



# CITRALAKE VILLA

A Truly Lakefront Villa

FINEHOMES  
signature



*We are pleased to introduce*

# 28 TRULY LAKEFRONT VILLAS

*FineHomes Signature by Ciputra Group*





## SITEPLAN

Total development area 5800 sqm

- 9x15
- 9x14.5
- 9x17
- 9x18
- 11x14.5 (9x14.5 Hook)
- 11x15 (9x15 Hook)
- Irregular



## PREMIUM SMART-HOME SYSTEM FOR HIGH QUALITY LIVING

Cutting-edge technology that enhance your wellbeing,  
secure home safety, and optimize energy efficiency.



### Connectivity & Control

Routers / Access Point



### Energy Efficiency

Smart Switches, Smart Plugs, Solar Panel,  
Solar Water Heater



### Safety & Security

Smart Door Lock, Video Intercom, Alarm,  
Panic Button, CCTV



### Comfort & Health

Nanoe X Air Conditioner

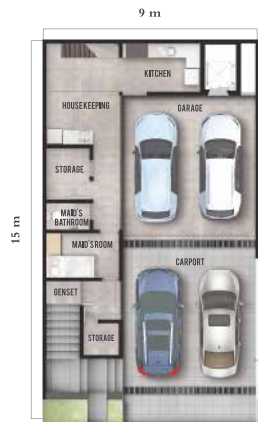


### Fresh Air System

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Floor Plan  
**STANDARD TYPE**  
9x15

**Land Area** 135 sqm  
**Building Area** 336 sqm



Basement



First Floor



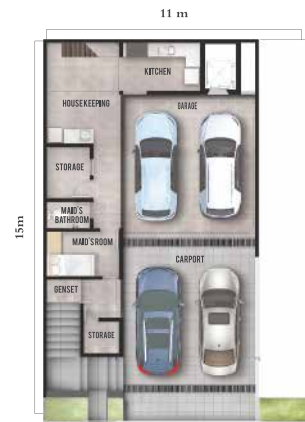
Second Floor



Third Floor

Floor Plan  
**HOOK TYPE**  
11x15

**Land Area** 165 sqm  
**Building Area** 336 sqm



Basement



First Floor



Second Floor



Third Floor



4+1

4+1

4

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# BUILDING SPECIFICATIONS

|                        |   |                               |   |                    |   |
|------------------------|---|-------------------------------|---|--------------------|---|
| <b>Foundation</b>      | Mini Pile   | <b>Floor</b>                  |   | <b>Window</b>      | Aluminium Frame with Low-E Glass  |
| <b>Structure</b>       | Reinforced Concrete   | <i>Carport &amp; Entrance</i> | Ceramic Tile                                    | <b>Sanitary</b>    | TOTO  |
| <b>Roof</b>            | Lightweight Steel with Bitumen Shingles,<br>Concrete Flat Roof<br>(TOYOTA Housing System) | <i>Terrace</i>                | Sintered Stone Tile                             | <b>Lift</b>        | SCHINDLER   |
| <b>Ceiling</b>         | Painted Gypsum Board  | <i>Main Floor</i>             | Sintered Stone Tile                             | <b>Electricity</b> | 11.000 VA   |
| <b>Exterior Wall</b>   | Plastered Paint Stone & Wood Artificial Cladding  | <i>Staircase</i>              | Granite   | <b>Water</b>       | WTP   |
| <b>Interior Wall</b>   |   | <i>Master Bedroom</i>         | Laminate Flooring                               | <b>Features</b>    | Smart Home System (Smart Door Lock, Video<br>Intercom, CCTV, Panic Button, Alarm, Smart Plug,<br>Smart Switch, IR Remote) |
| <i>General Wall</i>    | Plastered Paint   | <i>Guest Bedroom</i>          | Laminate Flooring                               |                    | Solar Panel   |
| <i>Master Bathroom</i> | Marble with Mosaic Tile Accent  | <i>Kids Bedroom</i>           | Laminate Flooring                               |                    | Solar Water Heater  |
| <i>Guest Bathroom</i>  | Sintered Stone Lab  | <i>Master Bathroom</i>        | Marble with Homogenous Tile Accent              |                    | Potable Water   |
| <i>Kids Bathroom</i>   | Homogenous Tile   | <i>Guest Bathroom</i>         | Sintered Stone Tile with Homogenous Tile Accent |                    | AC Split (PANASONIC CAMS) for All Bedrooms<br>except Service Room   |
| <i>Service</i>         | Ceramic Tile  | <i>Kids Bathroom</i>          | Sintered Stone Tile with Homogenous Tile Accent |                    | AC Split Duct (PANASONIC CAMS) for Living and<br>Dining Room  |
|                        |   | <i>Balcony</i>                | Homogenous Tile                                 |                    | Kitchen Set for Dry and Wet Kitchen   |
|                        |   | <i>Service &amp; Garage</i>   | Ceramic Tile                                    |                    | Vanity Cabinet for All Bathroom except Service Room   |
|                        |   | <b>Door</b>                   |   |                    |   |
|                        |   | <i>Main Entrance</i>          | Engineered Wood                                 |                    |   |
|                        |   | <i>Interior</i>               | Engineered Wood                                 |                    |   |

# PARTNERS

|  |   |  |   |
|--|---|--|---|
| <br><b>HADIVINCENT ARCHITECTS</b>                           | <br><b>hadiprana</b><br>design  | <br><b>Panasonic</b> | <br><b>Schindler</b>   |
| <b>HADIVINCENT</b><br>Architecture Consultant  | <b>GRAHACIPTA HADIPRANA</b><br>Design Consultant  | <b>PANASONIC</b><br>Smart Home System  | <b>SCHINDLER</b><br>Home Lift   |
| <br><b>Panasonic</b><br>COMPLETE AIR<br>MANAGEMENT SYSTEM | <br><b>TOYOTA HOUSING ROOF</b> | <b>TOTO</b>  | <br><b>YKK</b><br>AP |
| <b>PANASONIC CAMS</b><br>Air Conditioner   | <b>TOYOTA HOUSING</b><br>Roofing System   | <b>TOTO</b><br>Sanitary  | <b>YKK</b><br>Aluminium   |

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## MARKETING GALLERY

Jl. Boulevard Citra 6, CitraGarden City, Jakarta Barat



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

FINEHOMES  
signature

