



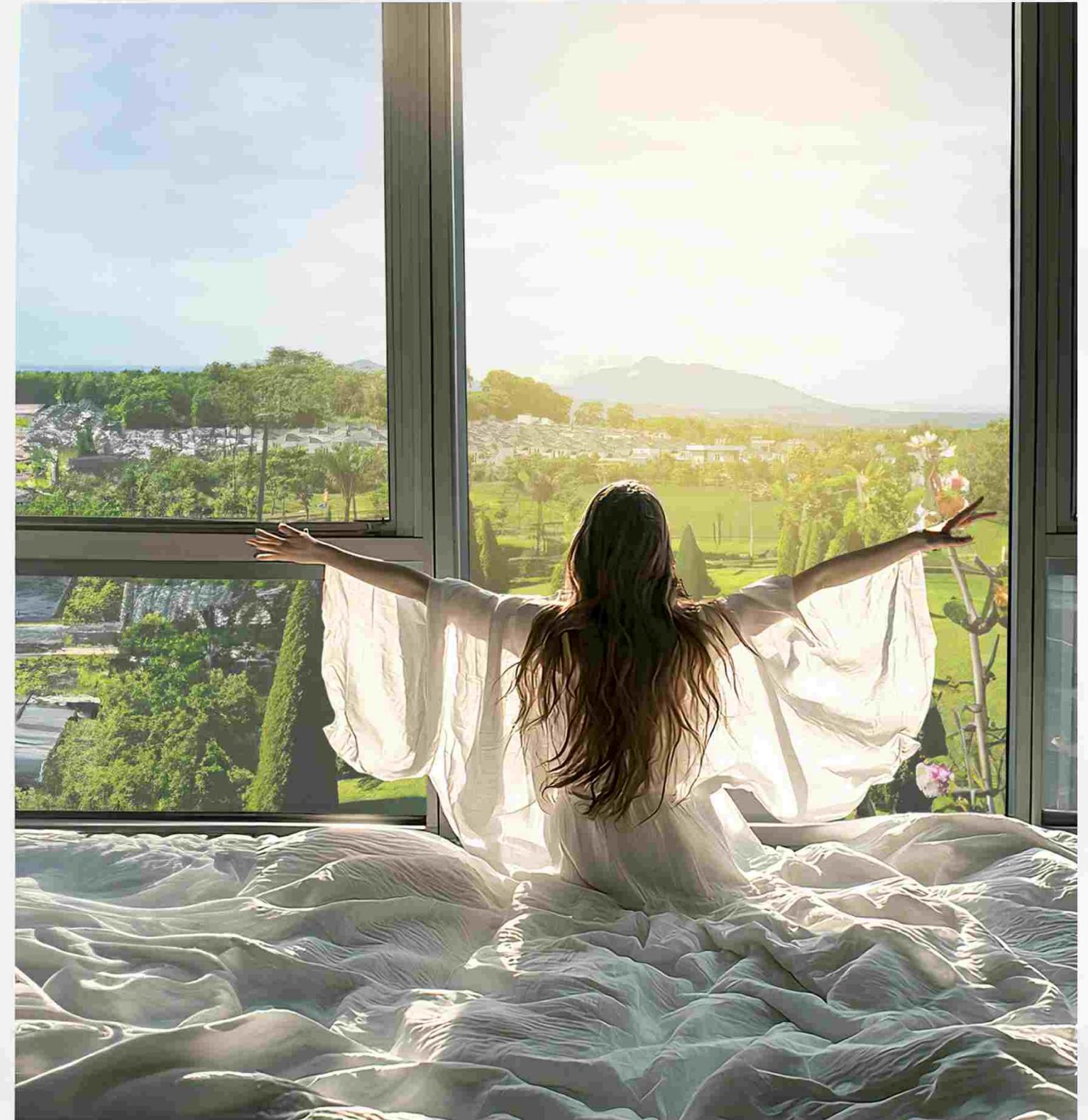
CITRA SENTUL RAYA



# FRAME YOUR OWN GREEN SCENERY

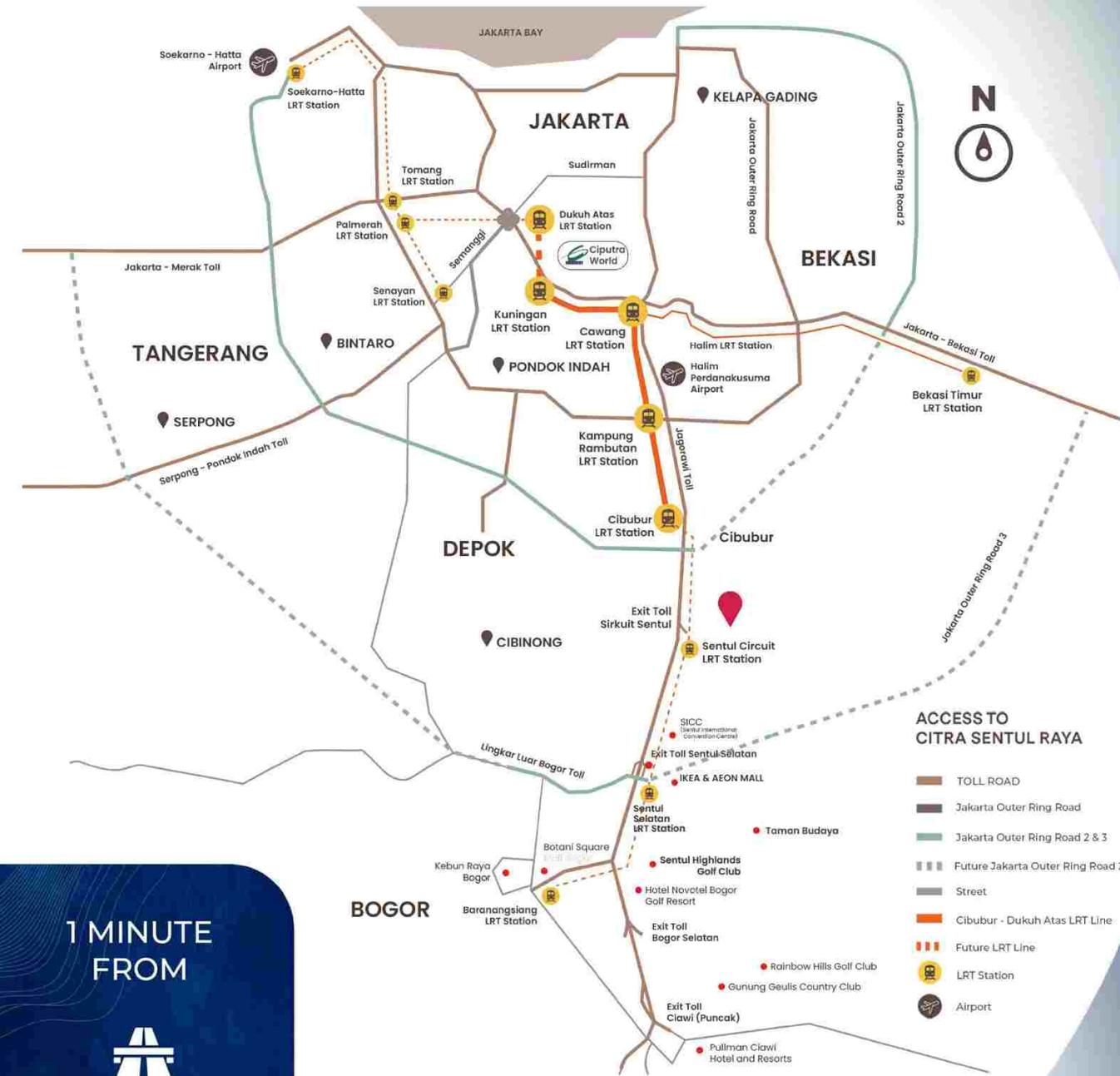
Connect with the nature creating a sense of relaxation,  
comfortly swayed by a delightful air romance of the natural breeze

Enhancing your quality of life





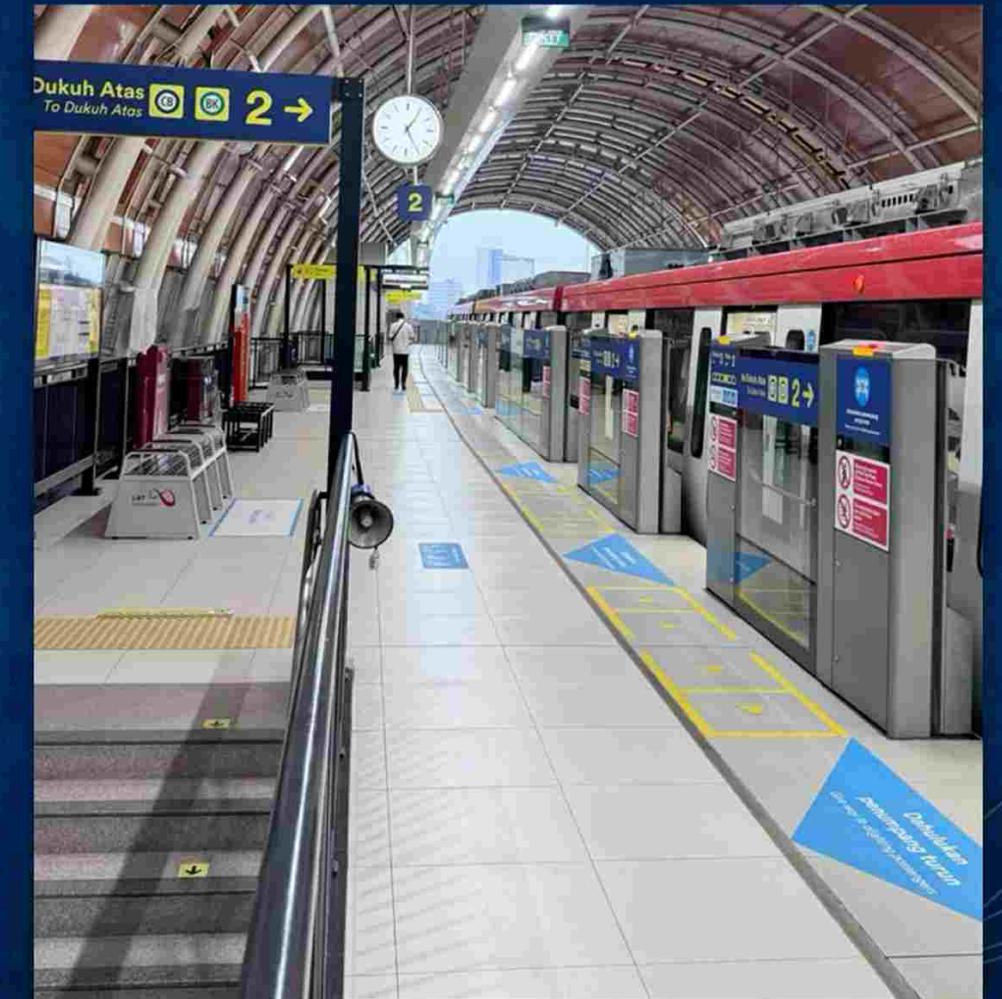
# STRATEGIC LOCATION



## DIRECT ACCESS to TOL



## FUTURE LRT STATION



1 MINUTE FROM



JAGORAWI TOLL ROAD  
EXIT SIRKUIT SENTUL



FUTURE LRT STATION  
SIRKUIT SENTUL

SCAN HERE

FIND US VISIT  
CITRA SENTUL RAYA



# Enjoying Fun Family Times

To Spend With Your Family

Bring your family to experience the happy healthy lifestyle in our clubhouse, with all the facilities and amenities, designed specifically to satisfy your activities



**ECOClub**  
SPORT CENTER

SURROUNDED BY LUXURY HOUSES





THE GATEWAY TO A LIFE ELEVATED PROSPERITY



LIVE AT THE TOP STAY EVERMORE

THE PERFECT PLACE FOR YOUR URBAN RESORT LIFESTYLE



# Sava

BUILD SIZE  
42m<sup>2</sup>

LAND SIZE  
84m<sup>2</sup> (7x12)



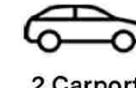
2 Bedrooms



1 Bathrooms



Smart Door  
Lock



2 Carport



# Brava

BUILD SIZE  
52m<sup>2</sup>

LAND SIZE  
96m<sup>2</sup> (8x12)



2 Bedrooms



1 Bathrooms

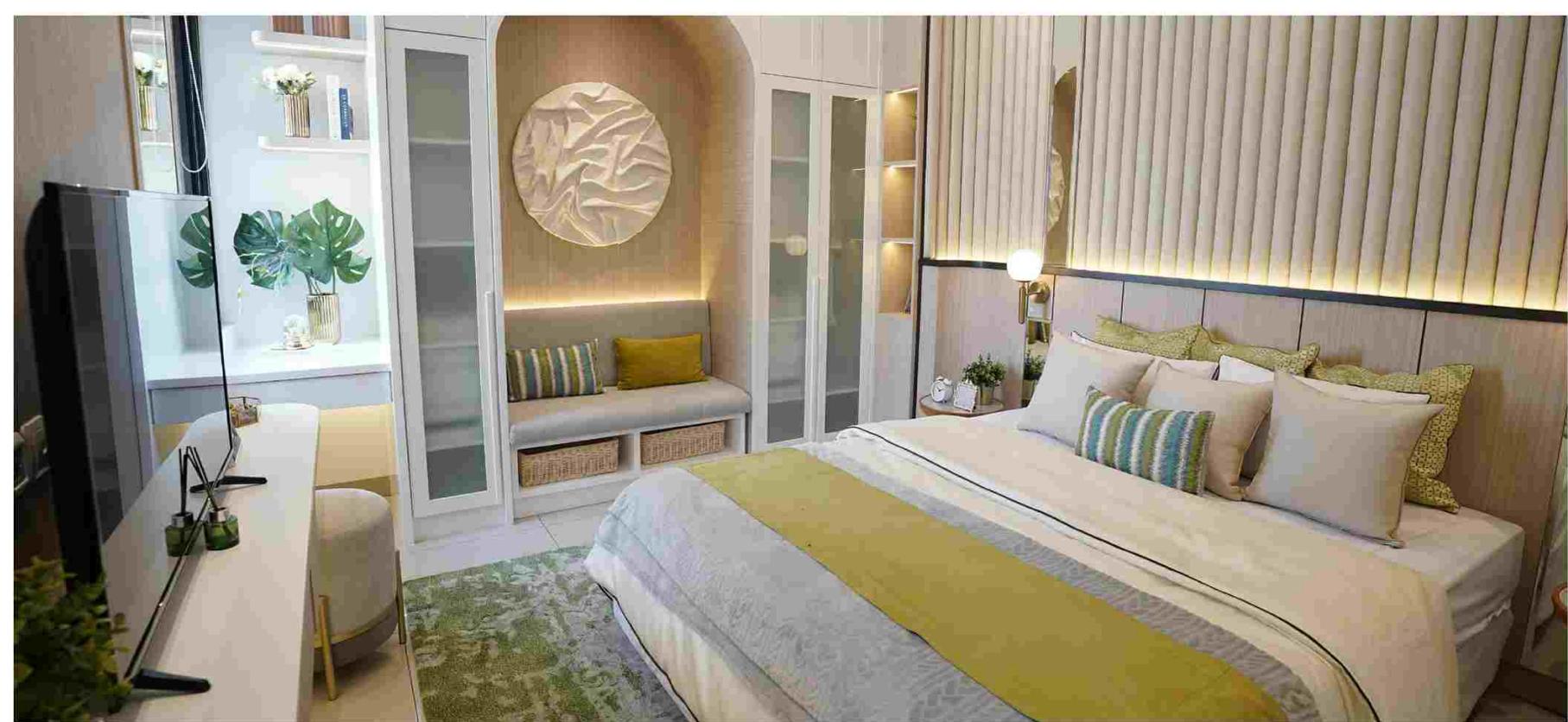
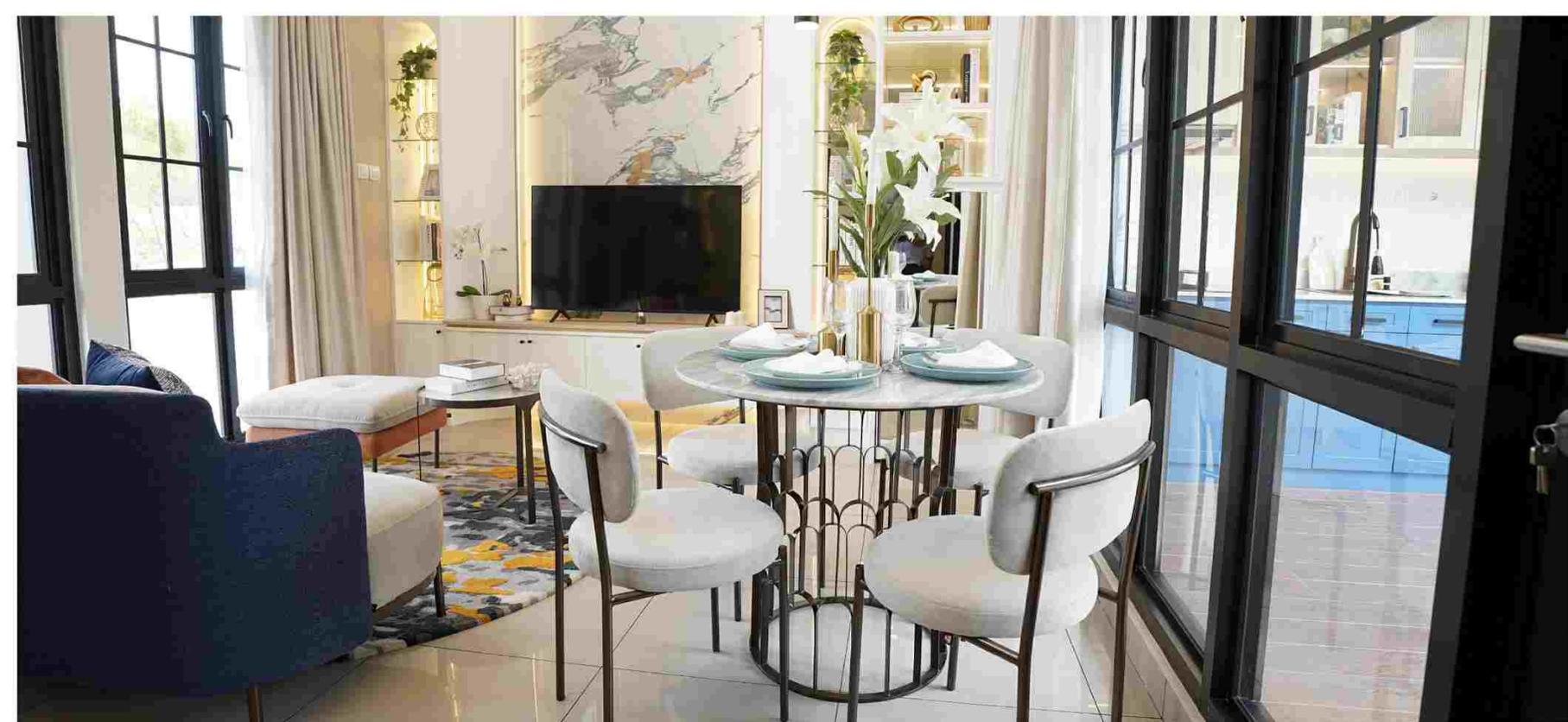


Smart Door  
Lock

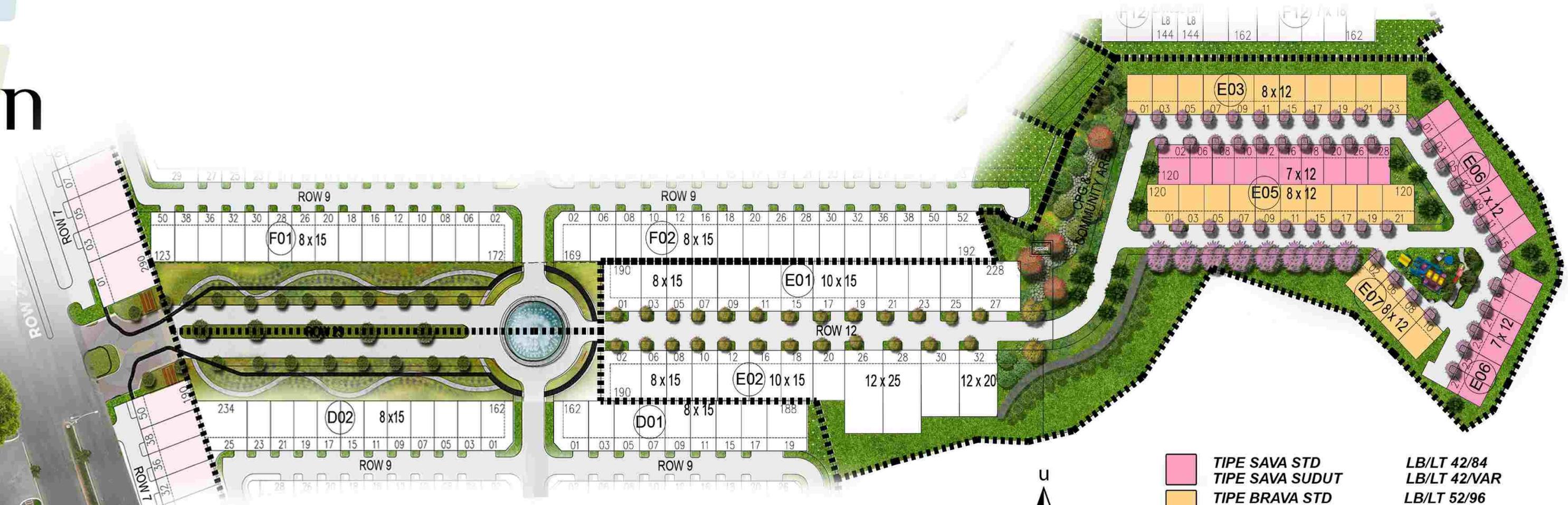


2 Carport





# Siteplan



- TIPE SAVA STD  
TIPE SAVA SUDUT
- TIPE BRAVA STD  
TIPE BRAVA SUDUT
- LB/LT 42/84  
LB/LT 42/VAR
- LB/LT 52/96  
LB/LT 52/VAR

## Technical Spesification

- PONDASI** Batu kali
- STRUKTUR** Struktur beton bertulang
- DINDING**
- Bata/bata ringan finishing plester aci & cat
  - Dinding pembatas - Double dinding
  - Pagar belakang - Bata ringan finishing plester aci & cat
  - Cat Eksterior - ex. Nippon Paint/setara
  - Cat Interior - ex. Nippon Paint/setara
  - Dinding Tekstur - ex. MU-110/setara
- PLAFON**
- Ruang Dalam - Gypsum
  - Kamar Mandi, Teras & Oversteak - Gypsum WR (Water Resistant)
  - Tinggi 5 meter (ruang keluarga)
- LANTAI**
- Homogeneous tile 60x60 ex. Sandimas/setara (Lantai Utama)
  - Homogeneous tile 60x60 ex. Sandimas/setara (Teras depan)
  - Homogeneous tile 15x60 ex. Sandimas/setara (Teras Belakang & Ruang Service)
  - Homogeneous tile 60x60 ex. Sandimas/setara (Kamar Mandi)
  - Paving blok (Carport)

- SANITAIR**
- Shower ex. American Standard/setara
  - Wastafel ex. American Standard /setara (khusus rumah tipe L8)
  - Closet Duduk ex. American Standard/setara
  - Smart Washer
- ATAP**
- Rangka Atap - Baja Ringan
  - Penutup Atap - Genteng Beton ex. Monier/setara
- JENDELA**
- Kusen - Alumunium Anodize ex. Alexindo/setara
  - Daun Jendela - Alumunium Anodize ex. Alexindo/setara + Kaca Bening
- PINTU**
- Kusen - Alumunium Anodize ex. Alexindo/setara
  - Daun Pintu - Engineering Door finish Melamik
- LISTRIK** PLN 2200 W - Semua Tipe Rumah
- INSTALASI AIR** Air Bersih standar PAM

- INSTALASI TELEPON** 1 Line Telepon (Langsung Kring), Gratis 1 Tahun abodemen sejak serah terima
- INSTALASI INTERNET** Koneksi internet & TV Cable, Gratis 1 Tahun sejak serah terima
- FITUR SMARTHOME** Smart Door Lock (pintu utama)
- FUTURE GREEN CONCEPT**
- Biological Septictank
  - Instalasi Jaringan Listrik bawah Tanah
  - Saluran Drainase tertutup
  - Jalan Cluster dan Jalan Lingkungan ROW 12 & ROW 9
  - Badan Jalan 5 meter
  - Children Playground
  - Perkerasan Jalan dari Beton & hotmix
  - Tembok belakang tinggi 2meter
  - Sistem keamanan lingkungan : CCTV Sistem
- INSTALASI AC**
- Ruang Keluarga
  - Ruang Tidur
  - Unit AC Tidak Termasuk





# CITRA SENTUL RAYA



## MARKETING OFFICE :

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

