# AQUATA 12 X 25

LT 300 | LB 324

HARGA MULAI

**5** M-an



Include :  Smart Gate  Canopy  Smart Home  Smart Lock  Solar Water Heater  Panic Button



**CITRAGRAND**  
City of Festival  
TEMBALANG - SEMARANG

# AQUATA 12 X 25

LT 300 | LB 324



4+1 4+1 2 1 2+2

**PRICE LIST :**

| No | Tipe                    | kavling (m) |         | Luas  |       | Harga Jual    | HARGA JUAL    |                   |                | Simulasi KPR |               |                   |            |            |
|----|-------------------------|-------------|---------|-------|-------|---------------|---------------|-------------------|----------------|--------------|---------------|-------------------|------------|------------|
|    |                         | lebar       | panjang | Tanah | Bang  |               | INH 24 X      | Tunai ( Cash 1X ) | KPR ( DP 12X ) | DP* 15%      | Plafon Kredit | ( asumsi 6.62 % ) |            |            |
|    |                         |             |         |       |       |               |               |                   |                |              |               | 5 TH              | 10 TH      | 15 TH      |
|    | <b>MAIN ROAD</b>        |             |         |       |       |               |               |                   |                |              |               |                   |            |            |
| 1  | BLOSSOM Sup (Last Unit) | 10.0        | 19.0    | 190.0 | 273.0 | 4,714,040,000 | 4,714,040,000 | 4,013,010,000     | 4,574,880,000  | 686,232,000  | 3,888,648,000 | 76,999,893        | 45,150,501 | 34,952,269 |
|    | <b>RED TERRACOTTA</b>   |             |         |       |       |               |               |                   |                |              |               |                   |            |            |
| 1  | CALLIOPE                | 7.0         | 15.0    | 105.0 | 109.0 | 2,039,670,000 | 2,039,670,000 | 1,736,080,000     | 1,979,480,000  | 197,948,000  | 1,781,532,000 | 35,276,470        | 20,685,097 | 16,012,914 |
| 2  | CLARION                 | 8.0         | 15.0    | 120.0 | 144.0 | 2,572,380,000 | 2,572,380,000 | 2,189,620,000     | 2,496,460,000  | 249,646,000  | 2,246,814,000 | 44,489,611        | 26,087,416 | 20,195,000 |
| 3  | MINDY                   | 7.0         | 15.0    | 105.0 | 78.0  | 1,553,410,000 | 1,553,410,000 | 1,322,080,000     | 1,507,480,000  | 150,748,000  | 1,356,732,000 | 26,864,920        | 15,752,809 | 12,194,691 |
| 4  | MYKA                    | 8.0         | 15.0    | 120.0 | 96.0  | 1,858,570,000 | 1,858,570,000 | 1,581,930,000     | 1,803,720,000  | 180,372,000  | 1,623,348,000 | 32,144,237        | 18,848,447 | 14,591,111 |
| 5  | DALE                    | 8.0         | 15.0    | 120.0 | 124.0 | 2,321,230,000 | 2,321,230,000 | 1,975,800,000     | 2,252,650,000  | 225,265,000  | 2,027,385,000 | 40,144,654        | 23,539,659 | 18,222,710 |

01 Juni 2024

**KETERANGAN :**

- Tanda JUDI sebesar Rp. 10.000.000,-. Harga dapat berubah sewaktu-waktu tanpa pemberitahuan dahulu  
\* Uang yang sudah dibayarkan sebagai tanda jadi tidak dapat ditarik kembali apabila terjadi pembatalan sepihak
- Cara Pembayaran :
  - a. Dari Harga Jual dapat diangsur (in-house) selama 24 kali ( bulan ) tanpa bunga,
  - b. Tunai (cash) dalam 1 bulan
  - c. Paket KPR 1 bank kerjasama, DP start from 10% \*
- Harga sudah termasuk : PPN, IMB, BPHTB, AJB-BN dan Penyambungan Listrik
- Harga belum termasuk : Biaya Peningkatan Hak (HM), dan pajak/biaya lain yang timbul oleh peraturan pemerintah dikemudian hari, serta biaya-biaya KPR apabila membayar melalui KPR.
- \* DP minimum berdasarkan persetujuan bank



Untuk keterangan lebih lanjut hubungi House Advisor kami di :  
**MARKETING GALLERY**  
Main Gate CitraGrand Boulevard  
Jl. Kopoel.R.Soekanto, Tembalang - Semarang 50272



**PRICE LIST :**

| No | Tipe             | kavling (m) |         | Luas  |       | HARGA JUAL    |               |                | Simulasi KPR |               |                   |            |            |
|----|------------------|-------------|---------|-------|-------|---------------|---------------|----------------|--------------|---------------|-------------------|------------|------------|
|    |                  | lebar       | panjang | Tanah | Bang  | CASH 6X       | INH 18X       | KPR ( DP 10% ) | DP* 10%      | Plafon Kredit | ( asumsi 6.62 % ) |            |            |
|    |                  |             |         |       |       |               |               |                |              |               | 5 TH              | 10 TH      | 15 TH      |
|    | <b>BLUE AQUA</b> |             |         |       |       |               |               |                |              |               |                   |            |            |
| 1  | ADRINA           | 6.0         | 18.0    | 108.0 | 66.0  | 1,406,000,000 | 1,500,000,000 | 1,451,000,000  | 145,100,000  | 1,305,900,000 | 25,858,386        | 15,162,606 | 11,737,799 |
| 2  | ARISTA           | 8.0         | 17.0    | 136.0 | 172.0 | 2,650,000,000 | 2,826,000,000 | 2,735,000,000  | 273,500,000  | 2,461,500,000 | 48,740,651        | 28,580,102 | 22,124,659 |
| 3  | ADELLA           | 9.0         | 18.0    | 162.0 | 221.0 | 3,289,000,000 | 3,508,000,000 | 3,394,000,000  | 339,400,000  | 3,054,600,000 | 60,484,742        | 35,466,496 | 27,455,609 |
| 4  | ALANA            | 10.0        | 21.0    | 210.0 | 270.0 | 4,138,000,000 | 4,413,000,000 | 4,270,000,000  | 427,000,000  | 3,843,000,000 | 76,096,008        | 44,620,489 | 34,541,972 |
| 5  | AQUATA           | 12.0        | 21.0    | 252.0 | 324.0 | 4,941,000,000 | 5,269,000,000 | 5,099,000,000  | 509,900,000  | 4,589,100,000 | 90,869,682        | 53,283,343 | 41,248,130 |

01 Juni 2024



**KETERANGAN :**

- Tande Jadi sebesar Rp. 15.000.000,-. Harga dapat berubah sewaktu-waktu tanpa pemberitahuan dahulu  
\* Uang yang sudah dibayarkan sebagai tande jadi tidak dapat ditarik kembali apabila terjadi pembatalan sepihak
  - Cara Pembayaran :
    - Dari Harga Jual dapat diangsur (*in-house*) selama 18 kali ( bulan ) tanpa bunga,
    - Tunai (*cash*) dalam 6 bulan
    - Paket KPR 1 bank kerjasama, DP 10%\* dapat diangsur hingga 6 kali (bulan)
  - Harga sudah termasuk : PPN, IMB, BPHTB, AJB-BN dan Penyambungan Listrik
  - Harga belum termasuk : Biaya Peningkatan Hak (HMK), dan pajak/biaya lain yang timbul oleh peraturan pemerintah dikemudian hari, serta biaya-biaya KPR apabila membayar melalui KPR.
- \* DP minimum berdasarkan persetujuan bank

**- Promo Cluster Blue Aqua :**

- Smarhome + Internet berlangganan 1 tahun
- Smartlock door
- Panic Button
- Central water heater
- Free IPL 6 bulan (Kecuali tipe Adrina)
- AC terpasang di tiap kamar
- Free kunci

Untuk keterangan lebih lanjut hubungi House Advisor kami di :

**MARKETING GALLERY**  
Main Gate CitraGrand Boulevard  
Jl.Kompol.R.Soekanto, Tembalang - Semarang 50272

**PRICELIST**  
RUMAH



# CITRAGRAN

City of Festival

TEMBALANG - SEMARANG

INFO LEBIH LANJUT :

MARKETING GALLERY : RUKO AMSTERDAM B 3-5, CITRAGRAN BOULEVARD

JL. KOMPOL R. SOEKANTO, TEMBALANG - SEMARANG

[www.citragrandsemarang.com](http://www.citragrandsemarang.com)



CitraGrand Semarang



@citragrandsmg