



CITRALAKE VILLA

A Truly Lakefront Villa

FINEHOMES
signature







"Pantai" by Hendra Gunawan

FROM THE DESK OF THE MANAGING DIRECTOR



In 1984, Ciputra Group unveiled CitraGarden City Jakarta, a sprawling 450-hectare testament to eco-friendly urban living. Conveniently accessible via JORR 1, JORR 2, and Prof. Dr. Sedyatno Toll, it offers comprehensive facilities for present and future needs. Starting from Citra 1 Airline Village, providing complete living facilities near Soekarno-Hatta International Airport, continuing with Citra 2, presenting an avant-garde housing concept, through Citra 8 Aeroworld.

Ciputra Group delivers bespoke residential and commercial offerings. Notably, Citra 6 has an exclusive contemporary housing enclave with an integrated lake area and the esteemed Citra Premier, an elderly club in collaboration with Living Well Seniors Communities Australia. Citra 6 showcases Ciputra Group's the luxury line, the Finehomes Collection, while Cifest offers exquisite culinary experiences. The tranquil lake area promotes an active lifestyle with walkways and an outdoor gym.

CitraLake Villa, part of the Finehomes Collection, epitomizes residential luxury. With only 28 units on a vast 5.2-hectare expanse, each villa boasts unobstructed panoramic lake vistas.

Embracing sustainable development, Smart home technology ensures energy efficiency and heightened security. CitraLake Villa integrates cutting-edge air conditioning with Nanoe X inverter technology. Luxurious features include imported marble, in-house elevators, advanced sanitary facilities, and clean water access. Low-E glass full windows guarantees uninterrupted views while also ensuring efficient energy usage for cooling.

With four decades of unwavering commitment, Ciputra Group establishes CitraGarden City as a hallmark of luxury real estate. CitraLake Villa reflects our dedication to crafting living spaces that cater to sophisticated and discerning urban dwellers.

BUDIARSA SASTRAWINATA

Managing Director



CIPUTRA

BUILDING GREEN, SMART
& LIVEABLE CITIES





"Dua Wanita di Pantai" by Hendra Gunawan

THE INSPIRATIONS

Inspired by captivating art masterpieces and soothing ambience of the lakes, CitraLake Villa is about conveying a sense of peace and tranquility as you take a moment to appreciate the beauty of nature.

Our establishment invites you to step into an oasis of calm, where lush greenery and our pristine lakes serves unmatched comfort and peacefulness. Adding a touch of elegance to every step of your journey, we elevate a luxurious and rejuvenating experience to the next level.





We are pleased to introduce

**28 TRULY
LAKEFRONT VILLAS**

FineHomes Signature *by* Ciputra Group

CHAPTER I

The Location



A haven of serenity, nestled for elites,
Where every day feels like blissful feats.

Strategic location, for joy and ease,
Place of comfort, designed to please.





**CITRAGARDEN CITY,
THE FIRST INTEGRATED
TOWNSHIP DEVELOPMENT
BY CIPUTRA GROUP**

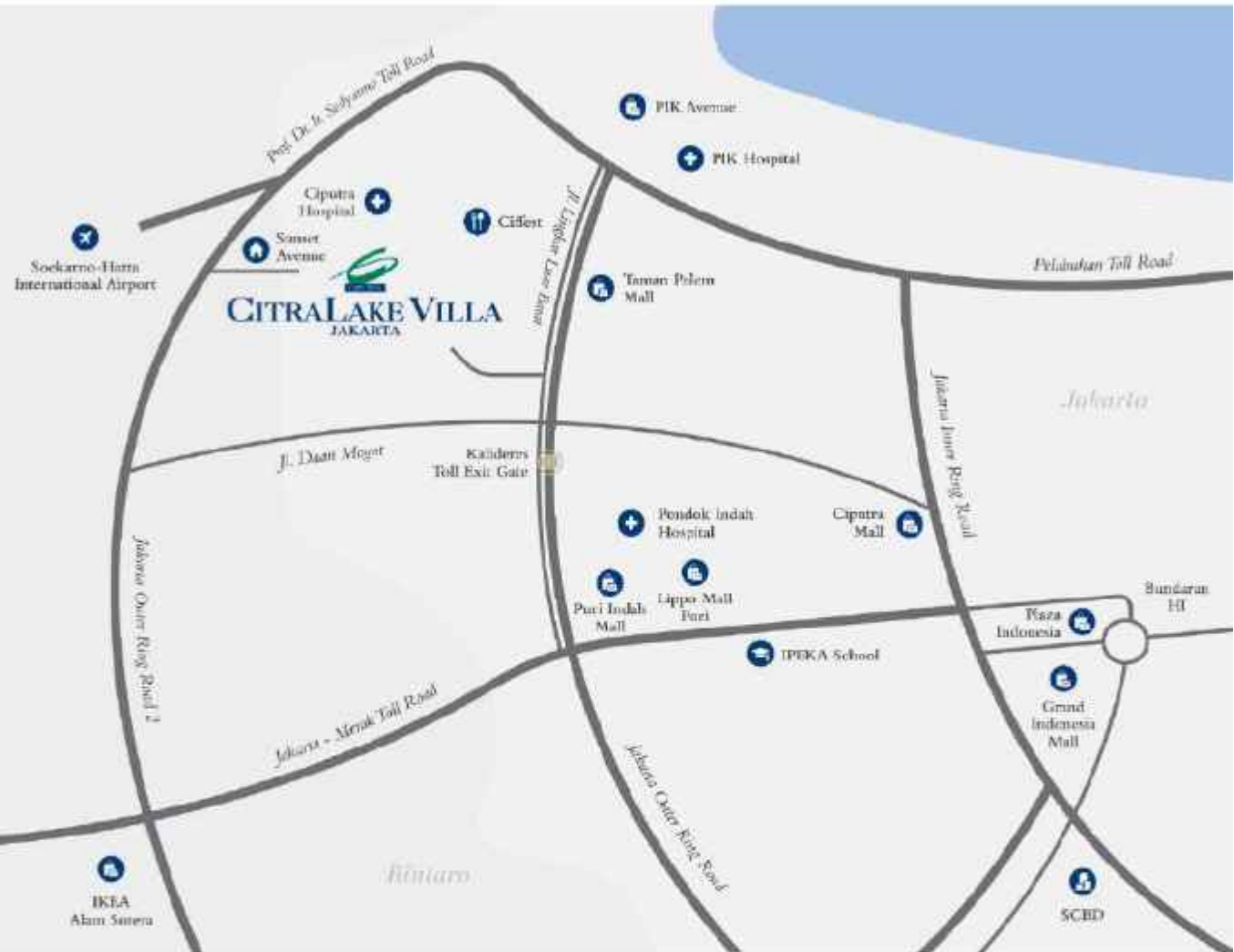
With The 6 Pillars of Township Development



Commercial | Culinary | Education | Healthcare | Nature | Sports


CitraLake Villa is located inside the luxurious integrated township, CitraGarden City, which offers you various facilities ranging from CitraGarden City Food Festival (Ciffest), Ciputra Hospital, Citra Premier Senior Living Care, Citra Kasih School, Dian Kasih School, Tennis Court, Basketball Court, and many more.


Experience the excitement and energy of exclusive living in the perfect location.





LOCATED IN STRATEGIC LOCATION

Imagine being just moments away from convenience and opportunity, with easy access to transportation, economic growth, safety, and sustainability.

 **20 minutes**
to International Airport

 **15 minutes**
to Pantai Indah Kapuk

 **15 minutes**
to Puri Indah

 **30 minutes**
to Bundaran HI



"Keluarga Bahagia" by Hendra Gunawan

CHAPTER 2

The Concept



As the tranquil blue waters embrace,
Lies an exclusive residential space.

Harmony, luxury and nature collide,
Granting an art of living by your side.



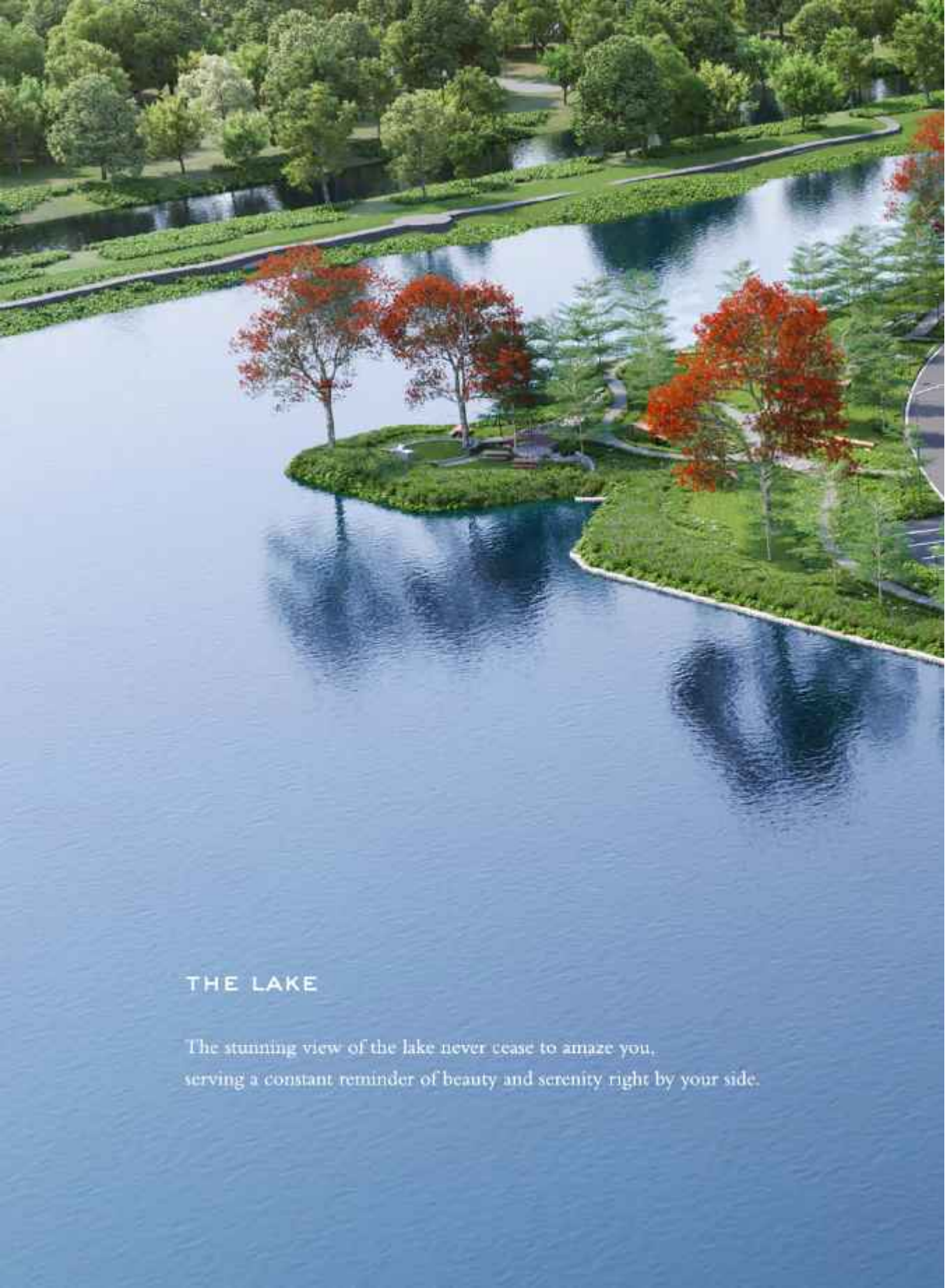
"Pemandangan Danau II" by Hendra Gunawan





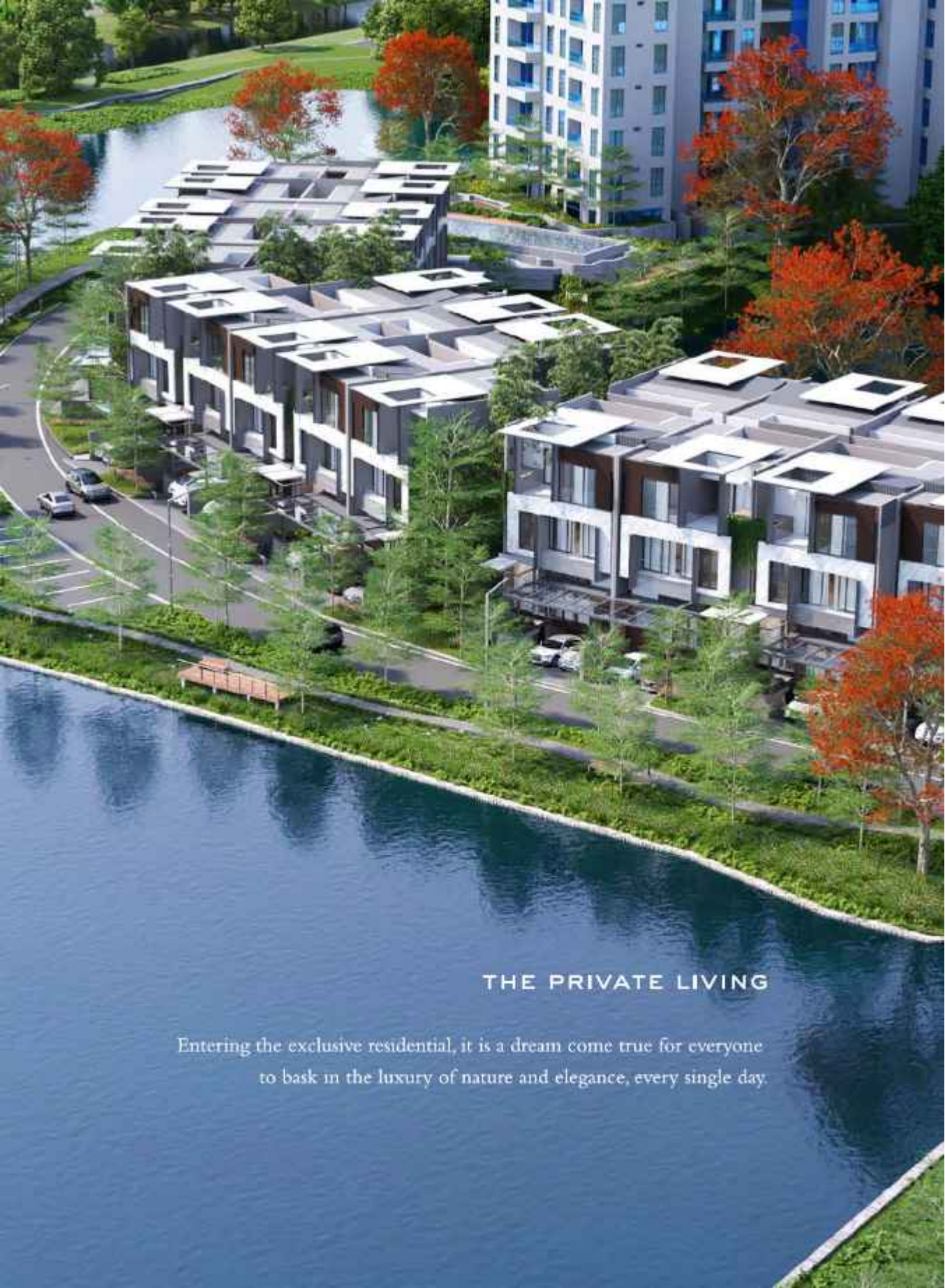
THE GATE

Standing tall and proud, the gate welcomes you to your sanctuary,
where you can leave the outside world behind.



THE LAKE

The stunning view of the lake never cease to amaze you,
serving a constant reminder of beauty and serenity right by your side.



THE PRIVATE LIVING

Entering the exclusive residential, it is a dream come true for everyone to bask in the luxury of nature and elegance, every single day.

CHAPTER 3

The Facilities



Gym for strength, and pools to swim,
Paths for walks, and courts to win.

Playgrounds for laughter, and gardens to bloom,
A place to thrive, and chase away gloom.



"Menangkap Kupu-Kupu" by Hendra Gunawan



ISLAND OF WELNESS

The island of wellness has a special place in your heart, a source of tranquility providing you the much-needed amount of peacefulness. The treehouse tickles your memory of fun childhood adventures.





VIEWING DECKS

From the viewing decks, you often admire the panoramic views of the surrounding area, elevating a sense of gratefulness and calmness.



JOGGING TRACK

Start lacing up your running shoes and hit the jogging track. Take a slow jog amongst the green visual around you for a healthy, active lifestyle.



GREEN OPEN SPACE

Venturing to the green open space, you soak up the serenity of nature and take a moment to appreciate the quite beauty ahead of you.



INFINITY SWIMMING POOL

Whether you're looking to unwind after a long day or simply soak up the sun and enjoy a refreshing swim, an infinity pool provides the perfect setting for your next escape.





GYM

For you to stay active and healthy, the gym provides state-of-the-art equipment and well-enhancing inspirations.

CHAPTER 4

The Design



The colors and textures, a symphony in bloom,
A home that's alive, with art in every room.

Where every piece is a work of art,
A house that's unique, with a creative heart.





THE FACADE

Boasting a modern and elegant design, the façade of your home immediately captures the attention of anyone who passes by.



THE INTERIOR

by Hadiprana





GUEST BEDROOM

The guest bedroom is a true testament of comfort and warm hospitality for your guests.

First Floor



LIVING ROOM

Allowing you to unwind and relax with style, you love spending a quality time with the loved ones in the living room.



DINING AREA

With elegant décor and comfortable seating, the dining room sets the stage for all memorable meals and gatherings.

Second Floor



LIVING ROOM

Allowing you to unwind and relax with style, you love spending a quality time with the loved ones in the living room.



WORKING AREA

The working area is your haven for productivity and focus, giving you the peacefulness needed to work from home.

Second Floor



MASTER BATHROOM

With its luxurious features and spa-like atmosphere, the master bathroom offers a true escape from the hustles of daily life.



WALK-IN CLOSET

Featuring ample storage, the walk-in closet ensures your wardrobe is always neatly organized.

ThirdFloor



HALL & LIBRARY

Stepping into the third floor, the grand hall and library delight you with a space for both reading and gathering.



Third Floor



BOY'S BEDROOM

With your little prince in mind, the boy's bedroom is designed to be playful and fun, balancing function and comfort.



GIRL'S BEDROOM

Chick and plush, the girl's bedroom is a fairy tale retreat for your beloved princess.

CHAPTER 5

The Product



Homes are designed to be just right,
With efficient layouts that shine bright.

Every inch of space is well thought out,
To maximize living, without a doubt.

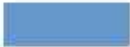












SITEPLAN

Total development area 5800 sqm

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

Floor Plan

STANDARD TYPE

9x15



Basement

First Floor

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Land Area 135 sqm
Building Area 336 sqm



Second Floor



Third Floor



4+1

4+1

4

Floor Plan

HOOK TYPE

11x15



Basement



First Floor

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Land Area 165 sqm
Building Area 336 sqm



Second Floor



Third Floor



4+1

4+1

4



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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BUILDING SPECIFICATIONS

Foundation	Mini Pile
Structure	Reinforced Concrete
Roof	Lightweight Steel with Bitumen Shingles, Concrete Flat Roof (TOYOTA Housing System)
Ceiling	Painted Gypsum Board
Exterior Wall	Plastered Paint Stone & Wood Artificial Cladding
Interior Wall	
<i>General Wall</i>	Plastered Paint
<i>Master Bathroom</i>	Marble with Mosaic Tile Accent
<i>Guest Bathroom</i>	Sintered Stone Lab
<i>Kids Bathroom</i>	Homogenous Tile
<i>Service</i>	Ceramic Tile
Floor	
<i>Carport & Entrance Staircase</i>	Ceramic Tile
<i>Terrace</i>	Sintered Stone Tile
<i>Main Floor</i>	Sintered Stone Tile
<i>Staircase</i>	Granite
<i>Master Bedroom</i>	Laminate Flooring
<i>Guest Bedroom</i>	Laminate Flooring
<i>Kids Bedroom</i>	Laminate Flooring
<i>Master Bathroom</i>	Marble with Homogenous Tile Accent
<i>Guest Bathroom</i>	Sintered Stone Tile with Homogenous Tile Accent
<i>Kids Bathroom</i>	Sintered Stone Tile with Homogenous Tile Accent
<i>Balcony</i>	Homogenous Tile
<i>Service & Garage</i>	Ceramic Tile
Door	
<i>Main Entrance</i>	Engineered Wood
<i>Interior</i>	Engineered Wood

Window	Aluminium Frame with Low-E Glass
Sanitary	TOTO
Lift	SCHINDLER
Electricity	11,000 VA
Water	WTP
Features	Smart Home System (Smart Door Lock, Video Intercom, CCTV, Panic Button, Alarm, Smart Plug, Smart Switch, IR Remote) Solar Panel Solar Water Heater Potable Water AC Split (PANASONIC CAMS) for All Bedrooms except Service Room AC Split Duct (PANASONIC CAMS) for Living and Dining Room Kitchen Set for Dry and Wet Kitchen Vanity Cabinet for All Bathroom except Service Room



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PARTNERS



HADIVINCENT ARCHITECTS

HADIVINCENT

Architecture Consultant



hadiprana
design

GRAHACIPTA HADIPRANA

Design Consultant

Panasonic

COMPLETE AIR
MANAGEMENT SYSTEM

PANASONIC CAMS

Air Conditioner



TOYOTA HOUSING ROOF

TOYOTA HOUSING

Roofing System

Panasonic

PANASONIC

Smart Home System



Schindler

SCHINDLER

Home Lift

TOTO

TOTO

Sanitary



YKK

Aluminium



“We create a ‘home’, a living experience which embraces the beauty of flowing spaces with relaxing and natural mood... simply elegance.”

*Hadi Vincent,
Architect*



“The most important thing for me is how to arrange architecture and interior spaces to not only be placed, but also be a work of art. Art that has its individual character. Like art.”

*Hendra Hadiprana,
Interior Designer*



"Keluarga Bahagia" by Hendra Gunawan



CITRALAKE VILLA

A Truly Lakefront Villa

MARKETING GALLERY

Jl. Boulevard Citra 6, CitraGarden City, Jakarta Barat



www.citralakevilla.com

FINEHOMES
signature

