CITRA SENTUL RAYA
New Integrated City

Avenue

BUSINESS CENTER

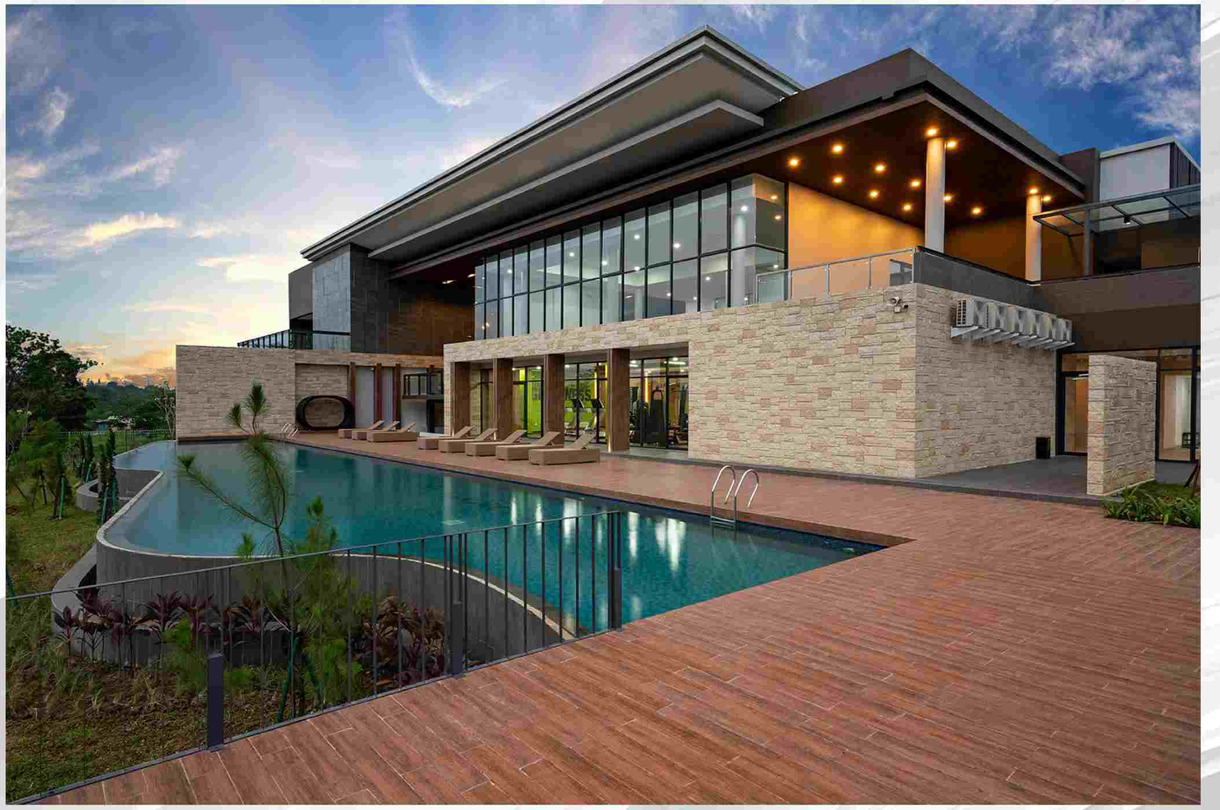
Avenue The First Commercial District

Citra Sentul Raya is launching the first commercial district located on the main boulevard of River Park, surrounded by many clusters already inhabited by more than **600 families**. Avenue District is the perfect investment for maximizing your business profit.

Strategic Location
In the Most Vibrant Area

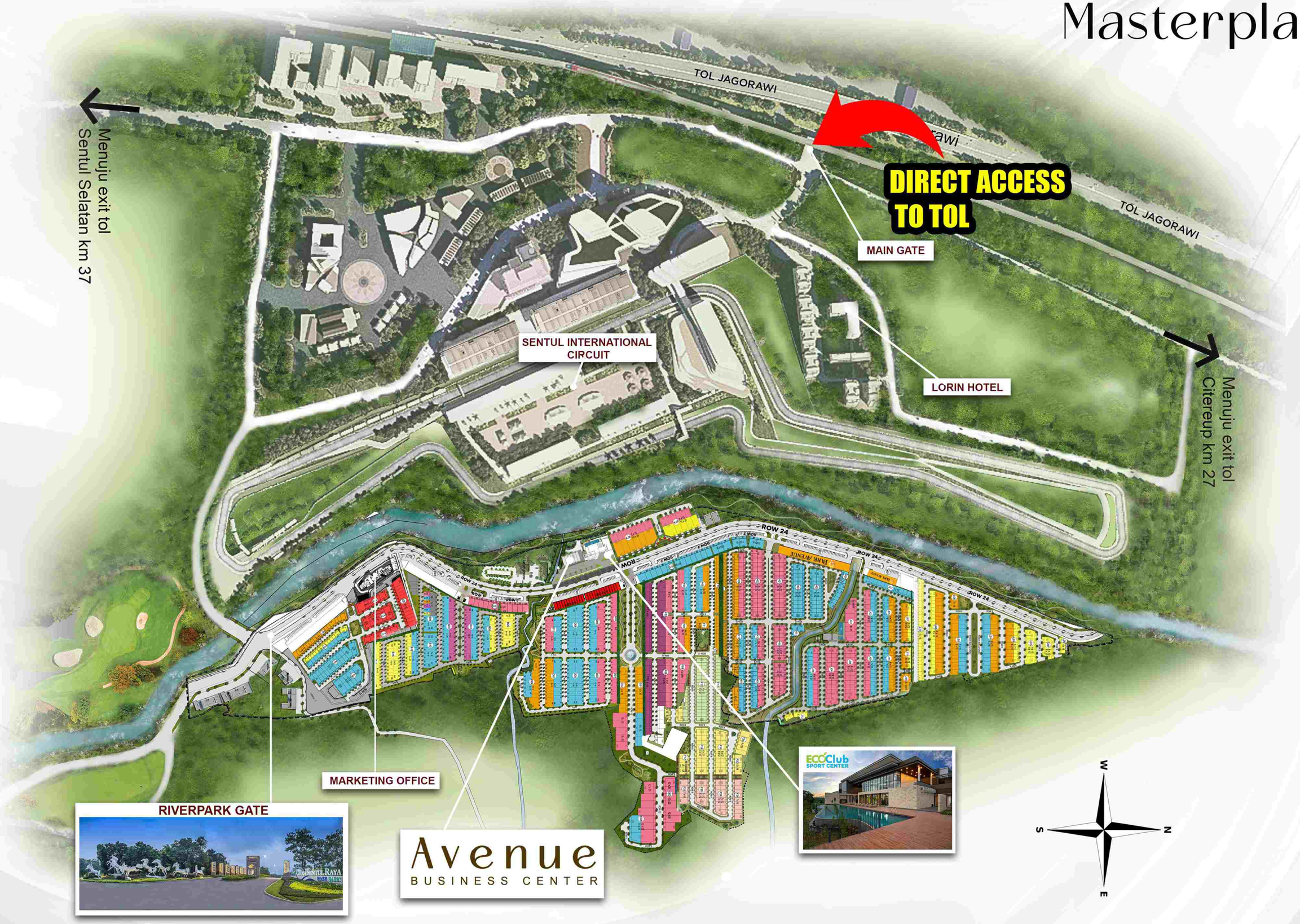
Located right next to the **EcoClub Sport Center** near a stunning river, and just **1 minute from the Sentul Circuit toll exit** Avenue District offers high daily traffic for a profitable business.

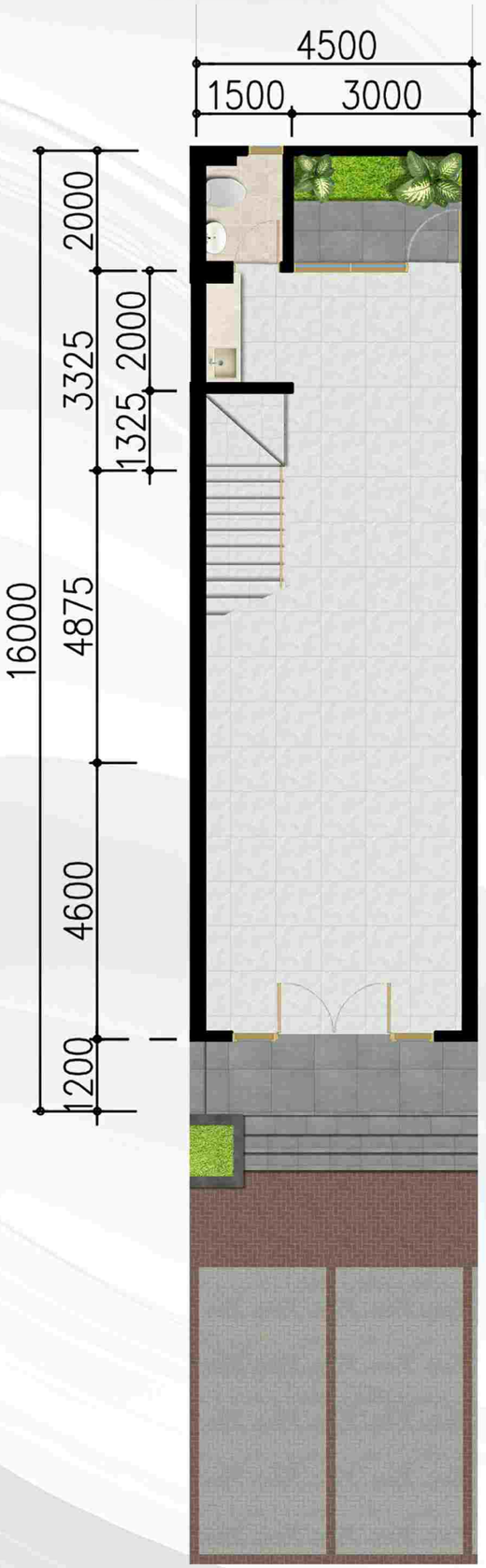
Avenue Business District



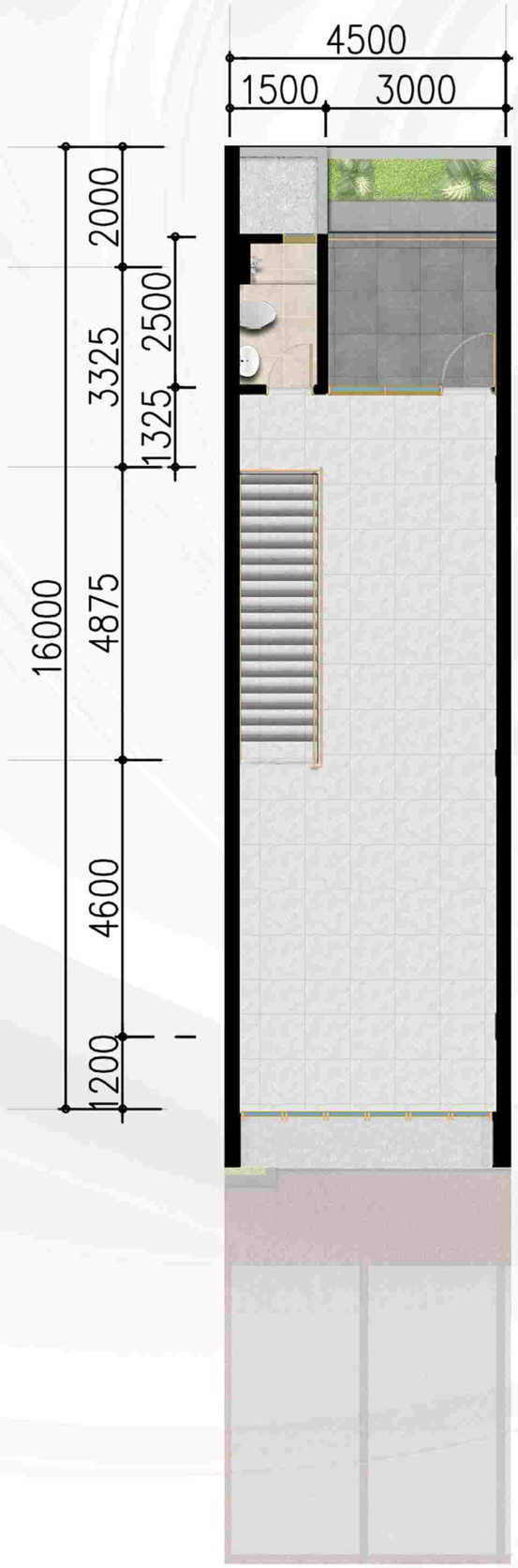
With the serenity of a **scenic river**, right beside the **EcoClub Sport Center.**

Masterplan


TOL JAGORAWI
DIRECT ACCESS TO TOL
MAIN GATE
TOL JAGORAWI
Menuju exit tol Sentul Selatan km 37
Menuju exit tol Citeureup km 27
SENTUL INTERNATIONAL CIRCUIT
LORIN HOTEL
ROW 24
PARK AVENUE
MARKETING OFFICE
RIVERPARK GATE
Avenue
BUSINESS CENTER
ECOClub
SPORT CENTER
W
S
N
E



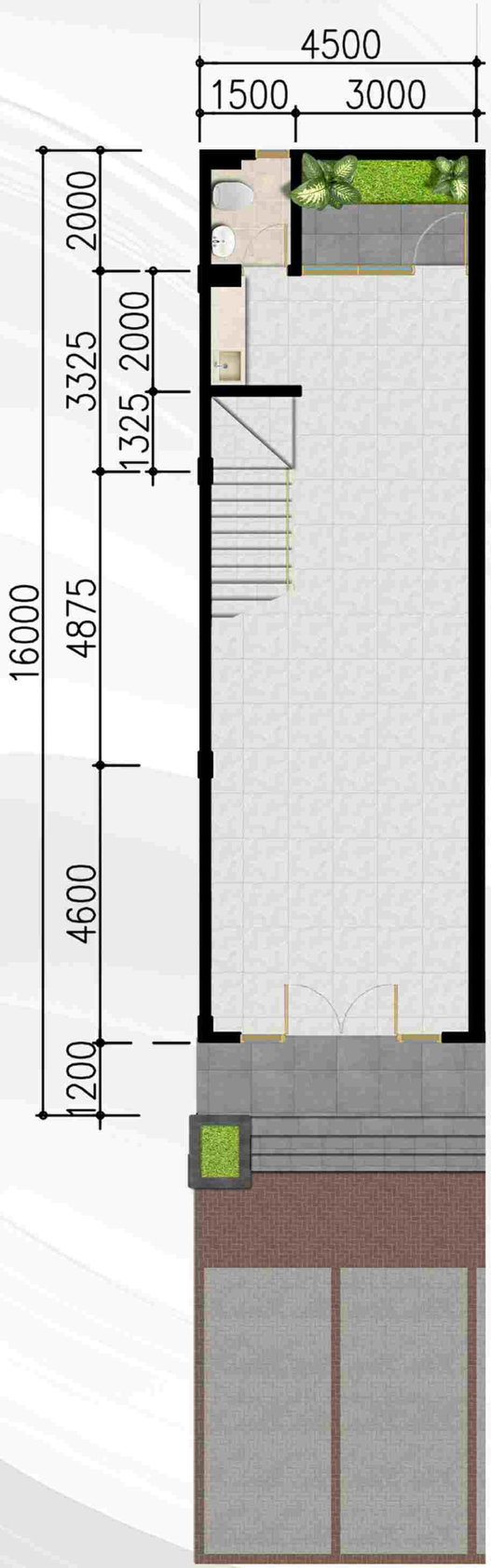
1st Floor



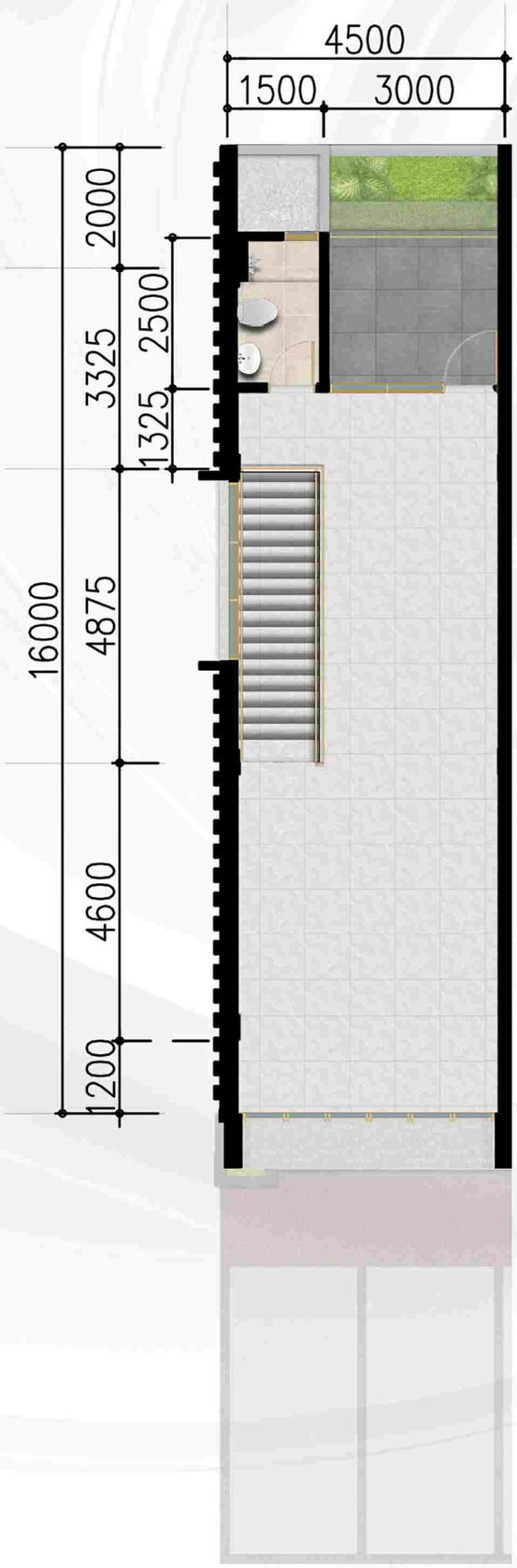
2nd Floor

Standard Type

Surface Area	Building Area
72 m2	130 m2 (4,5 x 16 m)



1st Floor



2nd Floor

Hoek Type

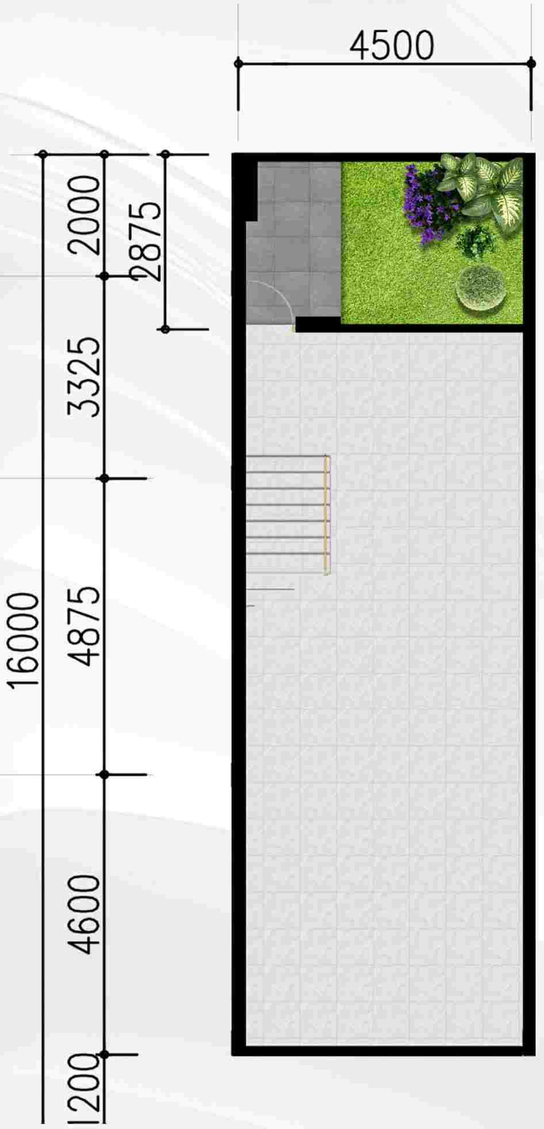
Surface Area	Building Area
72 m2	131 m2 (4,5 x 16 m)

8A

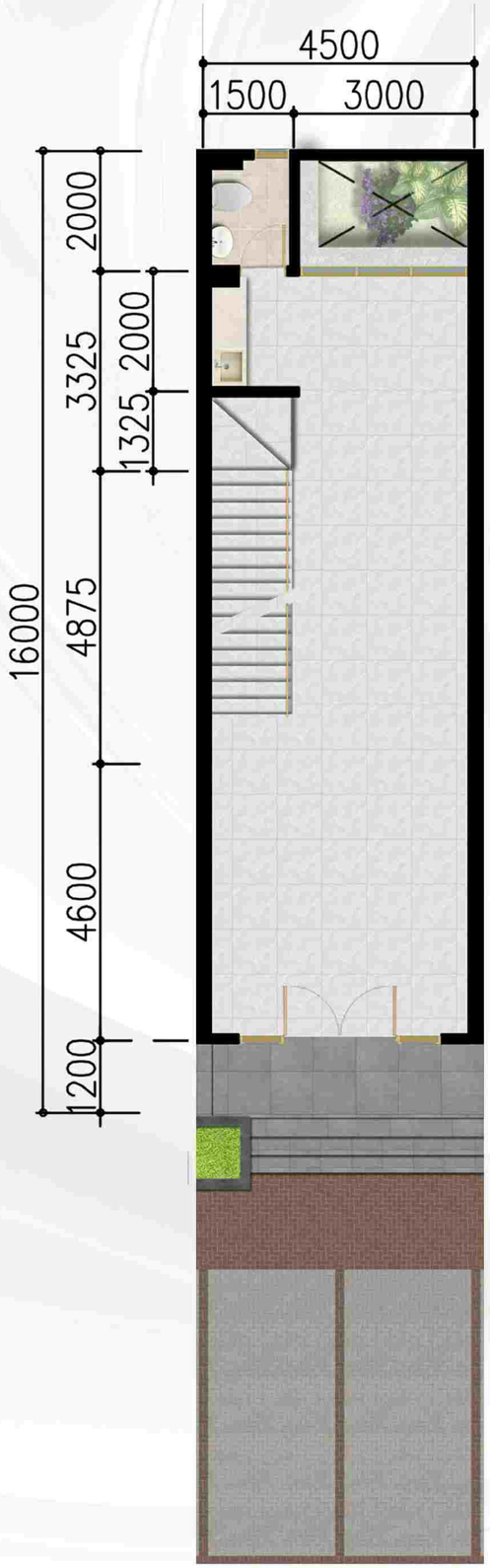
Standard Basement Type

Surface Area | Building Area

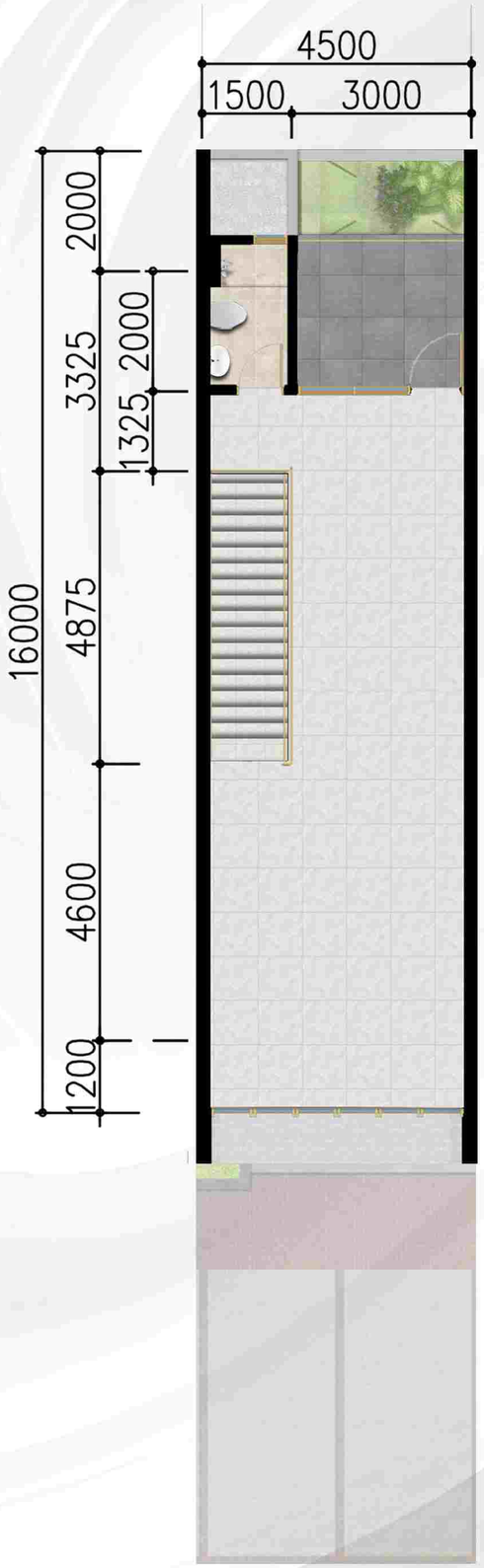
72 m2 | 181 m2 (4,5 x 16 m)



Basement Floor



1st Floor



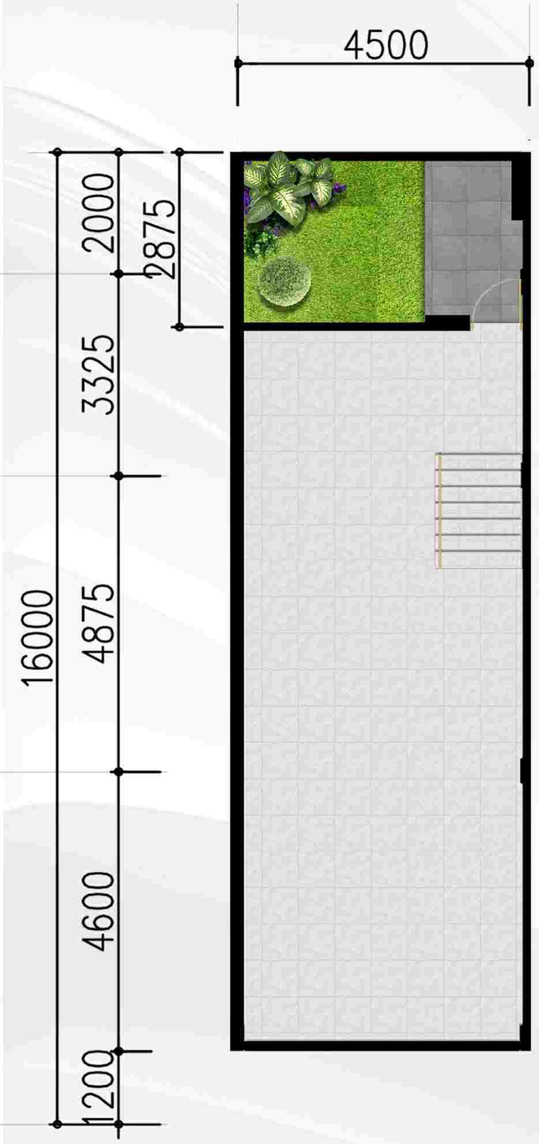
2nd Floor

8E

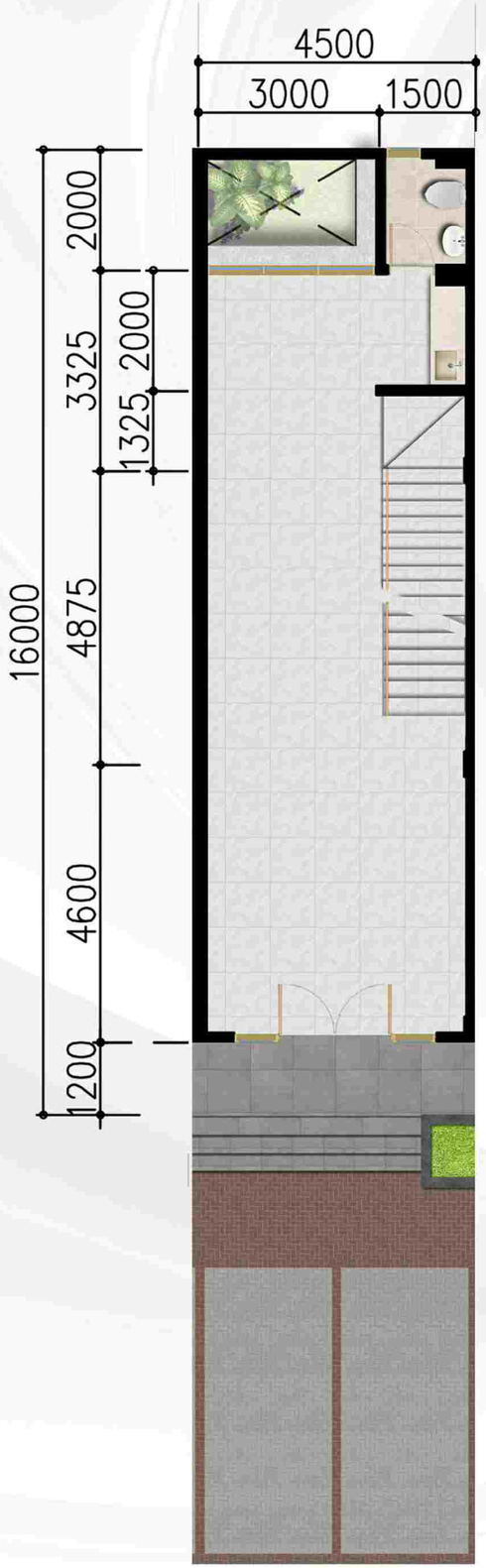
Hoek Basement Type

Surface Area | Building Area

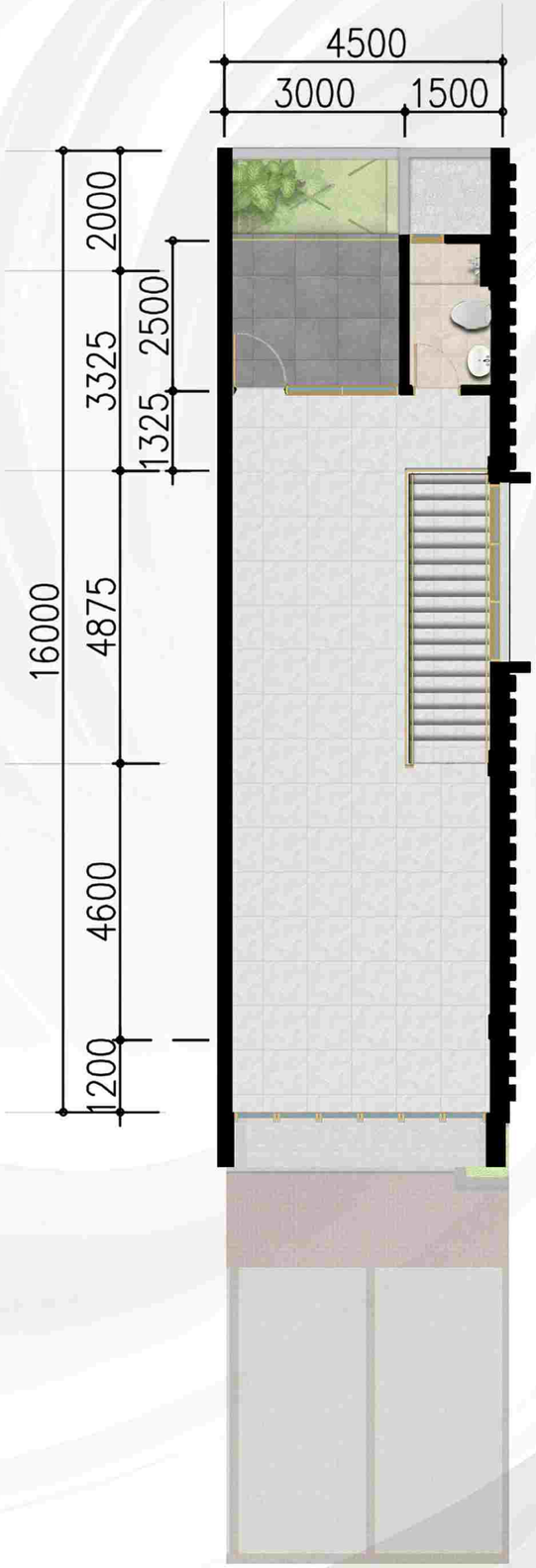
72 m2 | 181 m2 (4,5 x 16 m)



Basement Floor



1st Floor

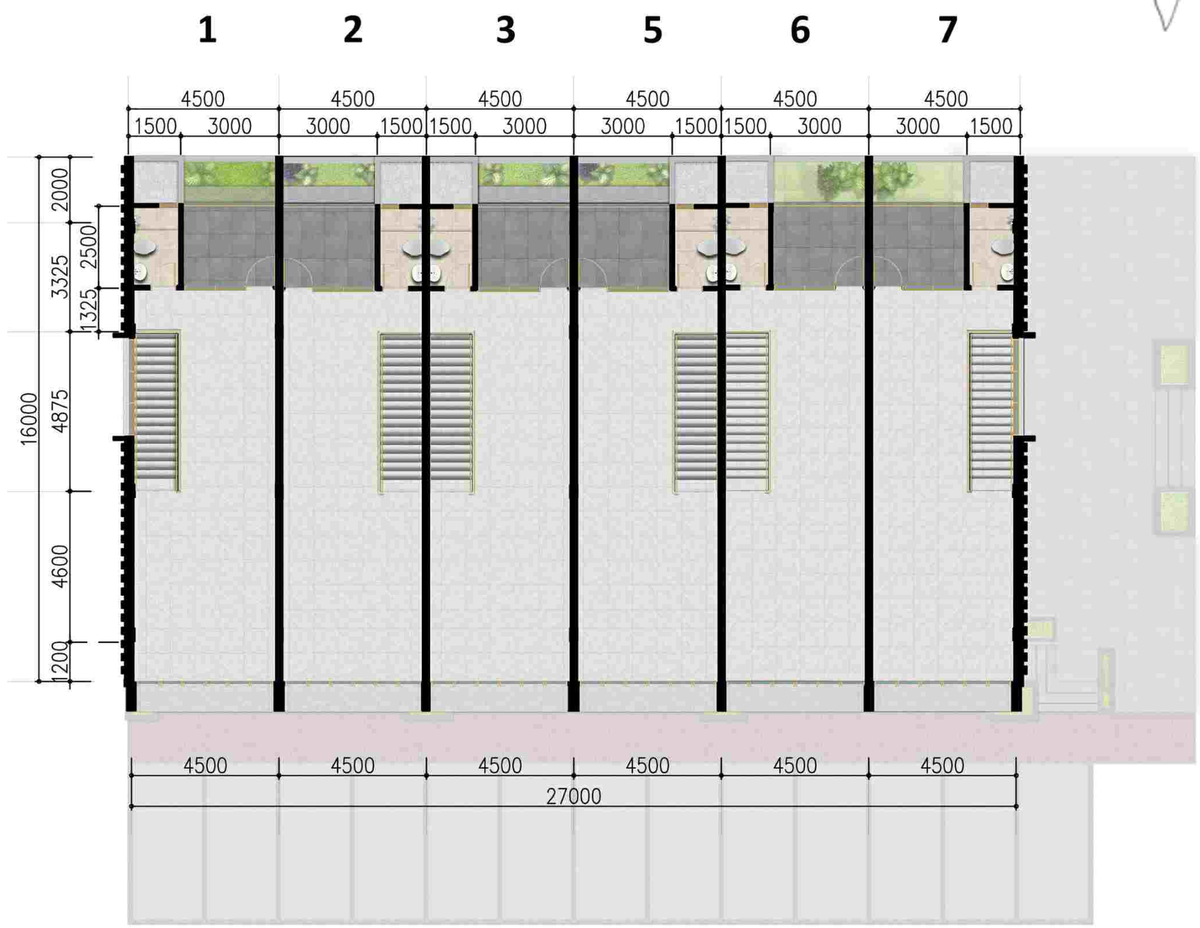


2nd Floor

8F

SITEPLAN RUKO ECO CLUB

Lantai Dasar



Lantai 2

SitePlan

Specification

PONDASI
- Bore Pile

STRUKTUR
- Beton Bertulang

DINDING
- Bata / Hebel diplester
- Finishing Cat Exterior – Jotun Jotashield
- Finishing Cat Interior – Jotun
- Ornamen Tampak Depan:
  - Kisi-Kisi Hollow Alumunium
  - Decorative Wood
  - HT Motif Travertine 30x60 ex Sandimas

PLAFOND
- Gypsum (Lt Basement, Lt 1, Lt 2)
- Gypsum WR (Toilet, teras, & overstek)
- WPC Wood Finish (Atap depan)

LANTAI
- Homogeneous Tile 60x60 ex Sandimas (Lantai Utama & Teras Depan)
- Keramik 30x30 ex Roman / setara (Toilet, Meja Dinding Dapur & Teras Belakang)

SANITAIR
- Closet Duduk ex. American Standard
- Lavatory / Washtafel ex American Standard
- Kitchen Sink ex Royal

RANGKA ATAP
- Rangka Baja

PENUTUP ATAP
- Atap Metal

JENDELA
- Kusen Alumunium ex Alexindo
- Jendela Alumunium ex Alexindo

PINTU
- Pintu Alumunium + Kaca (Pintu Utama dan Pintu Teras Belakang)
- Engineering Door Sisi Belakang Finish Melaminto Finish Cat (Pintu Toilet)

INSTALASI LISTRIK
- PLN 3500 W (Tipe 3 lantai)
- PLN 2200 W (Tipe 2 lantai)

INSTALASI AIR
- Air Bersih standar PAM

INSTALASI AC
- Dua (2) Titik AC per Lantai
- Instalasi hanya kabel power, pipa freon, dan pipa drain u/ kapasitas AC 2 PK
- Unit AC tidak termasuk

INSTALASI TELEPON
- Satu (1) Line Telepon

INSTALASI INTERNET
- Instalasi Internet dan TV Kabel

SPESIFIKASI LINGKUNGAN
- Jalan ROW 24, Perkerasan Jalan Aspal
- Perkerasan lingkungan ruko paving blok
- Penerangan Jalan Umum
- Jaringan Kabel Bawah Tanah
- Saluran Drainase Lingkungan Tertutup Pondasi

ACCESS TO CITRA SENTUL RAYA

- TOLL ROAD
- Jakarta Outer Ring Road
- Jakarta Outer Ring Road 2
- Jakarta Outer Ring Road 2
- Street
- Cibubur - Dukuh Atas LRT Line
- Future LRT Line
- LRT Station
- Airport

1 MINUTE FROM

JAGORAWI TOLL ROAD
EXIT SIRKUIT SENTUL

FUTURE LRT STATION
SIRKUIT SENTUL

MARKETING OFFICE :

EXIT TOL SIRKUIT SENTUL KM.33
Jl. River Park Boulevard Blok A No. 1, Citra Sentul Raya - Bogor 16810

CIPUTRA www.citrasentulraya.com [redacted]