

 CITRALAND
City of Blessings
WINANGUN MANADO

Cluster
MANHATTAN
Where Modern Meets Elegance



MOBILE BROCHURE
JANUARI 2025



CITRALAND

City of Blessings
WINANGUN MANADO



Kenapa Harus Membeli Unit di
Cluster
MANHATTAN





CITRALAND
City of Blessings
WINANGUN MANADO

Cluster MANHATTAN



Best Location
and
Easy Access



Selangkah dari Sekolah Citra Kasih Manado



Selangkah dari CitraLand WaterPark Manado



Selangkah dari RSUD
Kota Manado



15 Menit ke RSUP
Prof. Dr. R. D. Kandou



Selangkah dari Ring Road 1
10 Menit ke Tol Manado-Bitung



20 Menit ke Bandara
Sam Ratulangi



15 Menit ke Pusat Kota
Pusat Bisnis & Perbelanjaan



10 Menit ke Kampus
UNSRAT



Cluster

MANHATTAN



Main Gate

a Touch of
New Classy
and
Modern
Residential





CITRALAND
City of Blessings
WINANGUN MANADO

Cluster **MANHATTAN**

an Elegance and
Modern Residential Awaits

Cluster Premium Terbaru yang Memadukan
Konsep Arsitektur Modern Tropis
dengan Keanggunan dan Kemewahan





The Most Trusted & Reputable Developer

**Trendsetter for a New Way Living Pertama
di Kota Manado, Sulawesi Utara**

Kawasan Hunian Premium Bernilai Investasi Tinggi

**Fasilitas Sekolah Citra Kasih, WaterPark
dan Commercial Area Miracle Walk**

**Service After Sales & Estate Management
24 Hours Security System**

Harga Terbaik dengan Kemudahan Cara Bayar

Cluster
MANHATTAN





CITRALAND
City of Blessings
WINANGUN MANADO



Virtual Tour

Cluster

MANHATTAN





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Cluster
MANHATTAN



Tipe **MADISON**

LAND **90** m² | BUILDING **116** m²

2 Master Bedroom

Harga CASH **Rp. 1.763.100.000**

Harga KPR
EXPRESS **Rp. 1.812.900.000**





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Cluster
MANHATTAN



Type **MADISON**

LAND **90 m²** | BUILDING **116 m²**



DENAH LT. 1



DENAH LT. 2



3



1



3



1





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Cluster
MANHATTAN



Type **HUDSON**

LAND **120-144** m² | BUILDING **129** m²

1 Master Bedroom

Harga CASH **Rp. 2.085.500.000**

Harga KPR
EXPRESS **Rp. 2.146.900.000**





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Cluster
MANHATTAN



Tipe **HUDSON**

LAND **120-144** m² | BUILDING **129** m²



DENAH LT. 1



DENAH LT. 2





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Cluster
MANHATTAN



Tipe **ELDRIDGE**

LAND **180 m²** | BUILDING **244 m²**

The 1st Elegance Home with
Split Level Design

Harga CASH **Rp. 3.650.200.000**

Harga KPR
EXPRESS **Rp. 3.748.100.000**





Cluster
MANHATTAN



 **4+1**  **2**  **3+1**  **3**



DENAH LT. 1



DENAH LT. 2





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City of Blessings
WINANGUN MANADO

Cluster
MANHATTAN



Type **BROOKLYN**

LAND **252** m² | BUILDING **275** m²

**1 Master Suite Bedroom
+ 3 Master Bedroom**

Harga CASH **Rp. 4.421.700.000**

Harga KPR
EXPRESS **Rp. 4.540.300.000**





CITRALAND
City of Blessings
WINANGUN MANADO

Cluster
MANHATTAN



Tipe **BROOKLYN**

LAND **252 m²** | BUILDING **275 m²**

4+1 **2** **5+1** **3**



DENAH LT. 1



DENAH LT. 2



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Cluster
MANHATTAN



MANHATTAN AVENUE SHOPHOUSE

LAND **90-108** m² | BUILDING **131-157** m²

New Commercial Area

Ruko Mewah 2 Lantai

Harga CASH **Rp. 2.159.100.000**

Harga KPR
EXPRESS **Rp. 2.222.000.000**





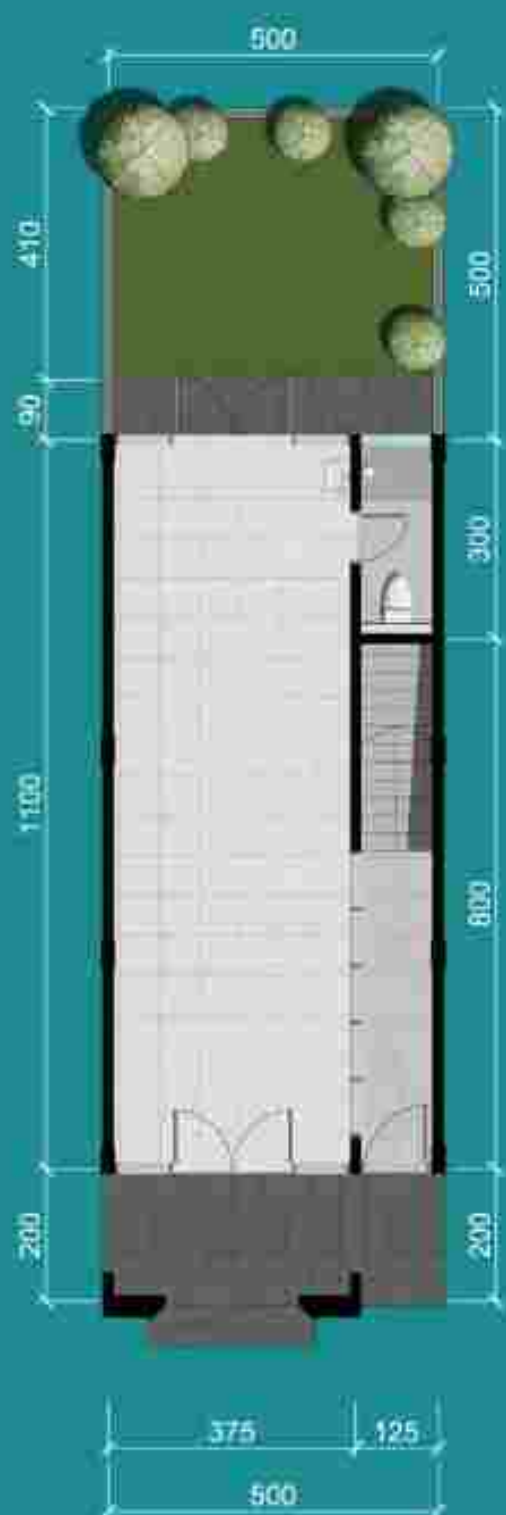
CITRALAND
City of Blessings
WINANGUN MANADO

Cluster
MANHATTAN

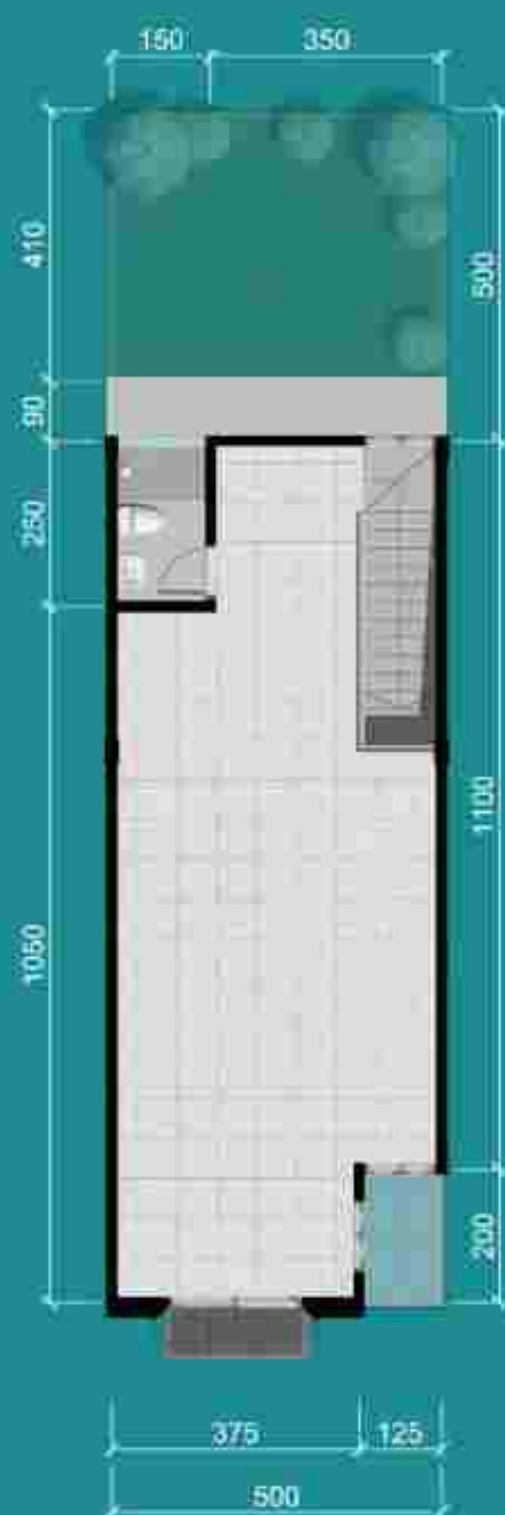


MANHATTAN AVENUE SHOPHOUSE

LAND **90-100** m² | BUILDING **131** m²



DENAH LT. 1



DENAH LT. 2





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City of Blessings
WINANGUN MANADO

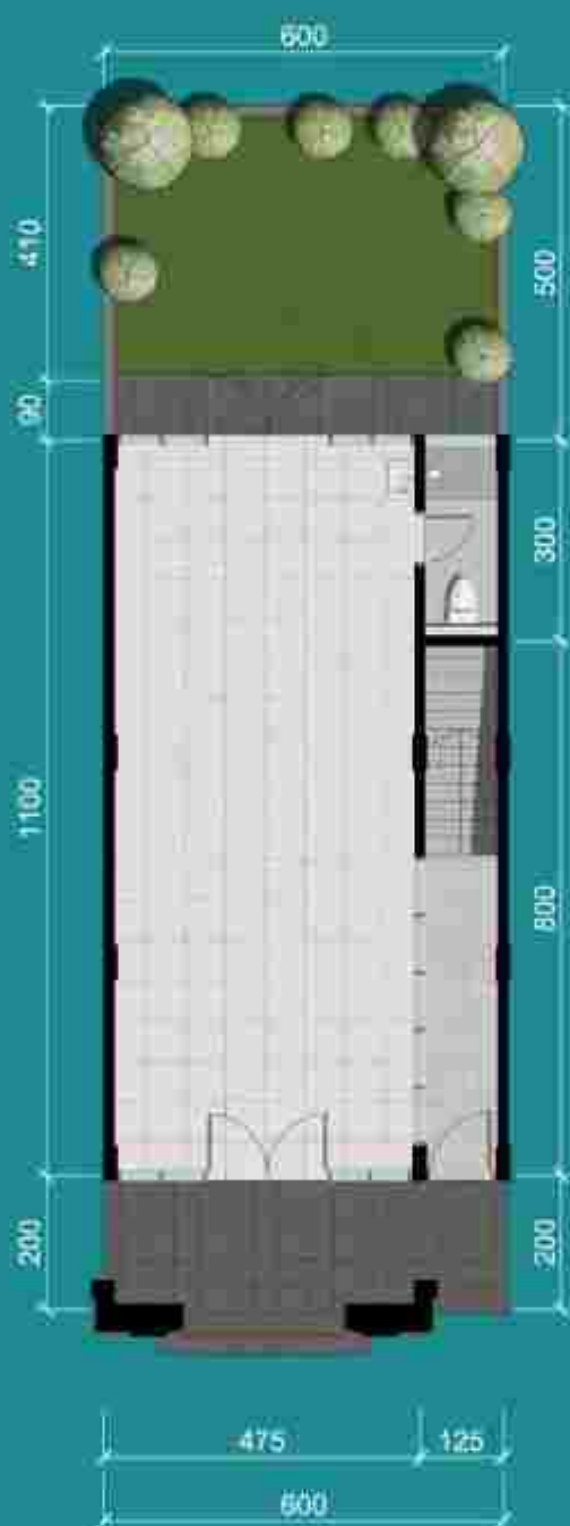
Cluster

MANHATTAN

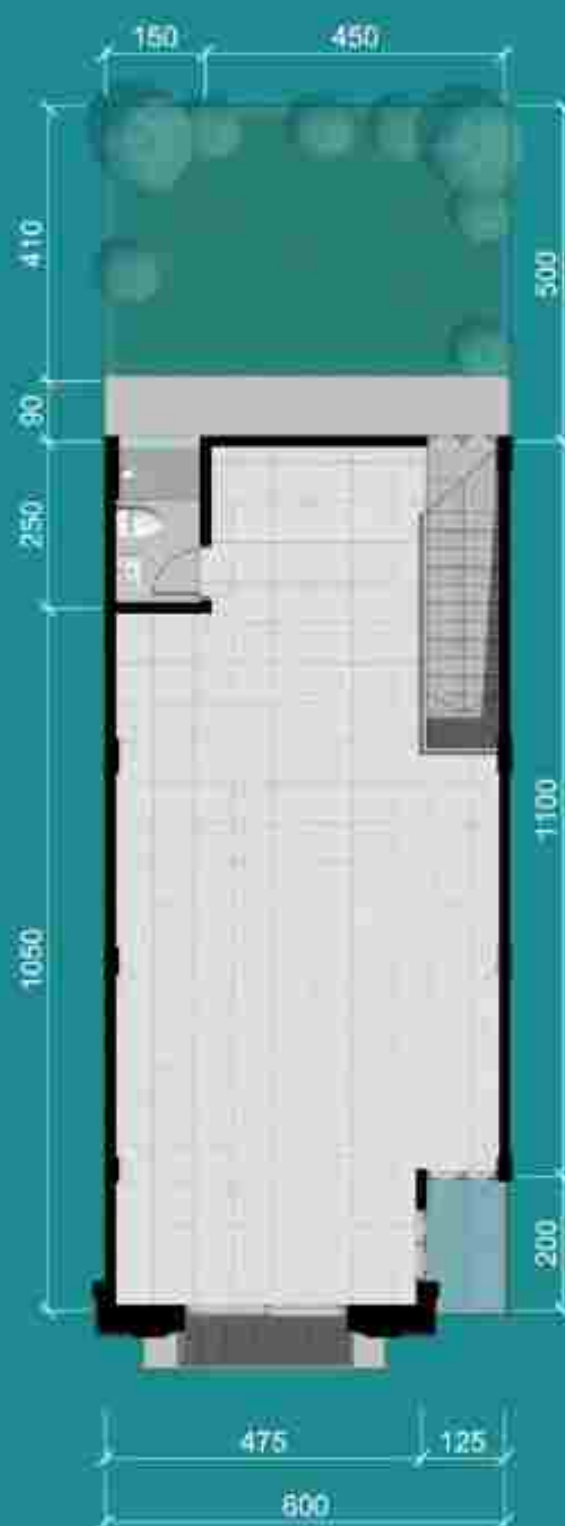


MANHATTAN AVENUE SHOPHOUSE

LAND **108-120** m² | BUILDING **157** m² (HOEK)



DENAH LT. 1



DENAH LT. 2



SPESIFIKASI BANGUNAN

Struktur Bangunan

BETON BERTULANG

Pondasi

BETON BERTULANG

Dinding

BATU BATA (DIPLESTER, DIACI & DICAT)

Atap Rumah

GENTENG BETON

Atap Ruko

ATAP ZINCALUME

Rangka Atap

RANGKA BAJA ZINCALUME

Rangka Plafond

HOLLOW BAJA ZINCALUME

PENUTUP PLAFOND GYPSUM BOARD

Lantai

UTAMA - HOMOGENOUS TILE 60 x 60 / 80 x 80

TERAS - HOMOGENOUS TILE 60 x 60

TANGGA - MARMER / HOMOGENOUS TILE 60 x 60 (RUMAH)

KAMAR MANDI - HOMOGENOUS TILE 60 x 60 (RUMAH)

KERAMIK 40 X 40 (RUKO)

Kusen

ENGINEERING DOOR / KAYU & ALUMUNIUM

Sanitair

CLOSET, SHOWER & WASTAFEL EX. TOTO / SETARA

Listrik

RUMAH - PLN 3500 / 4400 WATT

RUKO - PLN 3500 WATT

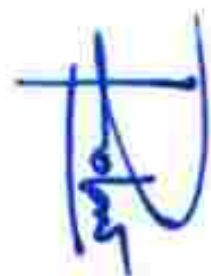
Instalasi Air Bersih

PIPA AIR BERSIH PVC / SETARA



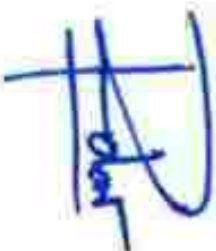
DAFTAR HARGA JUAL CLUSTER
Berlaku mulai JANUARI 2025

BLOK	TYPE	LB (M²)	LT (M²)	HARGA JUAL INCLUDE PPN		PAKET KPR * ASUMSI SUKU BUNGA 5%					
				HARGA KPR (DP 5% CICIL 5X)	HARGA KPR (EXPRESS)	TANDA JADI	DP 5% *	PLAFOND	10 Thn	15 Thn	20 Thn
NWMM.03/05-10	MADISON	116	90 (6x15)	1.882.700.000	1.812.900.000	10.000.000	90.645.000	1.722.255.000	18.267.000	13.619.000	11.366.000
NWMM.03/11 (POJOK)			90 (6x15)	1.902.600.000	1.832.100.000	10.000.000	91.605.000	1.740.495.000	18.461.000	13.764.000	11.486.000
NWMM.03/12 (POJOK)			144 (8x18)	2.261.100.000	2.177.100.000	20.000.000	108.855.000	2.068.245.000	21.937.000	16.356.000	13.650.000
NWMM.02/01 (POJOK)			158	2.354.100.000	2.266.600.000	20.000.000	113.330.000	2.153.270.000	22.839.000	17.028.000	14.211.000
NWMM.03/01 (POJOK)			161	2.374.000.000	2.285.800.000	20.000.000	114.290.000	2.171.510.000	23.032.000	17.172.000	14.331.000
NWMM.01/02-11, 02/02-03	HUDSON	129	120 (8x15)	2.229.500.000	2.146.900.000	20.000.000	107.345.000	2.039.555.000	21.633.000	16.129.000	13.460.000
NWMM.01/08		140	131	2.456.200.000	2.365.100.000	20.000.000	118.255.000	2.246.845.000	23.831.000	17.768.000	14.828.000
NWMM.03/15-18		129	144 (8x18)	2.388.800.000	2.300.300.000	20.000.000	115.015.000	2.185.285.000	23.178.000	17.281.000	14.422.000
NWMM.01/12 (POJOK)			165	2.551.500.000	2.456.800.000	20.000.000	122.840.000	2.333.960.000	24.755.000	18.457.000	15.403.000
NWMM.02/05 (POJOK)	ELDRIDGE	244	276	3.288.300.000	3.166.200.000	20.000.000	158.310.000	3.007.890.000	31.903.000	23.786.000	19.851.000
CPM/02-10, 17-20			180 (10x18)	3.892.700.000	3.748.100.000	20.000.000	187.405.000	3.560.695.000	37.767.000	28.158.000	23.499.000
CPM/01, 11, 12, 21 (POJOK)			180 (10x18)	3.919.200.000	3.773.700.000	20.000.000	188.685.000	3.585.015.000	38.025.000	28.350.000	23.660.000
CPM/15 (POJOK)			282	4.596.400.000	4.425.500.000	20.000.000	221.275.000	4.204.225.000	44.592.000	33.247.000	27.746.000
CPM/25-29	BROOKLYN	275	252 (12x21)	4.715.400.000	4.540.300.000	20.000.000	227.015.000	4.313.285.000	45.749.000	34.109.000	28.466.000
CPM/31 (POJOK)			332	5.279.700.000	5.083.500.000	20.000.000	254.175.000	4.829.325.000	51.222.000	38.190.000	31.871.000
CPM/23 (POJOK)			357	5.445.700.000	5.243.200.000	20.000.000	262.160.000	4.981.040.000	52.832.000	39.390.000	32.873.000
MA.05/02-10, 15-20	RUKO MANHATTAN AVENUE	131	90 (5x18)	2.307.500.000	2.222.000.000	20.000.000	111.100.000	2.110.900.000	22.389.000	16.693.000	13.931.000
MA.03/11-12		131	100 (5x20)	2.473.500.000	2.381.700.000	20.000.000	119.085.000	2.262.615.000	23.999.000	17.893.000	14.932.000
MA.05/11,12,21 (POJOK)		157	108 (6x18)	2.796.100.000	2.692.300.000	20.000.000	134.615.000	2.557.685.000	27.128.000	20.226.000	16.880.000
MA.03/10, 15 (POJOK)		157	120 (6x20)	2.995.200.000	2.884.000.000	20.000.000	144.200.000	2.739.800.000	29.060.000	21.666.000	18.081.000

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DAFTAR HARGA JUAL CLUSTER
Berlaku mulai JANUARI 2025

BLOK	TYPE	LB (M ²)	LT (M ²)	HARGA JUAL INCLUDE PPN		
				HARGA CASH	HARGA INHOUSE 12x	HARGA INHOUSE 24x
NWM.03/05-10	MADISON	116	90 (6x15)	1.763.100.000	1.944.600.000	2.092.800.000
NWM.03/11 (POJOK)			90 (6x15)	1.781.900.000	1.965.300.000	2.115.100.000
NWM.03/12 (POJOK)			144 (8x18)	2.120.200.000	2.338.400.000	2.516.700.000
NWM.02/01 (POJOK)			158	2.207.900.000	2.435.200.000	2.620.800.000
NWM.03/01 (POJOK)			161	2.226.700.000	2.455.900.000	2.643.100.000
NWM.01/02-11, 02/02-03	HUDSON	129	120 (8x15)	2.085.500.000	2.300.100.000	2.475.400.000
NWM.01/08		140	131	2.299.400.000	2.536.100.000	2.729.400.000
NWM.03/15-18		129	144 (8x18)	2.235.800.000	2.465.900.000	2.653.900.000
NWM.01/12 (POJOK)			165	2.389.300.000	2.635.200.000	2.836.100.000
NWM.02/05 (POJOK)			276	3.084.700.000	3.402.200.000	3.661.600.000
CPM/02-10, 17-20	ELDRIDGE	244	180 (10x18)	3.650.200.000	4.025.900.000	4.332.700.000
CPM/01, 11, 12, 21 (POJOK)			180 (10x18)	3.675.200.000	4.053.500.000	4.362.500.000
CPM/15 (POJOK)			282	4.314.300.000	4.758.300.000	5.121.000.000
CPM/25-29			252 (12x21)	4.421.700.000	4.876.800.000	5.248.600.000
CPM/31 (POJOK)	BROOKLYN	275	332	4.954.300.000	5.464.200.000	5.880.700.000
CPM/23 (POJOK)			357	5.110.900.000	5.636.900.000	6.066.600.000
MA.05/02-10, 15-20		131	90 (5x18)	2.159.100.000	2.381.300.000	2.562.800.000
MA.03/11-12	RUKO MANHATTAN AVENUE	131	100 (5x20)	2.315.700.000	2.554.000.000	2.748.700.000
MA.05/11,12,21 (POJOK)		157	108 (6x18)	2.620.200.000	2.889.900.000	3.110.100.000
MA.03/10, 15 (POJOK)		157	120 (6x20)	2.808.100.000	3.097.200.000	3.333.200.000


09/12/2024



CITRA LAND

City of Blessings
WINANGUN MANADO



Cluster

MANHATTAN AVENUE

SITE PLAN

● BROOKLYN
Kavling 12 x 21

● ELDRIDGE
Kavling 10 x 18

● HUDSON
Kavling 8 x 15
Kavling 8 x 18

● MADISON
Kavling 6 x 15

● MANHATTAN AVENUE
Ruko 5 x 18 - 5 x 20
Ruko 6 x 18 - 6 x 20 (Hoek)

○ RUMAH CONTOH



CITRALAND
City of Blessings
WINANGUN MANADO

Master Plan

- 1 Patung Yesus Memberkati
- 2 Gerbang Minahasa
- 3 Gerbang Manado
- 4 Marketing Office
- 5 Sekolah Citra Kasih
- 6 CitraLand Miracle Walk
- 7 Ruko CitraLand Utama
- 8 Kawasan Rumah Ibadah
- 9 Viewing Point
- 10 CitraLand Waterpark
- 11 Gelanggang Olahraga
- 12 Lapangan Tenis

