



# CITRA SENTUL RAYA

New Integrated City

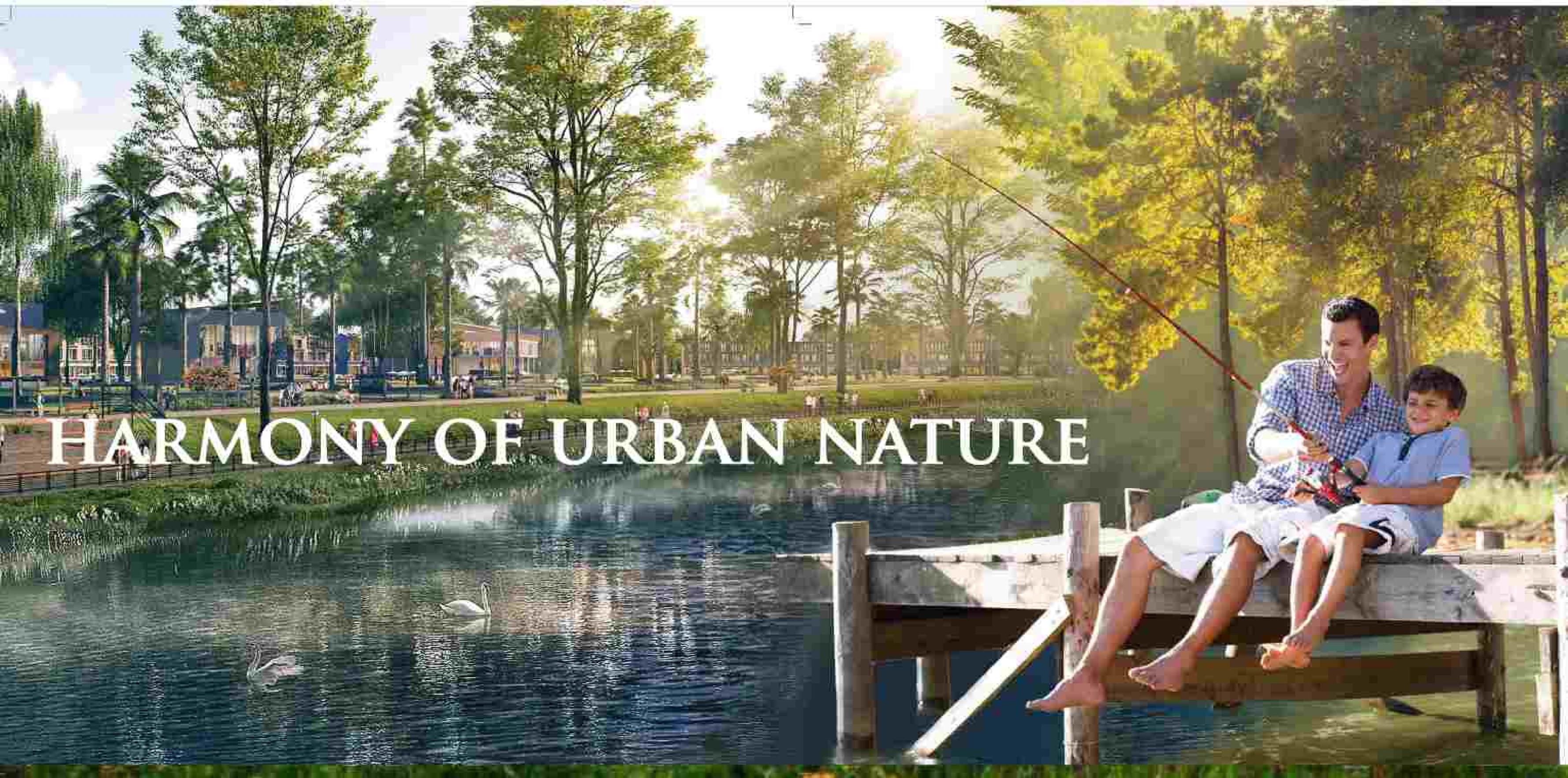


## PARK AVENUE

JOINT OPERATION PROJECT - PT. CIPUTRA RESIDENCE - PT. TRIDAYA SEMESTA



THE SPARKLING URBAN HAVEN



# HARMONY OF URBAN NATURE



FUTURE LRT STATION

CITRA SENTUL RAYA BUSINESS DISTRICT

MAIN GATE CITRA SENTUL RAYA

LORIN HOTEL

JAGDKAWY TOLL ROAD EXIT TOL SIKHUIT BENTUL

BENTUL INTERNATIONAL CIRCUIT

PARK AVENUE

CLUSTER RHINE

CLUSTER VOLGA

PARK AVENUE

CLUSTER B' PARK AVENUE

ECO CLUB SPORT CENTER

PARK AVENUE

CLUSTER ORINOGG

PERMATA BENTUL GOLF CLUB

CLUSTER BRINE

CLUSTER THAMES

CLUSTER DAMUBE

CLUSTER TIRER

DISCOVER SUPREME LIVING WITH EXTRAORDINARY LOCATION



THE ONLY ADDRESS WHEN  
GREENERY AND LUXURY  
BLEND IN A HARMONY

# GREEN BOULEVARD



# ECO Club SPORT CENTER



INFINITE POOL



FITNESS CENTER



RESTAURANT



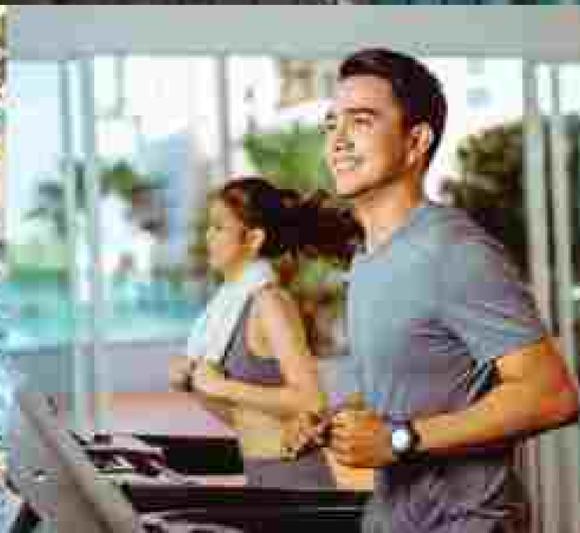
SPORT CENTER:

Multifunction Hall  
Badminton Hall  
Function Room



CONVENIENCE  
STORE

Our Eco Club Sports Center has state-of-the-art equipment and luxurious facilities. Surrounded by greenery and streams, Eco Club can be the perfect place to refresh your mind and body. Experience the best living in the most comfortable surroundings in the southern greater Jakarta area, enjoy all the warmth of the sun shine while all the places of interest are near you.



PERFECTLY LOCATED  
AT MAIN BOULEVARD



# ALPEN

## CLASSIC

FLOOR SIZE  
85 m<sup>2</sup>

LAND SIZE  
140m<sup>2</sup> (7X20)



1<sup>st</sup> FLOOR



2<sup>nd</sup> FLOOR



3 Bedrooms



3 Bathrooms



1 Carport



Smart Door Lock



Smart Home



# ALPEN

MODERN

85 m<sup>2</sup>

140m<sup>2</sup> (7X20)



3 Bedrooms



3 Bathrooms



1 Carport



Smart Door Lock



Smart Home



1<sup>st</sup> FLOOR



2<sup>nd</sup> FLOOR



# CARTENSZ

CLASSIC

FLOOR SIZE  
108m<sup>2</sup>

LAND SIZE  
160m<sup>2</sup> (8X20)



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



4+1 Bedrooms



3+1 Bathrooms



1 Carport



Smart Door Lock



Smart Home



# CARTENSZ

MODERN

GRAND TOTAL  
108m<sup>2</sup>

LAND SIZE  
160m<sup>2</sup> (8X20)



4+1 Bedrooms



3+1 Bathrooms



1 Carport



Smart Door Lock



Smart Home



Located close to the boulevard, Park Avenue allows you to have high mobility which is also supported by, one minute to the future LRT station and the Jagorawi toll road (Sentul Circuit Exit). Cluster Park Avenue is also close to Eco Club facilities, jogging trails, and parks beside the river. Classic architectural style combined with modern features such as smart home creates a distinct atmosphere and unique value for the whole project.

A HIGHER QUALITY  
OF LIVING



# ELBRUS

## CLASSIC

BUILD SIZE  
154m<sup>2</sup>  
LAND SIZE  
200 m<sup>2</sup> (10X20)  
205 m<sup>2</sup> (10X20,5)



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

- 4+1 Bedrooms
- 2+1 Bathrooms
- 1 Garage  
1 Carport
- Smart Door Lock
- SHINE Home



# ELBRUS

MODERN

APPROX. GROSS  
154m<sup>2</sup>

LAND SIZE  
200 m<sup>2</sup> (10X20)  
205 m<sup>2</sup> (10X20,5)



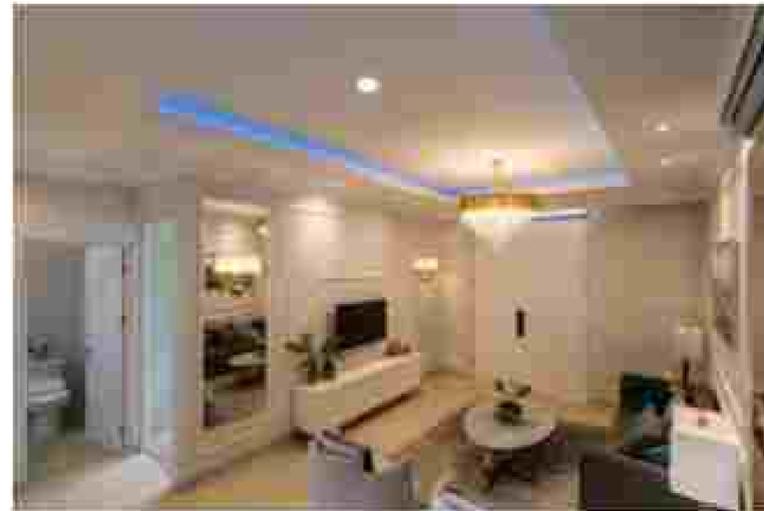
-  4+1 Bedrooms
-  3+1 Bathrooms
-  1 Garage  
1 Carport
-  Smart Door Lock
-  Smart Home

# ELBRUS EXTENTION

**CLASSIC**

BUILD SITE:  
178m<sup>2</sup>

LAND SIZE:  
200 m<sup>2</sup> (10X20)  
205 m<sup>2</sup> (10X20,5)



1<sup>st</sup> FLOOR



2<sup>nd</sup> FLOOR



4+1 Bedrooms



3+1 Bathrooms



1 Garage  
1 Carport



Smart Door  
Lock



Smart Home



# ELBRUS EXTENTION

MODERN

BUILD SIZE  
178m<sup>2</sup>

LAND SIZE  
200 m<sup>2</sup> (10X20)  
205 m<sup>2</sup> (10X20,5)



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



- 4+1 Bedrooms
- 3+1 Bathrooms
- 1 Garage  
1 Carport
- Smart Door  
Lock
- Smart Home

# RIVER PARK



# THE SITEPLAN

- TYPE ALPEN STD      LB/LT 85/140  
● TYPE ALPEN SUDUT      LB/LT 85/VAR
- TYPE CARTENSZ STD      LB/LT 108/150  
● TYPE CARTENSZ SUDUT      LB/LT 108/VAR
- TYPE ELBRUS STD      LB/LT 154/200/208  
● TYPE ELBRUS SUDUT      LB/LT 154/VAR
- TYPE ELBRUS EXT STD      LB/LT 176/208  
● TYPE ELBRUS EXT SUDUT      LB/LT 176/VAR

**ECOClub**  
SPORT CENTER



# STRATEGIC LOCATION

## ACCESS TO CITRA SENTUL RAYA

- TOLL ROAD
- Jakarta Outer Ring Road
- Jakarta Outer Ring Road
- Jakarta Outer Ring Road
- Road
- Citra Sentul Raya LRT Line
- Future LRT Line
- LRT Station
- Airport



1 MINUTE FROM



JAGORAWI TOLL ROAD  
EXIT BIRKUIT SENTUL



FUTURE LRT STATION  
BIRKUIT SENTUL

# TECHNICAL SPECIFICATIONS

## PONDASI

- Tiang pancang, batu kali

## STRUKTUR

- Struktur beton bertulang

## DINDING

- Beta / bata ringan finish plester aci & cat
- Dinding pemertasi - double dinding
- Pagar belakang - bata / bata ringan finish plester aci & cat
- Cat Eksterior - ex. Mowlex Weathercoat / setara
- Cat Interior - ex. Mowlex / setara
- Ornamen Fasad - Homogeneous tile ex. Valentino Gress / setara
- Pagar Depan - Pagar besi dengan pintu sliding
- Ornamen Modern - Aluminium Hollow ex. Alexindo
- Ornamen Classic - Ornamen Besi

## PLAFOND

- Ruang dalam - Gypsum
- Overstek, teras & KM/WC GRC - Gypsum WR

## LANTAI

- Lantai utama - Homogeneous tile 80x80 ex. Valentino Gress / setara
- Lantai dapur - Homogeneous tile 60x60 ex. Valentino Gress / setara
- Tangga - Homogeneous tile 60x120 ex. Valentino Gress / setara
- Kamar Mendi - Homogeneous tile 60x60 ex. Valentino Gress / setara
- Teras - Homogeneous tile 60x60 ex. Valentino Gress / setara
- R. Tidur Pembantu - Keramik 30x30 ex. Romari / Setara
- Garasi, Carport - Homogeneous tile 60x60 ex. Valentino Gress / setara
- R. Service - Keramik 30x30 ex. Romari / Setara (pelapis)

## GANTAI

- Shower ex. Toto / Setara
- Wastafel ex. Toto / Setara
- Closet Duduk & Eco Washer ex. Toto / setara

## RANGKA ATAP

- Baja ringan

## PENUTUP ATAP

- Atap genteng beton ex. Moxier / setara

## JENDELA

- Kusen - UPVC ex. Karangpilang / setara + powder coated
- Daun Jendela - UPVC ex Karangpilang / setara + powder coated + kaca bening double glazing + laminated

## PINTU

- Kusen - UPVC ex. Karangpilang/ setara + powder coated
- Daun pintu utama - Engineering solid wood finish melamik / ducco semi gloss

## INSTALASI LISTRIK

- PLN 3500 W - Semua tipe rumah

## INSTALASI AIR

- Air Bersih Standar PAM
- Ground Water Tank kapasitas 1000 liter termasuk pompa

## INSTALASI AC

- Ruang Keluarga
- Ruang Tidur
- Unit AC tidak termasuk

## INSTALASI TELEPON

- 1 Line Telepon (Lansung Kring)
- Gratis 1 Tahun Abodemen Sejak Serah Terima

## INSTALASI INTERNET

- Koneksi Internet & internet TV
- Gratis 1 Tahun Sejak Serah Terima

## FITUR SMART HOME

- Smart home system
  - o Smart door lock
  - o Smart Switch
  - o IR Remote
  - o Motion sensor
  - o Smart downlight
  - o Smart alarm
  - o CCTV outdoor & indoor

## FITUR LINGKUNGAN

- Biological septictank
- Instalasi jaringan listrik di bawah tanah
- Instalasi kabel telepon di bawah tanah
- Pemanas air tenaga surya - ex. Wika atau setara
- Saluran drainase tertutup
- Jalan lingkungan utama ROW 24 meter dan 7 meter
- Taman lingkungan
- Perkerasan jalan dari beton & hotmix
- Sistem keamanan lingkungan : CCTV
- Rumah berpagar

## DISCLAIMER

All data, drawings, notes and specifications shall be the structure are based on conditions and conditions during the preparation period. Changes can occur in the site and the full scope of the drawings. All dimensions in this drawing are in millimeter unless otherwise specified.



**MARKETING OFFICE :**

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



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

