



CBD - CENTRAL BUSINESS DISTRICT  
**BOULEVARD**

## THE MOST THRILLING MODERN CBD IN WEST SURABAYA

CitraLand Driyorejo CBD Boulevard offer the limitless opportunity for your future with only 145 unit provide for your lively and active business





  
**CITRALAND**  
New South West City  
DRIYOREJO CBD



CBD – CENTRAL BUSINESS DISTRICT  
**BOULEVARD**

The Most  
Thrilling

# **MODERN CBD IN WEST SURABAYA**

- ▶ **Strategic Location**
- ▶ **Blue-Chip Investment**
- ▶ **Best Pricing**
- ▶ **Barat Surabaya**
- ▶ **Large Grand Scale Development**
- ▶ **New Lifestyle Center**
- ▶ **Thematic Architecture**
- ▶ **Ciputra Group**

CitraLand Driyorejo, CBD Boulevard offer the limitless opportunity for your future. 2,1 Ha with 145 unit provided for the lively and active business.





# CITRALAND

New South West City  
DRIYOREJO CBD

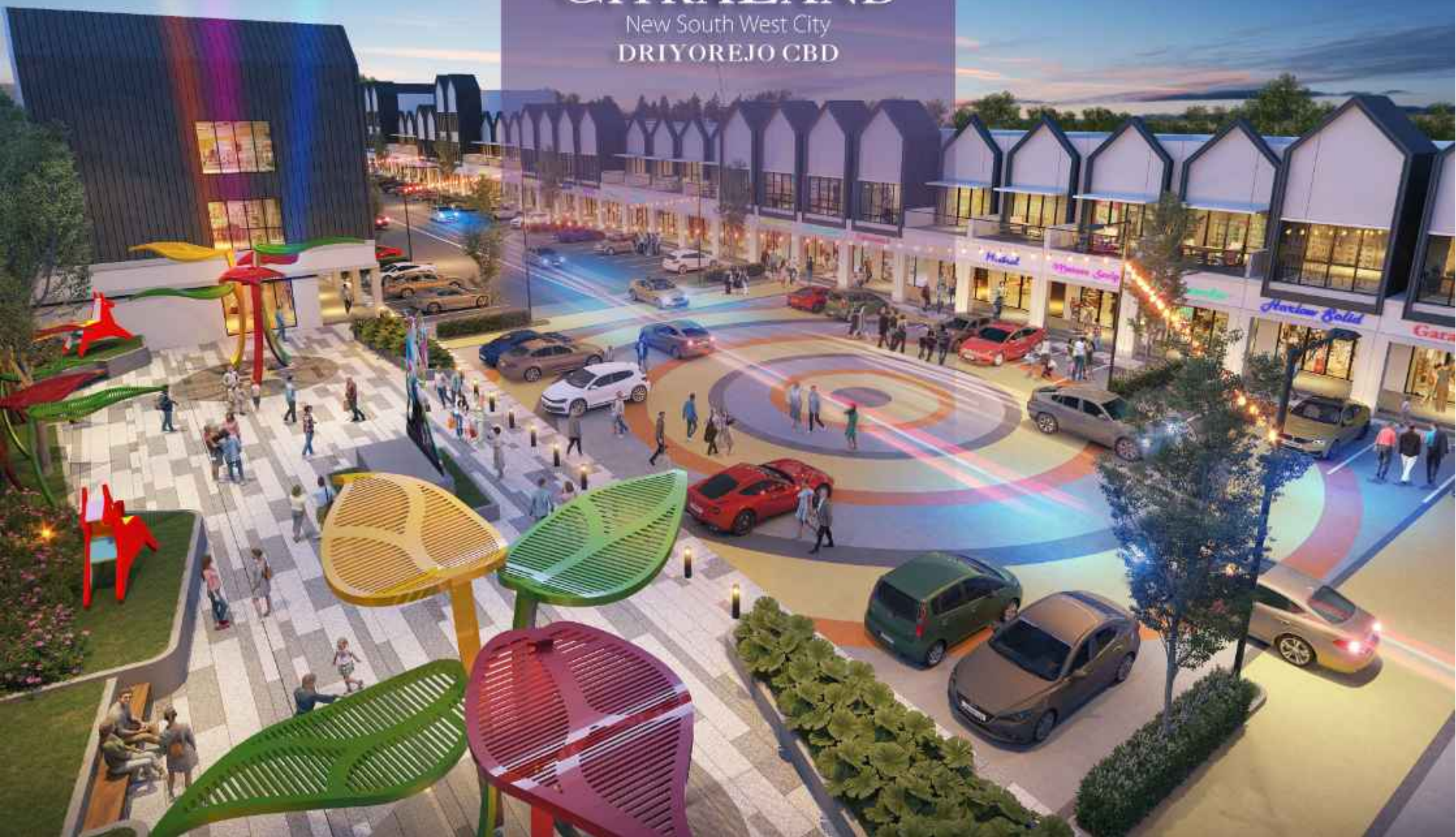






# CITRALAND

New South West City  
DRIYOREJO CBD





# Concept and Project Vision



An exquisite commercial corridor in CitraLand Driyorejo CBD

One stop shop for daily needs and provide distinctive commercial experience

A livable community who gather, interact, and activate safe and intimate environment

Grand open space that engaged neighborhood living and encouraged the outdoor lifestyle



# Strategic Location

**3 MENIT**  
 > Tol Surabaya Mojokerto

**10 MENIT**  
 > Universitas Ciputra Surabaya  
 > CitraLand Surabaya

**15 MENIT**  
 > Pusat Kota Surabaya  
 > Ciputra World Mall Surabaya  
 > RS. National Hospital  
 > Bandara Juanda





JALAN TOL SUMO

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New South West City  
DRIYOREJO CBD



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**BOULEVARD**



# Keramaian Area Ruko CitraLand Driyorejo





# Keramaian Area Ferris Wheel





# Project Location & Captive Market

Strategic commercial development  
The Project Site is located in the center of CitraLand Dryorejo CBD with a direct access from Raya Petikan Rd. It is close to Dryorejo 2 tollgate to the south provides a good accessibility to the Site.  
A large township development (Perumnas Kota Baru Dryorejo/KBD) to the west caters a large amount of market for commercial development. Currently, the commercial nodes appear in Sentra Bisnis Dryorejo at KBD and shophouse strips in CitraLand Dryorejo CBD.

Approximately 20 mins (6.7 km) from CitraLand Surabaya



Approximately 15 - 30 mins (20km) from Surabaya City Center and Approximately 20 - 40 mins (25km) from Sidoarjo City Center

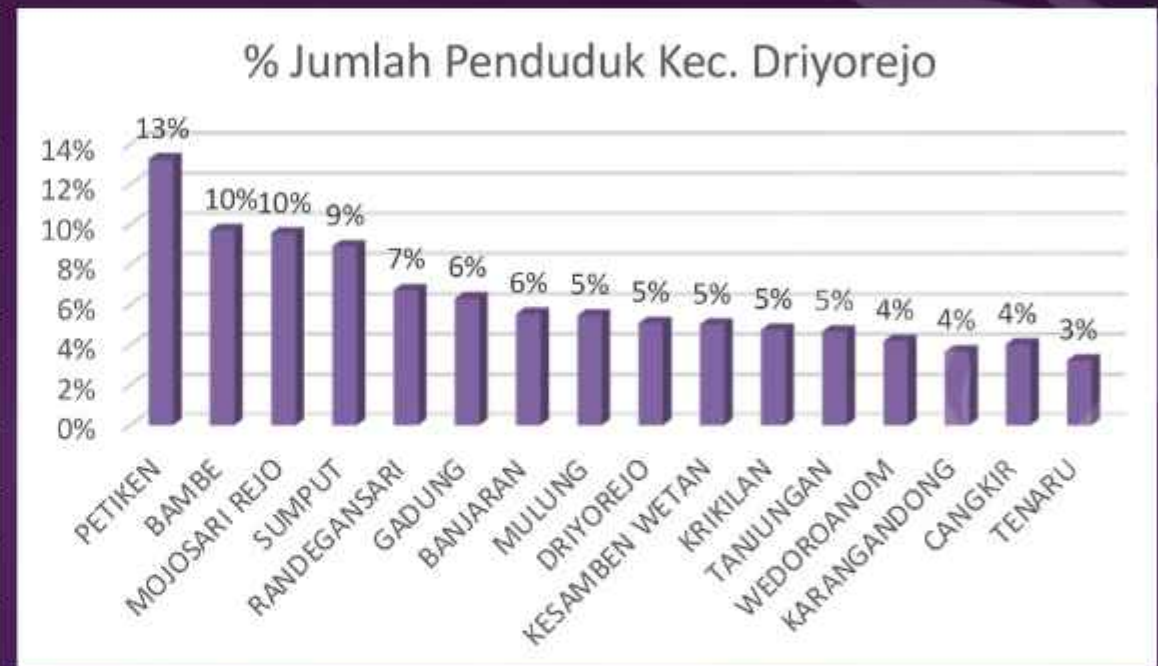


-  Project Location
-  Township Development
-  Local Settlement
-  Public Amenity
-  Industrial Area
-  CitraLand Dryorejo CBD



# Data Penduduk Area Driyorejo

NO	DESA/KELURAHAN	JUMLAH	%
1	PETIKEN	16,261	13%
2	BAMBE	11,916	10%
3	MOJOSARI REJO	11,728	10%
4	SUMPUT	10,933	9%
5	RANDEGANSARI	8,251	7%
6	GADUNG	7,745	6%
7	BANJARAN	6,802	6%
8	MULUNG	6,691	5%
9	DRIYOREJO	6,223	5%
10	KESAMBEN WETAN	6,143	5%
11	KRIKILAN	5,819	5%
12	TANJUNGAN	5,722	5%
13	WEDOROANOM	5,127	4%
14	KARANGANDONG	4,496	4%
15	CANGKIR	4,936	4%
16	TENARU	3,950	3%
	<b>TOTAL</b>	<b>122,743</b>	<b>100%</b>



Jumlah Penduduk Kecamatan Driyorejo sebanyak **122.743 Jiwa**. Terbanyak di kelurahan **Petiken** yaitu: **16.261 Jiwa**.

Penduduk usia produktif 15-64 Tahun mendominasi sebanyak **89.183 Jiwa**.



# Data Penduduk Area Driyorejo

NO	DESA/KELURAHAN	JUMLAH	%
1	LIDAH KULON	17,726	29%
2	LIDAH WETAN	12,025	19%
3	JERUK	9,096	15%
4	BANGKINGAN	9,003	14%
5	LAKARSANTRI	8,562	14%
6	SUMUR WELUT	5,715	9%
<b>TOTAL</b>		<b>62,127</b>	<b>100%</b>



Jumlah penduduk Surabaya Barat terdekat dengan proyek: **62.127 Jiwa.**



# Data Toko Area Driyorejo

NO	JENIS USAHA	CONTOH TOKO
1	HP DAN ELEKTRONIK	TOPSELL, ERAFONE, MURAIKI, SAMI JAYA, DLL
2	EMAS	WAHYU REDJO, GAJAH, BAGONG, DLL
3	MINIMARKET	INDOMART, ALFAMART, PRIMA FRESHMART, GREENSMART, TOKO BAGUS, ATK MART
4	KULINER/SNACK/JAJANAN	MIXUE, BURGER BANGOR, OMAH ROTI, HISANA, ASIX, GO CHICKEN, WE DRINK
5	FASHION DAN KOSMETIK	AKASS, TOKO CANTIK, PANDA LOVELY, ALISAN
6	TOKO OBAT/APOTEK	K24, KIMIA FARMA, NASWA
7	ANEKA CAFÉ	NOSTALGIA, KARTAL, SARANG CAFÉ, PALM
8	BARBERSHOP	BIG L, COOLIO, MULIA HAIR
9	LAIN-LAIN	COIN LAUNDRY, PET SHOP, KUMON, DLL



# Data Perusahaan / Pabrik Area Driyorejo

NO	NAMA PERUSAHAAN	LOKASI
1	KOKOLA BISKUIT	CANGKIR
2	WINGS SURYA	CANGKIR
3	TEH BOTOL SOSRO	CANGKIR
4	DIAMOND KERAMIK	BAMBE
5	SKA KAROSERI	RANDEGANSARI
6	GARUDA FOOD	KRIKILAN
7	BUMINDO SAKTI	KRIKILAN
8	TOTO	KRIKILAN
9	DAYASA (PABRIK KERTAS)	SUMPUT
10	MIWON	SUMPUT
11	SAMATOR	BAMBE
12	BENBERG AROME (PARFUM)	CANGKIR
13	RAMA EMERALD MULTI SUCCES (OBAT-OBATAN)	CANGKIR
14	PERGUDANGAN HARTONO ELEKTRONIK	SUMPUT
15	NUSANTARA BETON DAN BOX KONTAINER (SUPPLIER IKN)	SUMPUT



# Siteplan Blok N8





# Siteplan Blok N8

Tampak Depan







# Siteplan Blok N6

Tampak Depan







# Denah - Type B



<b>CBD BOULEVARD _ Type B</b>	3 Floors
	1 Backyard
	2 Parking Lot
Building 169 m <sup>2</sup>	3 m Walkway





# Denah - Type L



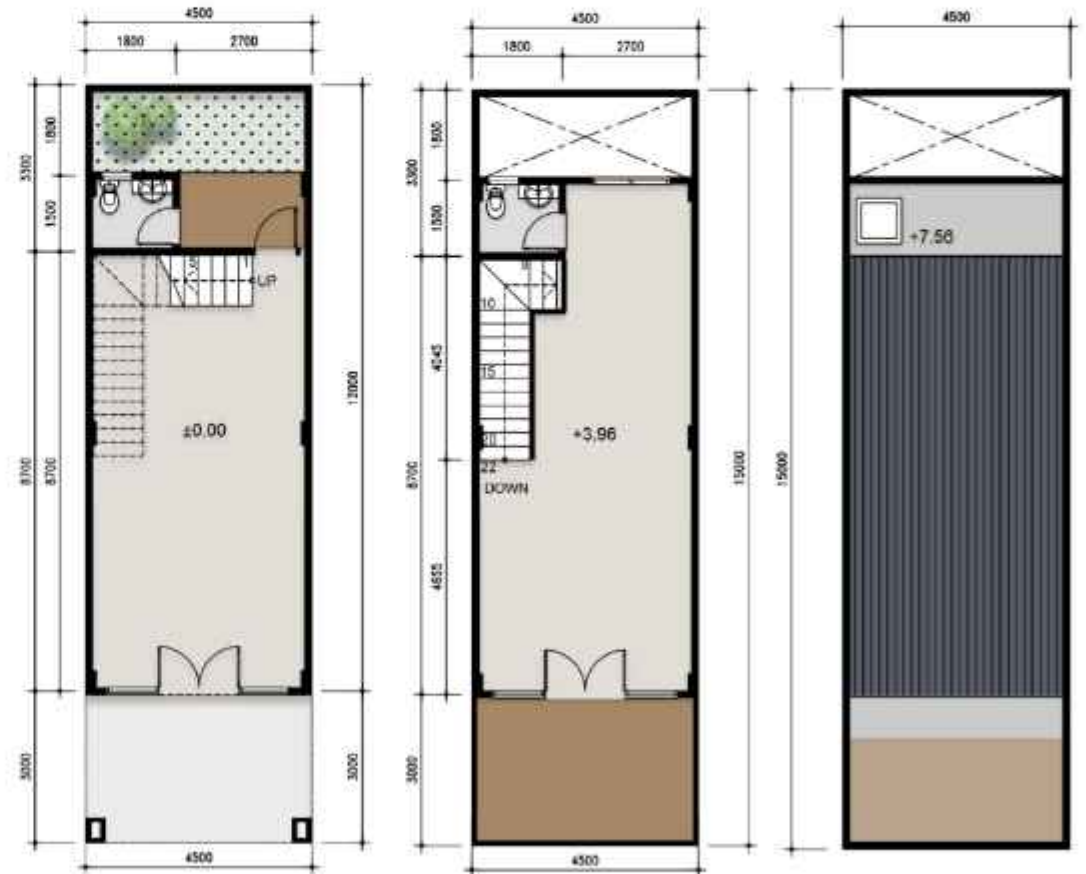
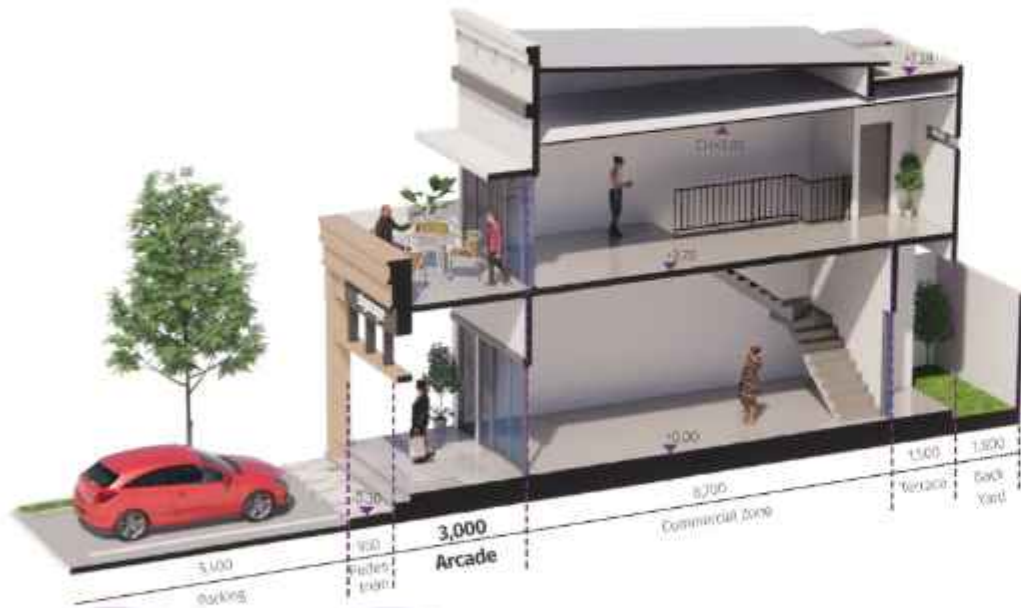
**CBD BOULEVARD \_ Type L**

Building 110 m<sup>2</sup>

- 2 Floors
- 1 Backyard
- 2 Parking Lot
- 3 m Walkway



# Denah - Type V



**CBD BOULEVARD \_ Type V**

Building 99 m<sup>2</sup>

- 2 Floors
- 1 Backyard
- 1 Balcony
- 2 Parking Lot
- 3 m Walkway





# Spesifikasi Ruko



<b>AIR</b>	Standar PDAM
<b>LISTRIK</b>	2 Lantai 3500 watt, 3 Lantai 4400 watt
<b>PONDASI</b>	Strauss pile/tiang pancang
<b>KONSTRUKSI</b>	Beton bertulang
<b>DINDING BANGUNAN</b>	Batu bata ringan
<b>LANTAI RUANG UTAMA</b>	Granite tile 60x60 cm
<b>LANTAI KAMAR MANDI</b>	Keramik 40x40 cm
<b>PLAFON</b>	Gypsum board
<b>ATAP</b>	Rangka baja ringan, penutup atap spandek
<b>PINTU</b>	Pintu kaca
<b>KUSEN JENDELA</b>	Kusen dan daun jendela aluminium
<b>SANITAIR</b>	Sanitair kualitas ekspor





# Tampak Dalam Ruko







- ▶ ROW 25m
- ▶ Jalan 4 Lajur
- ▶ Perkerasan Aspal
- ▶ Utilitas Bawah Tanah
- ▶ Elevasi diatas Peil Banjir
- ▶ PJU Panel Surya





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New South West City  
DRIYOREJO CBD



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**BOULEVARD**

CBD Boulevard, New Lifestyle Center

**TERIMA KASIH**



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