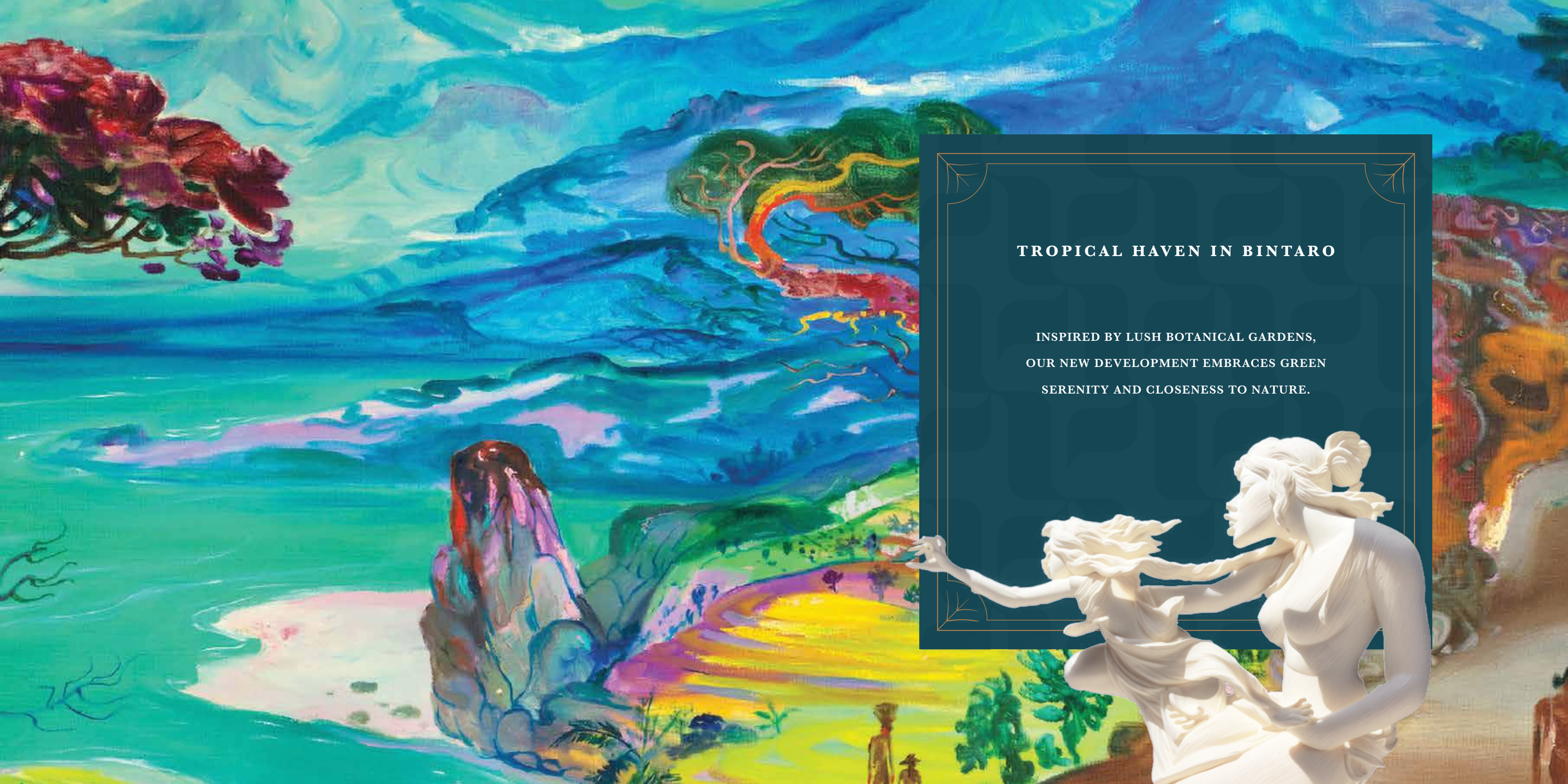




CITRAGARDEN BINTARO

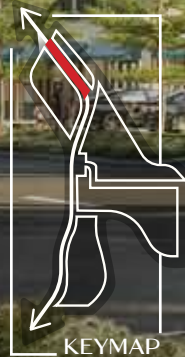




## TROPICAL HAVEN IN BINTARO

INSPIRED BY LUSH BOTANICAL GARDENS,  
OUR NEW DEVELOPMENT EMBRACES GREEN  
SERENITY AND CLOSENESS TO NATURE.





MAIN ENTRANCE



YOUR ENCHANTING TROPICAL HOME IS MORE THAN A TALE  
IT IS YOUR STORY WAITING TO UNFOLD



CLUSTER ALSTONIA





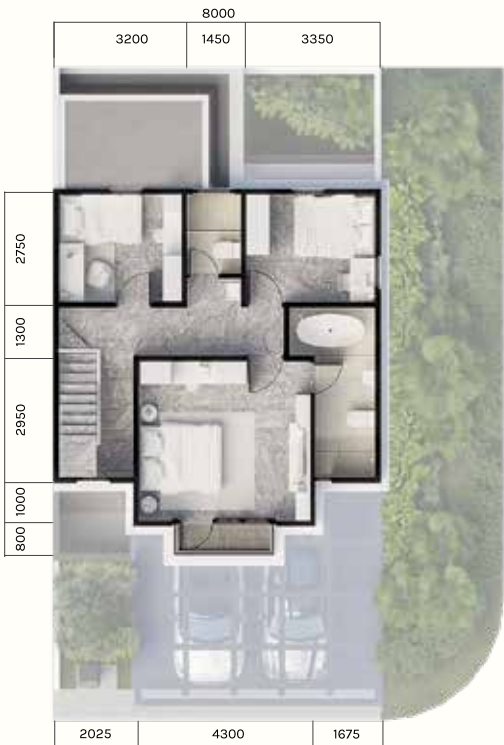
CELOSIA TYPE 8x15

# CELOSIA

8X15 | 2 STOREYS + ATTIC



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



Attic

LAND AREA 120 m<sup>2</sup> | BUILDING AREA 163 m<sup>2</sup>



4+1 Bedrooms



3+1 Bathrooms



2 Carports



Attic

While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.





1<sup>st</sup> Floor  
LIVING ROOM



1<sup>st</sup> Floor  
DINING ROOM



ATTIC



2<sup>nd</sup> Floor  
MASTER BEDROOM



1<sup>st</sup> Floor  
GUEST BEDROOM



2<sup>nd</sup> Floor  
KIDS BEDROOM





CALLIANDRA TYPE 7x12

# CALLIANDRA

7X12 | 2 STOREYS + ATTIC



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



Attic

LAND AREA 84 m<sup>2</sup> | BUILDING AREA 110 m<sup>2</sup>



3+1 Bedrooms



3+1 Bathrooms



2 Carports



Attic

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1<sup>st</sup> Floor  
LIVING ROOM



2<sup>nd</sup> Floor  
MASTER BEDROOM



1<sup>st</sup> Floor  
GUEST BEDROOM



2<sup>nd</sup> Floor  
KIDS BEDROOM



1<sup>st</sup> Floor  
DINING ROOM



ATTIC





DIANELLA TYPE 6x12

# DIANELLA

6X12 | 2 STOREYS + ATTIC



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



Attic

LAND AREA **72 m²** | BUILDING AREA **90 m²**

-  3 Bedrooms
-  3 Bathrooms
-  2 Carports
-  Attic

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1st Floor  
LIVING ROOM



2nd Floor  
MASTER BEDROOM



1st Floor  
GUEST BEDROOM



2nd Floor  
KIDS BEDROOM



1st Floor  
DINING ROOM



ATTIC





RAVENIA TYPE 6x10

RAVENIA  
6X10 | 1 STOREY + ATTIC



1<sup>st</sup> Floor



Attic

LAND AREA **60 m<sup>2</sup>** | BUILDING AREA **57 m<sup>2</sup>**



2 Bedrooms



2 Bathrooms



1 Carport



Attic

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RUSSELIA TYPE 6x10

# RUSSELIA

6X10 | 1 STOREY



1<sup>st</sup> Floor

LAND AREA **60 m<sup>2</sup>** | BUILDING AREA **37 m<sup>2</sup>**



2 Bedrooms



1 Bathroom



1 Carport

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1<sup>st</sup> Floor  
LIVING & DINING ROOM



1<sup>st</sup> Floor  
LIVING & DINING ROOM



1<sup>st</sup> Floor  
MASTER BEDROOM



1<sup>st</sup> Floor  
KIDS BEDROOM





CLUSTER BISCHOFIA





# SPECIFICATION

		RUSSELIA LT 60m²/LB 37m²	RAVENIA LT 60m²/LB 57m²	DIANELLA LT 72m²/LB 90m²	CALLIANDRA LT 84m²/LB 110m²	CELOSIA LT 120m²/LB 163m²
FOUNDATION		Mini Pile				
STRUCTURE		Reinforced Concrete				
WALL		Bricks, Wall Plastered				
ROOF		Lightweight Steel Structure with Bitumen Roof				
CEILING		Gypsum Board, Finishing Paint				
FLOOR	MAIN FLOOR	Homogenous Tiles 60 x 60			Homogenous Tiles 80 x 80	
	BEDROOM & BATHROOM	Homogenous Tiles 60 x 60				
	STAIRS	-	Homogenous Tiles 60 x 60		Homogenous Tiles 120 x 30	
	ATTIC	-	Stone Plastic Composite			
	TERRACE	Homogenous Tiles 60 x 60				
	CARPORT	Ceramics 30 x 30		Homogenous Tiles 30 x 60		
	SERVICE	-			Homogenous Tiles 60 x 60 & Ceramics 20 x 20	
WALL FINISHING	EXTERIOR	Weathershield Paint				
	INTERIOR	Wall Paint				
	BATHROOM	Homogenous Tiles 60 x 60				
DOOR		Engineering Wood Door				
WINDOW		Aluminium Powder Coating Frame With Clear Glass				
SANITARY		TOTO				
WATER		PAM				
AC		Installation				
ELECTRICAL		2200 Watt			3500 Watt	4400 Watt
FEATURES		• Smart Home System ( Smart Door Lock & CCTV )		• Smart Home System ( Smart Door Lock, CCTV, Smart Switch, Smart Sensor, IR Remote 360, Voice Control )		
		-		• Carport Canopy		

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MAIN ENTRANCE  
JL. MERPATI RAYA

MARKETING  
GALLERY

FUTURE  
DEVELOPMENT

MAIN  
BOULEVARD

CLUBHOUSE

FUTURE  
DEVELOPMENT



SECONDARY ENTRANCE  
JL. ARIA PUTRA

THE DEVELOPMENT OF  
28 HA LAND AREA



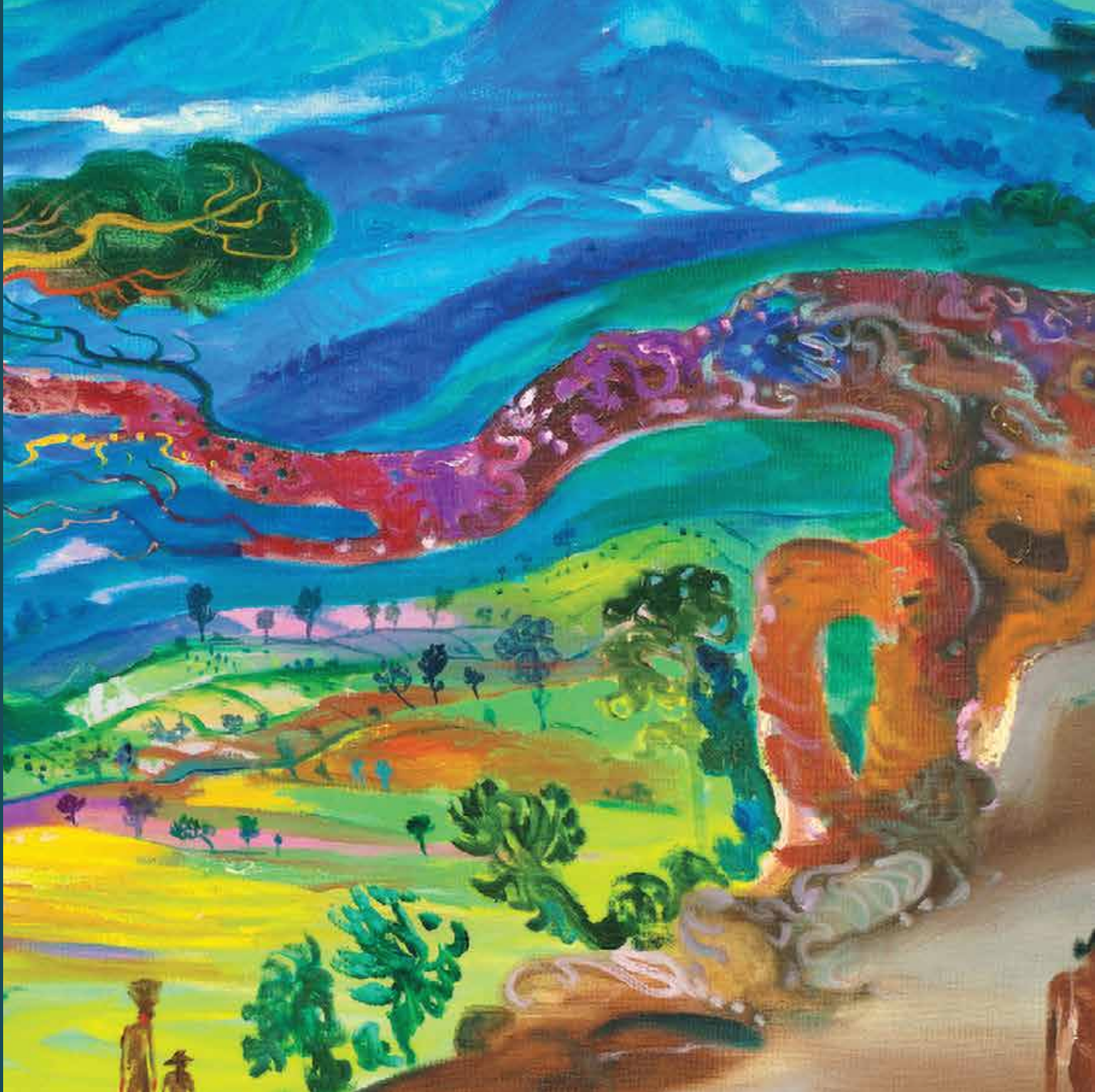
CITRAGARDEN BINTARO



# EASY ACCESS TO SOUTH JAKARTA



25 minutes to Pondok Indah  
35 minutes to Soekarno-Hatta International Airport  
50 minutes to SCBD








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