



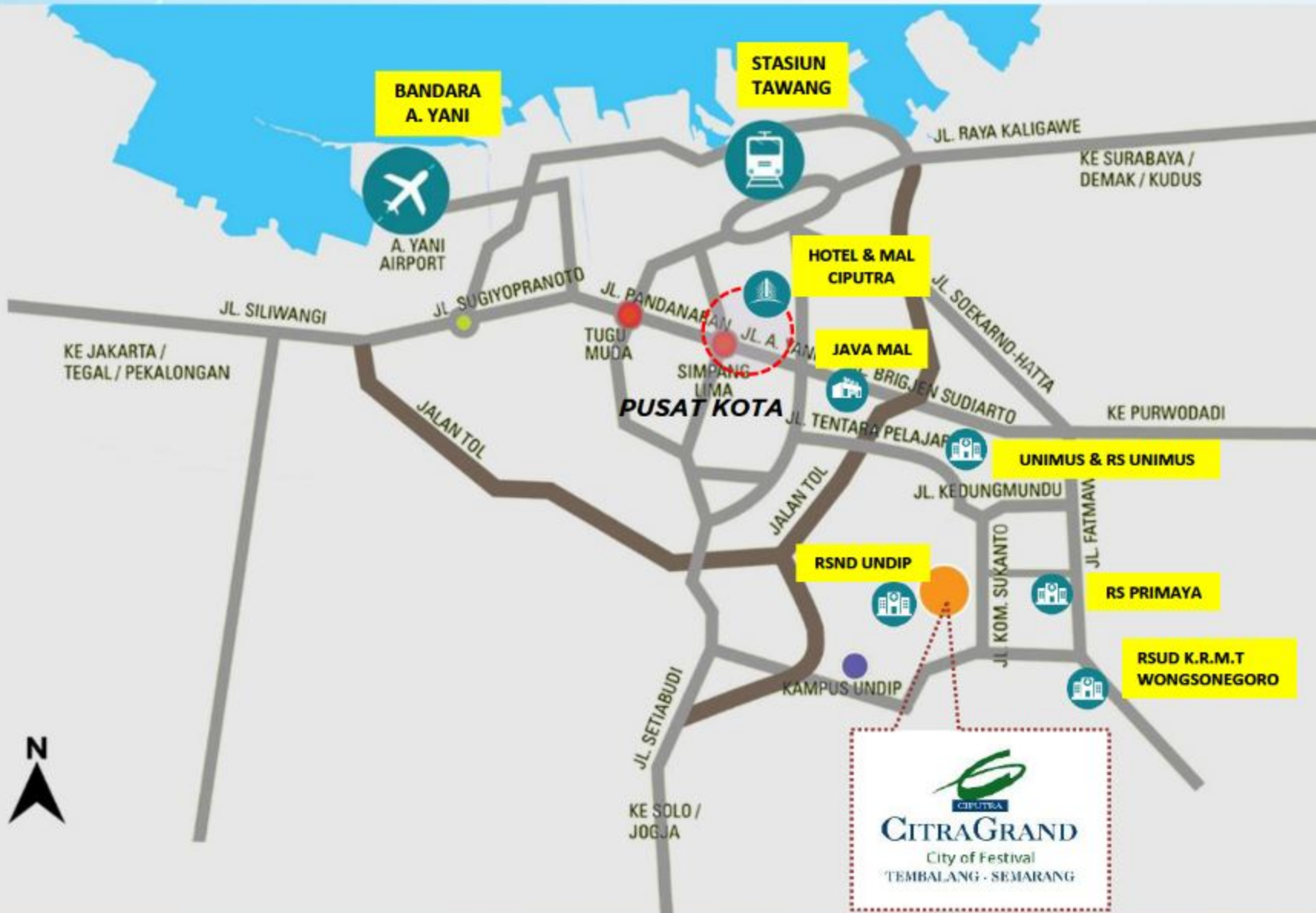
CITRAGRAND

City of Festival
TEMBALANG - SEMARANG



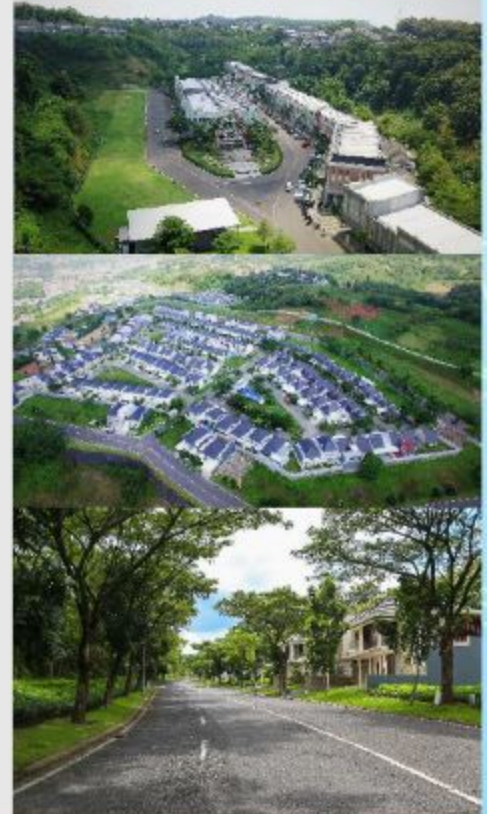
LIVE . WORK . PLAY

LOKASI PROYEK



JARAK PROYEK :

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

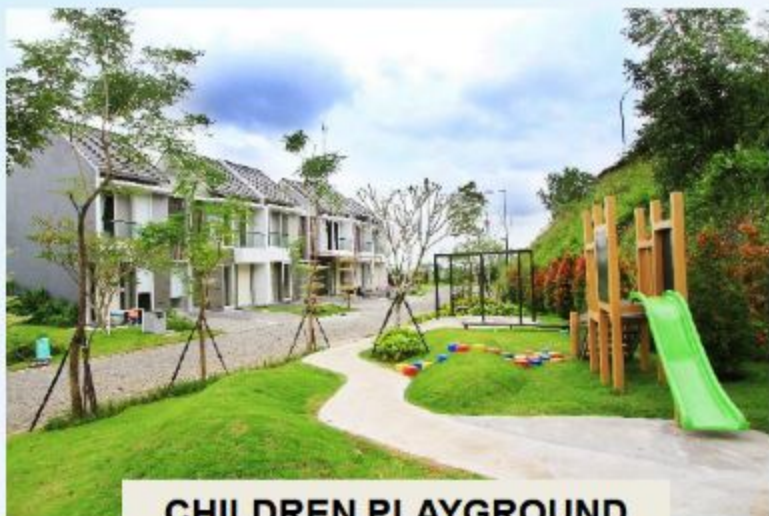


CELEBRATE YOUR GRAND LIVING AT THE CITY OF FESTIVALS



Dr. HC. Ir. Ciputra

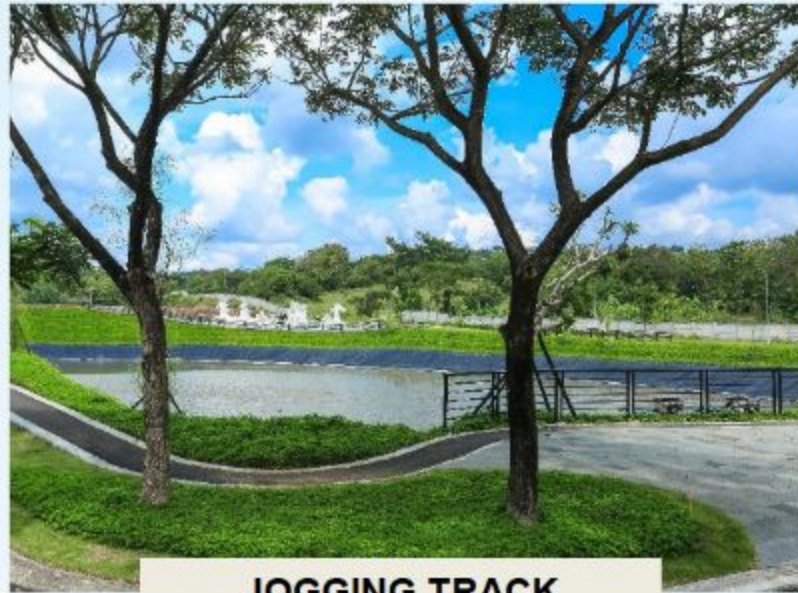
FASILITAS



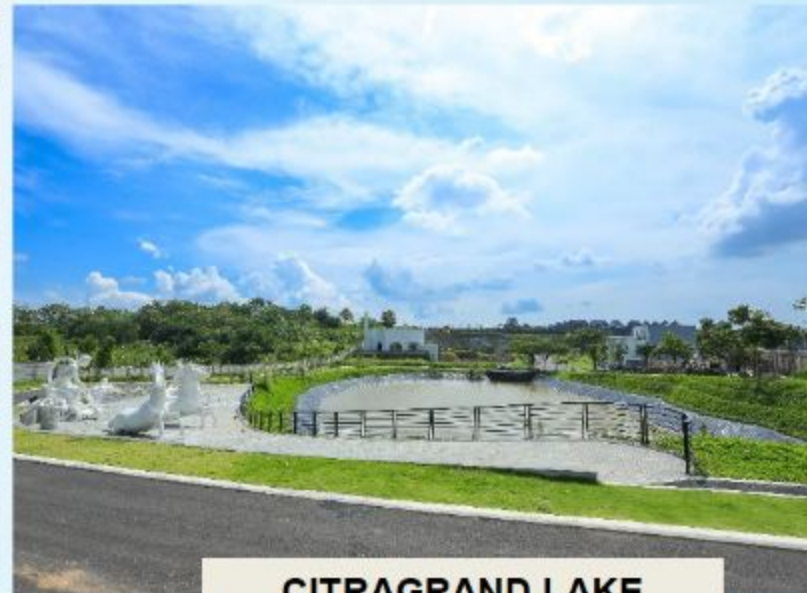
FASILITAS



**SEKOLAH CIPUTRA KASIH
SEMARANG**



JOGGING TRACK



CITRAGRAND LAKE



COMING SOON

FITNESS OUTDOOR



COMING SOON

**CLUB HOUSE . BASKET COURTYARD .
MULTIFUNCTION ROOM**

COMMERCIAL AREA



BEBERAPA UNIT USAHA DI AREA KOMERSIL YANG SUDAH BEROPERASIONAL



CIPUTRA

CITRAGRAND

City of Festival

TEMBALANG - SEMARANG



MELBOURNE

GRAND VENUE FOR BUSINESS

024 76410009

SITEPLAN



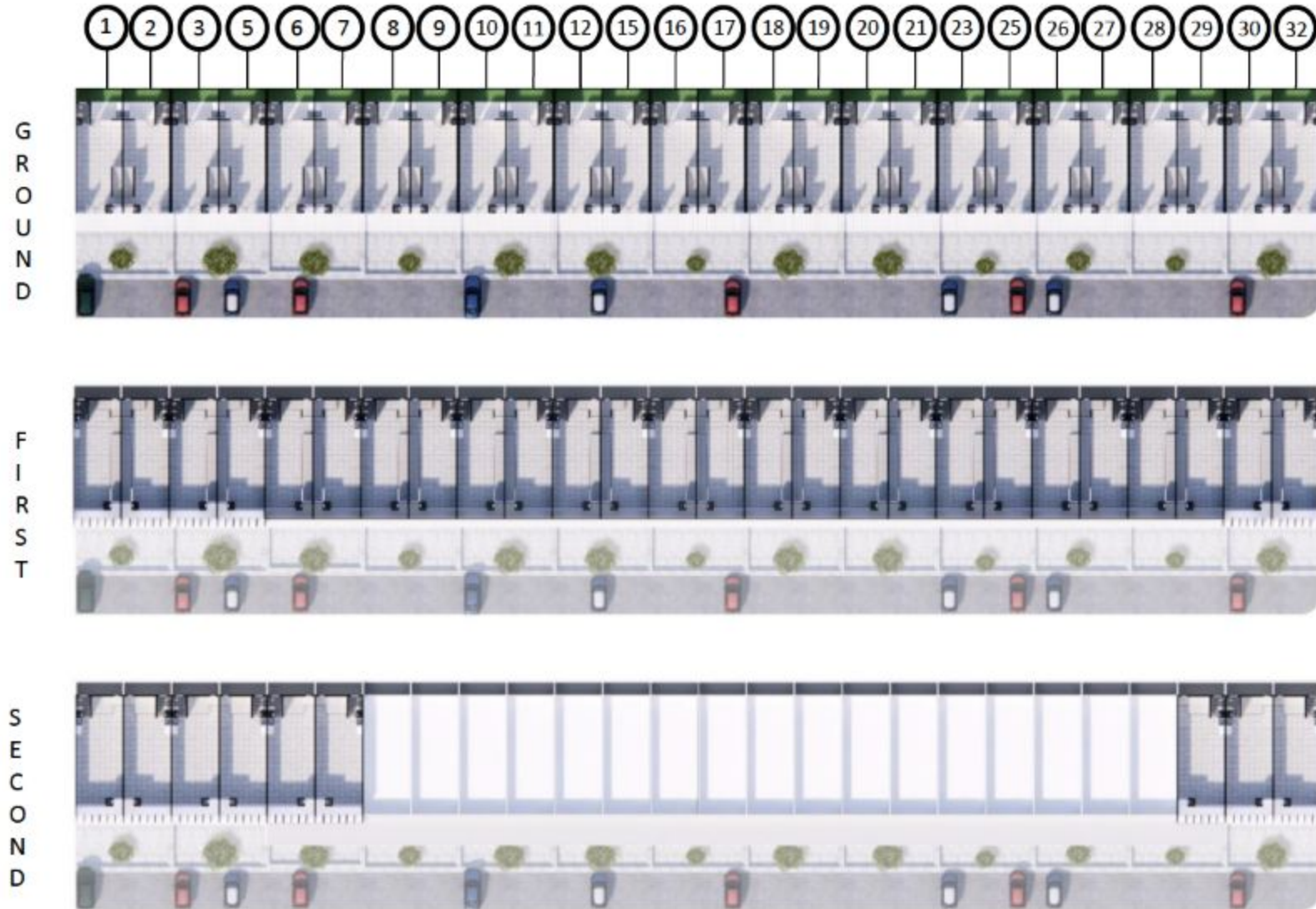
MAIN GATE



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



SEGERA HADIR 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 6X	INH 18X	KPR (DP 10%)	DP* 10%	Plafon Kredit	(asumsi 6.62 %)		
												5 TH	10 TH	15 TH
		RUKO												
H	08 - 27	MELBOURNE 2 LANTAI	5.0	15.0	75.0	135.0	2,240,000,000	2,388,000,000	2,311,000,000	231,100,000	2,079,900,000	41,184,514	24,149,403	18,694,730
	02, 03, 05, 30	MELBOURNE - 3 LT TYPE A	5.0	15.0	75.0	192.0	2,720,000,000	2,900,000,000	2,807,000,000	280,700,000	2,526,300,000	50,023,769	29,332,485	22,707,099
	06, 07	MELBOURNE - 3 LT TYPE B	5.0	15.0	75.0	188.0	2,693,000,000	2,872,000,000	2,779,000,000	277,900,000	2,501,100,000	49,524,779	29,039,892	22,480,595

01 Februari 2024

KETERANGAN :

- Tanda Jadi sebesar Rp. 20.000.000,-. Harga dapat berubah sewaktu-waktu tanpa pemberitahuan dahulu
- Cara Pembayaran :
 - a. Dari Harga Jual dapat diangsur (*in-house*) selama 18 kali (bulan) tanpa bunga,
 - b. Tunai (*cash*) dalam 6 bulan
 - c. 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
 Jl.Kompol.R.Soekanto, Tembalang - Semarang 50272



redterracotta



CITRAGRAND

City of Festival
TEMBALANG - SEMARANG

FURNISHED SHOW UNIT!

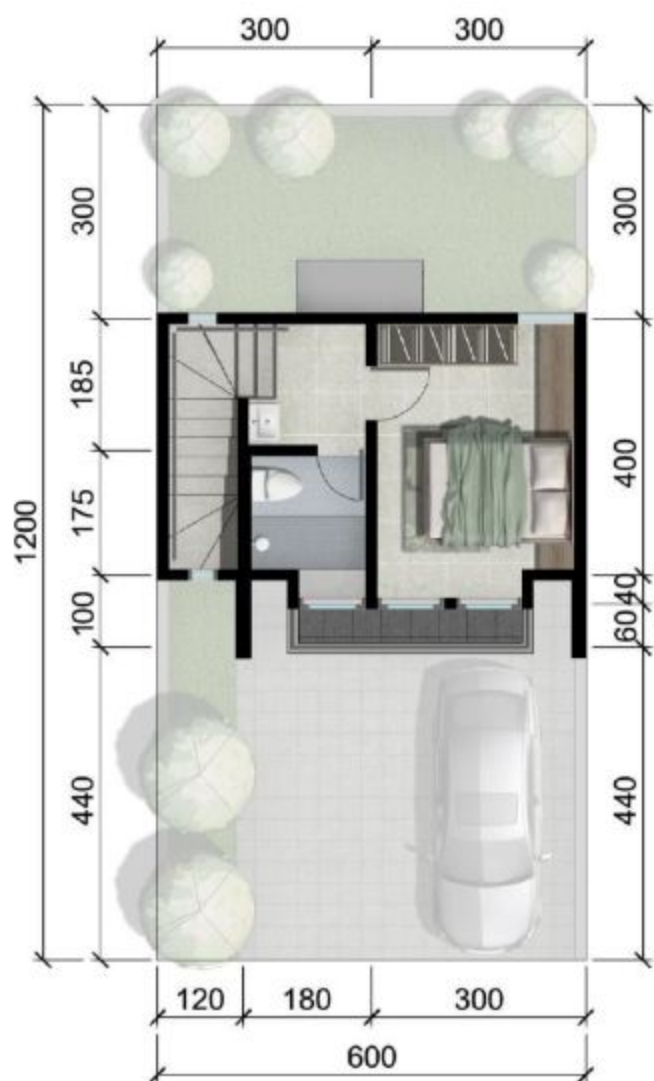
HARGA MULAI

900

JT-an

FAWN
6 X 12





-  1
-  1
-  1
-  2



CITRA GRAND
City of Festival
TEMBALANG - SEMARANG

FAWN DELUXE 6 X 12

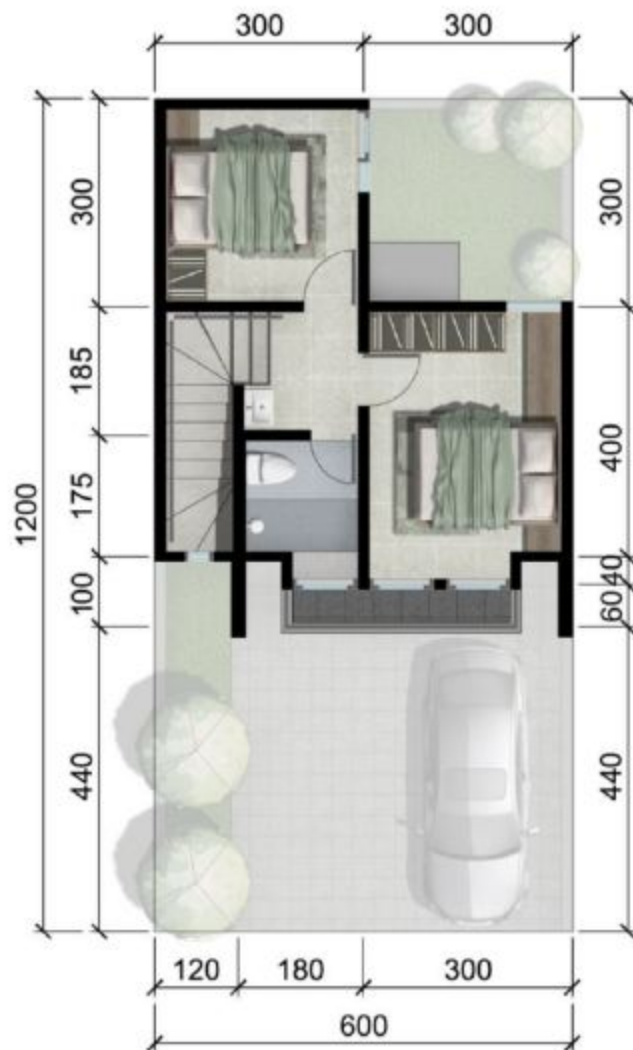
LT 72 | LB 58



CITRA GRAND

City of Festival

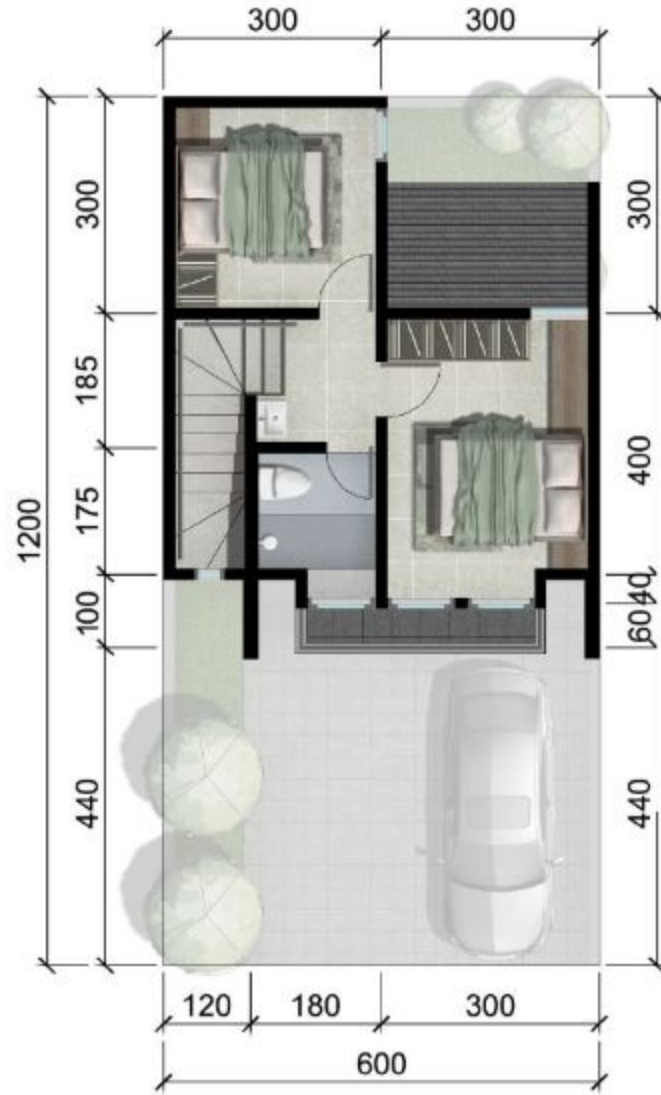
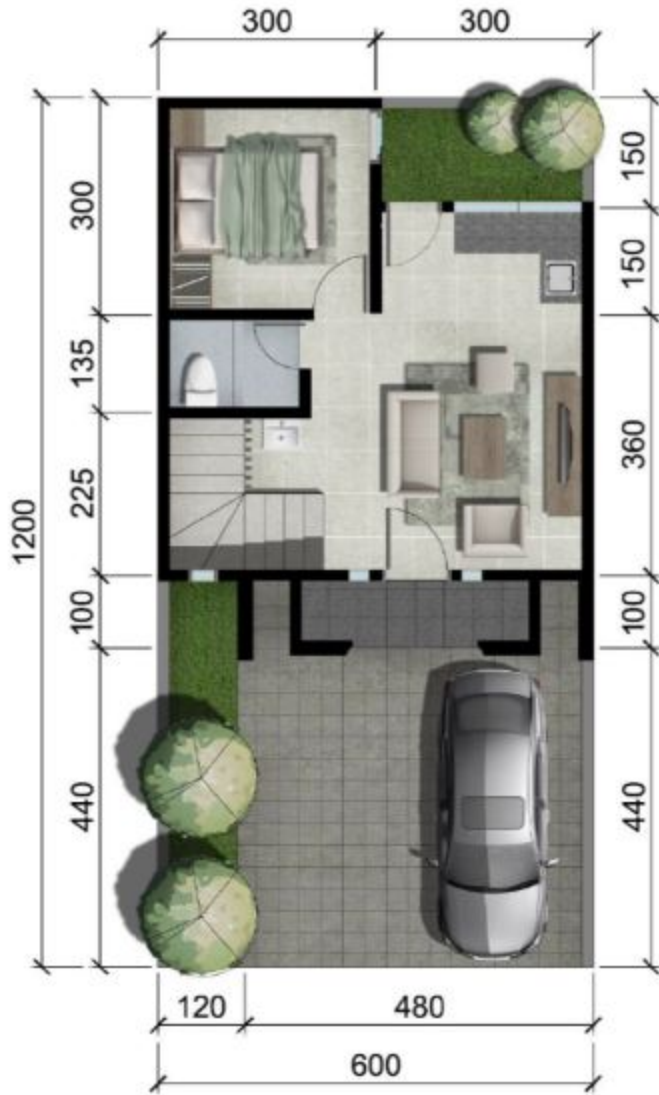
TEMBALANG - SEMARANG



-  3
-  2
-  1
-  2

FAWN SUPERIOR
6 X 12

LT 72 | LB 86



-  3
-  2
-  1
-  2



FAWN PRIME 6 X 12

LT 72 | LB 92



CITRAGRAND
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



CITRAGRAND

City of Festival

TEMBALANG - SEMARANG

MYKA
8 X 15

LT 120 | LB 96



HARGA MULAI

1,4^{M-an}



CITRA GRAND

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

FURNISHED SHOW UNIT!

HARGA MULAI
1,9 M-an

CLIO
7 X 15

LT 105 | LB 145





 4+1
  4+1
  2
  1
  0+2



CITRAGRAND

City of Festival

TEMBALANG - SEMARANG

**CLIO
7 X 15**

LT 105 | LB 145



CIPUTRA

CITRAGRAND

City of Festival

TEMBALANG - SEMARANG



BLUE AQUA

DISCOVER LAKESIDE LIVING



CITRAGRAND

City of Festival
TEMBALANG - SEMARANG



MODERN FRENCH ENDEAVOUR



CITRAGRAND

City of Festival

TEMBALANG - SEMARANG

NEW!

HARGA MULAI

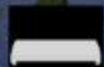
1 M-an

ADRINA
6 X 17

LT 102 | LB 66



Include :



Canopy



Smart Home



Smart Lock



Water Heater



Panic Button



CITRA GRAND
City of Festival
TEMBALANG - SEMARANG

ADRINA 6 X 17

LT 102 | LB 66



 2  1  1  1  0+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



CIPUTRA

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



CITRA GRAND
City of Festival
TEMBALANG - SEMARANG

ADELLA 9 X 18

LT 162 | LB 221



3+1 3+1 1 1 0+2



CITRAGRAND

City of Festival

TEMBALANG - SEMARANG

ALANA
10 X 21

LT 210 | LB 270

FURNISHED SHOW UNIT!

HARGA MULAI

3,7^{M-an}



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



CIPUTRA

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



CIPUTRA

CITRAGRAND

City of Festival

TEMBALANG - SEMARANG

MAIN ROAD

ROW 20



CITRA GRAND

City of Festival

TEMBALANG - SEMARANG

**BLOSSOM
10 X 19**

LT 190 LB 273

HANYA 1 UNIT!



HARGA MULAI

3,6 M-an



 5+1
  3+1
  1
  1
  1+2



CIPUTRA

CITRAGRAN

City of Festival

TEMBALANG - SEMARANG

BLOSSOM
10 X 19

LT 190 LB 273

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
	MAIN ROAD													
1	BLOSSOM Sup (Last Unit)	10.0	19.0	190.0	273.0	4,614,950,000	4,614,950,000	3,928,669,000	4,478,781,000	671,817,150	3,806,963,850	75,382,449	44,202,079	34,218,068
	RED TERRACOTTA													
1	FAWN PRIME	6.0	12.0	72.0	92.0	1,461,840,000	1,461,840,000	1,244,157,000	1,418,680,000	141,868,000	1,276,812,000	25,282,408	14,824,870	11,476,348
2	CALLIOPE	7.0	15.0	105.0	109.0	1,997,739,000	1,997,739,000	1,700,424,000	1,938,799,000	193,879,900	1,744,919,100	34,551,490	20,259,990	15,683,827
3	CLARION	8.0	15.0	120.0	144.0	2,520,157,000	2,520,157,000	2,145,195,000	2,445,750,000	244,575,000	2,201,175,000	43,585,904	25,557,508	19,784,784
4	MINDY	7.0	15.0	105.0	78.0	1,518,586,000	1,518,586,000	1,292,438,000	1,473,754,000	147,375,400	1,326,378,600	26,263,887	15,400,380	11,921,866
5	MYKA	8.0	15.0	120.0	96.0	1,819,977,000	1,819,977,000	1,548,997,000	1,766,157,000	176,615,700	1,589,541,300	31,474,824	18,455,922	14,287,247
6	DALE	8.0	15.0	120.0	124.0	2,271,959,000	2,271,959,000	1,933,887,000	2,204,867,000	220,486,700	1,984,380,300	39,293,109	23,040,338	17,836,172
7	CLIO NEW	7.0	15.0	105.0	145.0	2,344,276,000	2,344,276,000	1,995,440,000	2,275,094,000	227,509,400	2,047,584,600	40,544,630	23,774,194	18,404,270

01 Februari 2024

KETERANGAN :

- Tanda Jadi sebesar Rp. 10.000.000,-. Harga dapat berubah sewaktu-waktu tanpa pemberitahuan dahulu
 - 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, Penyambungan Listrik
 - Harga belum termasuk : Biaya A/B, BSN Sertipikat, 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 Kompol B 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
	BLUE AQUA												
1	ADRINA	6.0	18.0	108.0	66.0	1,367,000,000	1,458,000,000	1,411,000,000	141,100,000	1,269,900,000	25,145,543	14,744,616	11,414,221
2	ARISTA	8.0	17.0	136.0	172.0	2,595,000,000	2,767,000,000	2,677,000,000	267,700,000	2,409,300,000	47,707,029	27,974,016	21,655,470
3	ADELLA	9.0	18.0	162.0	221.0	3,219,000,000	3,433,000,000	3,322,000,000	332,200,000	2,989,800,000	59,201,625	34,714,113	26,873,169
4	ALANA	10.0	21.0	210.0	270.0	4,048,000,000	4,316,000,000	4,177,000,000	417,700,000	3,759,300,000	74,438,647	43,648,661	33,789,652
5	AQUATA	12.0	21.0	252.0	324.0	4,836,000,000	5,157,000,000	4,990,000,000	499,000,000	4,491,000,000	88,927,185	52,144,318	40,366,379

01 Februari 2024



KETERANGAN :

- Tanda Jadi sebesar Rp. 15.000.000,-. Harga dapat berubah sewaktu-waktu tanpa pemberitahuan dahulu
- 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 (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

- 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 kanopi

Untuk keterangan lebih lanjut hubungi House Advisor kami di :

MARKETING GALLERY

Main Gate CitraGrand Boulevard

Jl. Kompol R Soekanto, Tembalang - Semarang 50272



CITRAGRAND

City of Festival

TEMBALANG - SEMARANG

INFO LEBIH LANJUT :

MARKETING GALLERY : RUKO AMSTERDAM B 3-5, CITRAGRAND BOULEVARD
JL. KOMPOL R. SOEKANTO, TEMBALANG - SEMARANG

www.citragrandsemarang.com



CitraGrand Semarang



@citragrandsmg