



REDEFINED MODERN LIVING.
NEW URBAN LIFESTYLE IN YOUR HANDS.
THE FUTURE OF YOU

THE NEXT LEVEL OF COMMERCIAL + RESIDENTIAL DEVELOPMENT IN ONE.

WHY CITRAGRAN CIBUBUR CBD?

THE NEXT LEVEL OF COMMERCIAL + RESIDENTIAL DEVELOPMENT IN ONE.



CITRA GRAND
CIBUBUR CBD

JALAN TRANSYOGI CIBUBUR

MAIN
GATE

OFFICE
SPACES

CITY
FOREST

CIPUTRA
UNIVERSITY

HEALTH &
WELLNESS
CENTER

CIVIC
CENTER

RESIDENTIAL CLUSTERS

SIDE
GATE

MARKETING GALLERY
& CULINARY CENTER

PREMIUM
APARTMENTS

BUSINESS
LOFT

EDUCATION
CENTER

BEAUTY
CENTER

:100 HA OF GRAND DESIGN
WITH SEAMLESS LINK BETWEEN
WORK, SOCIAL & LIVING.>

NORTH



:8 EXCELLENCE OF CITRAGRAN CIBUBUR CBD?>

01 BEST LOCATION

02 ACCESS TO HIGHWAY

03 WELL-CONNECTED
TRANSPORTATION

04 CBD OF CIBUBUR

05 GREEN & MODERN LIVING

06 CITY SCALE FACILITIES

07 BLUE CHIP INVESTMENT

08 TRUSTED DEVELOPER

DI DEPAN
MALL CIPUTRA
CIBUBUR

01

:LOCATION FUTURE CBD IIN EAST JAKARTA>

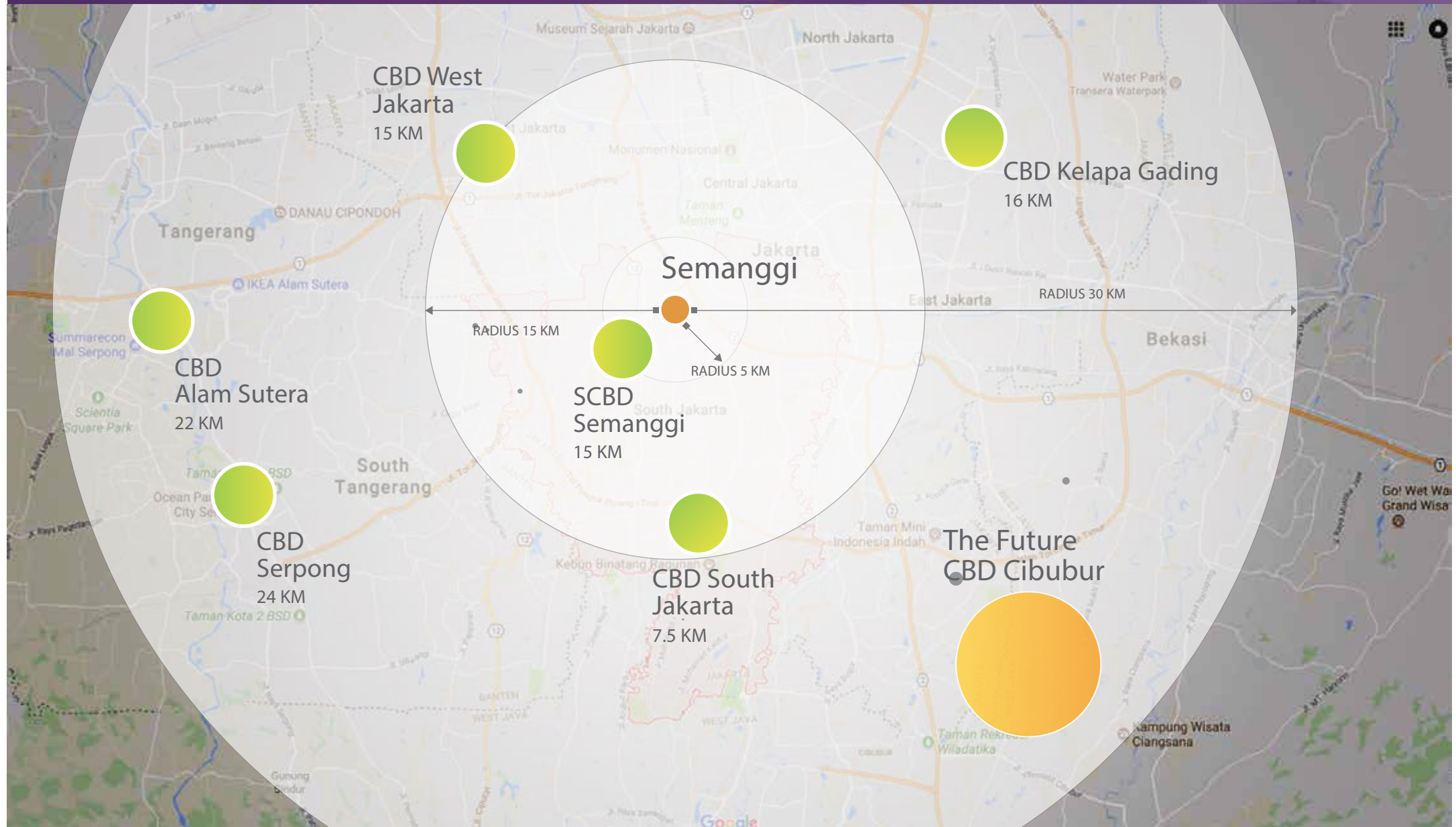


- NEW TOLL CIMANGGIS-CIBITUNG
- - - RENCANA LRT CAWANG-CIBUBUR
- - - RENCANA LRT CAWANG-BEKASI



CITRA GRAND
CIBUBUR CBD

:BEST LOCATION FUTURE CBD IN EAST JAKARTA>



02

:ACCESS TO HIGHWAY NEXT LEVEL OF ACCESSIBILITY>



5
AKSES
TOL

> Jagorawi, Cijago,
Cimanggis, Jatiwarna
& Jatiasih



2
MENIT

> Gate Tol JORR 2



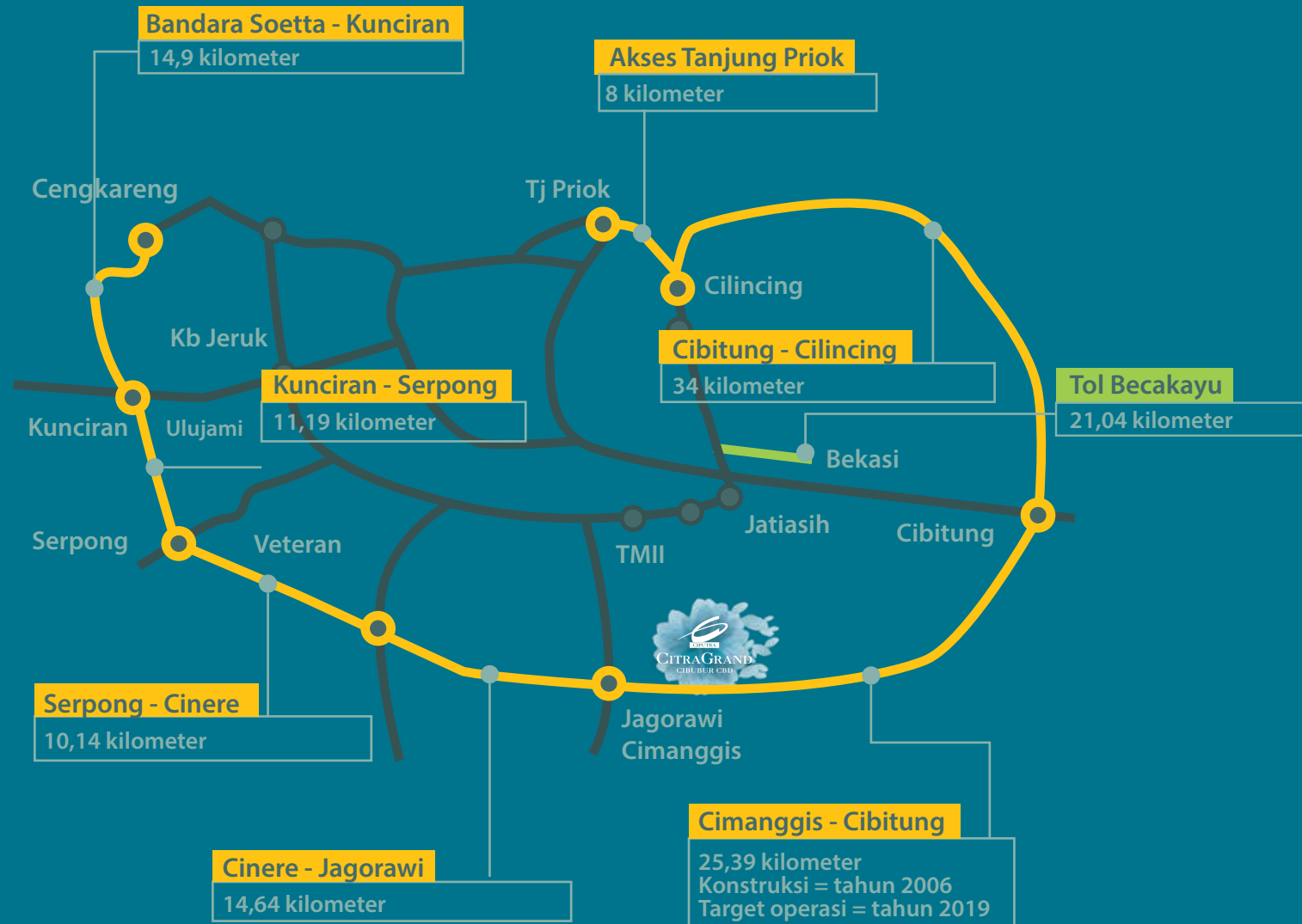
10
MENIT

> Stasiun Light Rail
Transit (LRT) Cibubur

30
MENIT

> Jakarta dengan
Light Rail Transit (LRT)

:MAP OF DEVELOPMENT > TOL JORR 2



:BUILDING PROGRESS > TOL JORR 2



NEW TOLL GATE
IN / OUT JATIKARYA 1

500M TO CITRAGRAN CIBUBUR CBD



03

:TRANSPORTATION CREATING WELL-CONNECTED LIVING WITH TOD:TRANSIT ORIENTED DEVELOPMENT>


CITRA GRAND
CIBUBUR CBD



: TRANSIT ORIENTED DEVELOPMENT >



Konsep TOD > Transit Oriented Development menghadirkan kawasan yang terkoneksi melalui jaringan transportasi publik seperti MRT Mass Rapid Transit, Shuttle Busway, Light Rail Transit (LRT), Taxi, serta dilengkapi jalur pedestrian dan sepeda.



:SHUTTLE BUS RUTE>

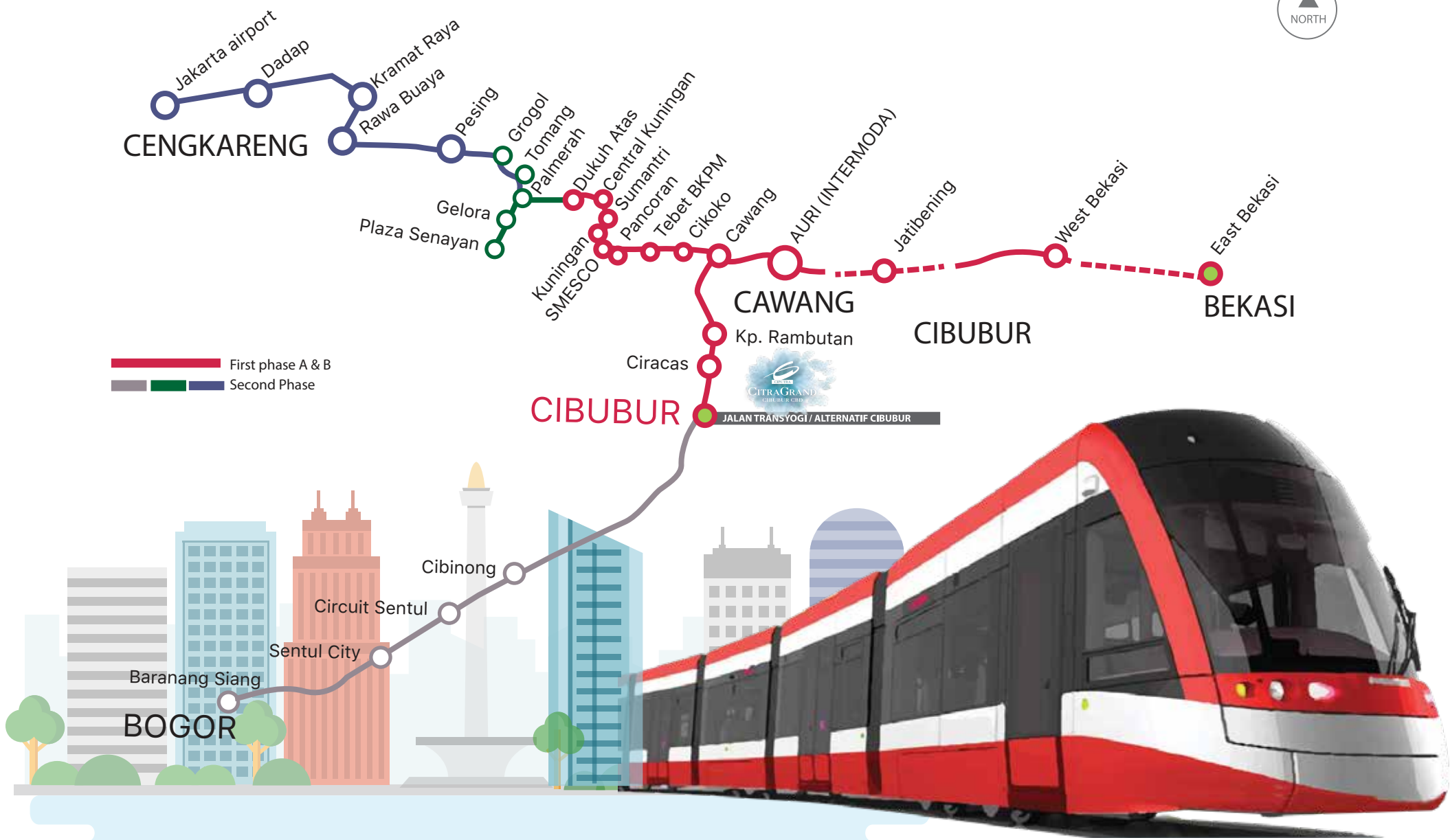


10 SHUTTLE BUS

PER 2 JAM

Jurusan : KOMDAK • MALL CIPUTRA • BLOK M • RATU PLAZA

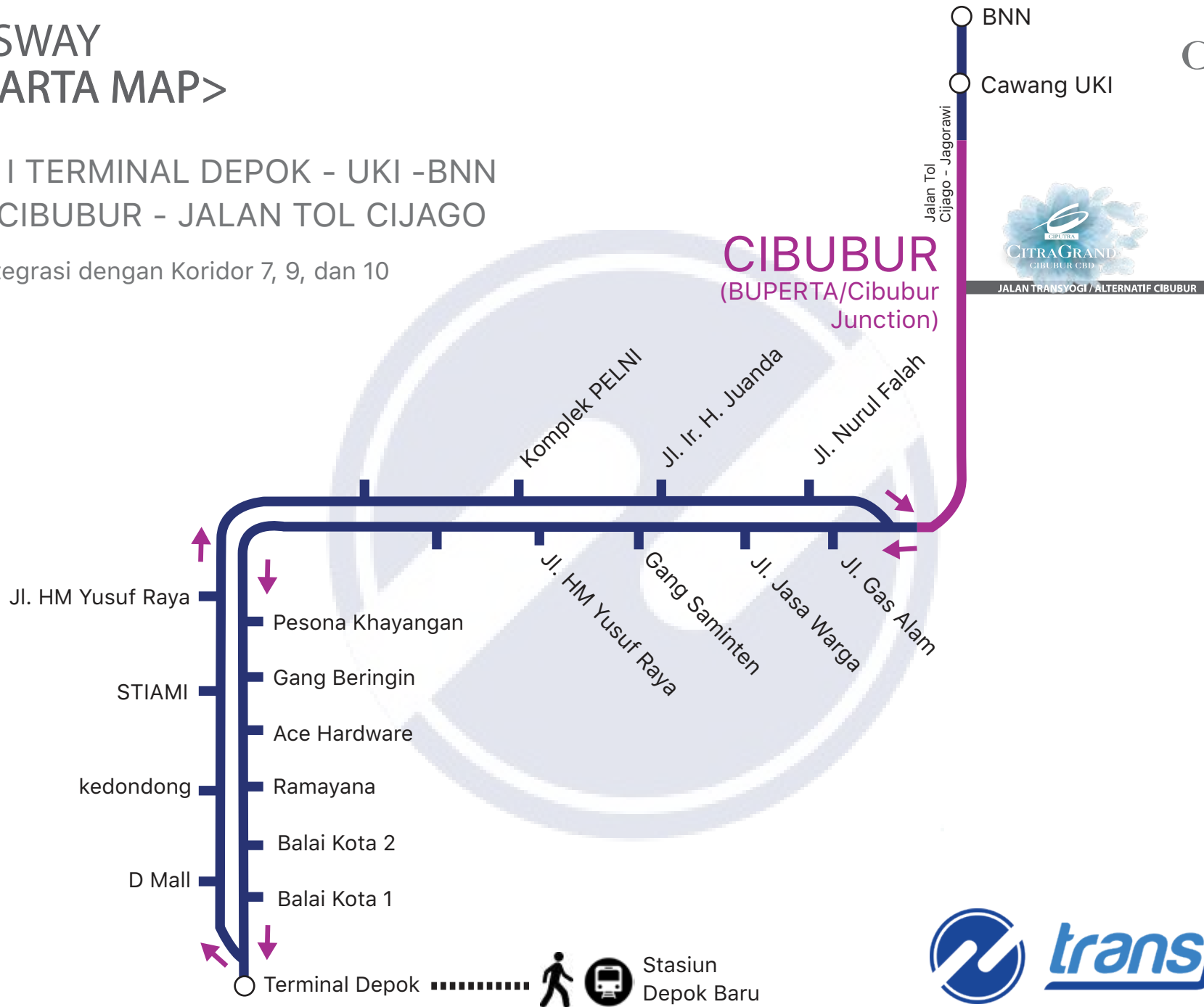
:LRT
JAKARTA MAP>



:BUSWAY JAKARTA MAP>

P5A I TERMINAL DEPOK - UKI - BNN
VIA CIBUBUR - JALAN TOL CIJAGO

Terintegrasi dengan Koridor 7, 9, dan 10




CITRA GRAND
CIBUBUR CBD



JALAN TRANSYOGI / ALTERNATIF CIBUBUR

04 CBD OF CIBUBUR
:THE FIRST INTEGRATED CBD
& RESIDENTIAL DEVELOPMENT.
THE FUTURE OF YOU.>

APARTMENT • LANDED RESIDENCE • SHOPHOUSE • SOHO • OFFICE TOWER



CITRAGRANT CIBUBUR CBD akan menjadi kawasan prestisius pertama yang mengintegrasikan pusat bisnis modern dengan kawasan hunian berkelas. Sebuah ikon new urban lifestyle di Cibubur.



:40 HA THE LARGEST
COMMERCIAL AREA IN CIBUBUR >


CITRA GRAND
CIBUBUR CBD



:40 HA THE LARGEST
COMMERCIAL AREA IN CIBUBUR >

SCHOOLS



HEALTH
CARE
OF THE
ELDERLY



MARTIAL
ARTS



PILATES &
YOGA
CLASS



BEAUTY
CLINIC



:40 HA THE LARGEST
COMMERCIAL AREA IN CIBUBUR >



BANKS

FINANCE

STARTUP
BUSINESS



FINE
DINING
RESTAURANT



STREET
CAFE &
BISTRO





05

:GREEN & MODERN LIVING.
THE FUTURE OF YOU.>

:CLEVERLY DESIGNED LIVING SPACE
AMIDST GREEN & LUSH FACILITIES.>



RIVERVIEW APARTMENT • MID-RISE RESIDENTIAL • PREMIUM PLOT • BOULEVARD HOMES • RIVERVIEW HOMES • EXCLUSIVE TOWNHOUSE

:CLEVERLY DESIGNED LIVING SPACE
AMIDST GREEN & MODERN FACILITIES.>





06

:CITY-SCALE FACILITIES
AWAIT FOR THE RESIDENTS>



HOTEL & MALL CIPUTRA CIBUBUR • UNIVERSITAS CIPUTRA • EDUCATION CENTER • MEDICAL CLINIC



RESORT-STYLE FAMILY CLUBHOUSE



GYM • OUTDOOR FITNESS • JOGGING TRACK & BIKE LANE

JakBar
12-31 JUTA
PER M2

JakPus
14-100 JUTA
PER M2

JakUt
20-30 JUTA
PER M2

Serpong
15-20 JUTA
PER M2

JakTim
11-15 JUTA
PER M2

JakSel
10-66 JUTA
PER M2

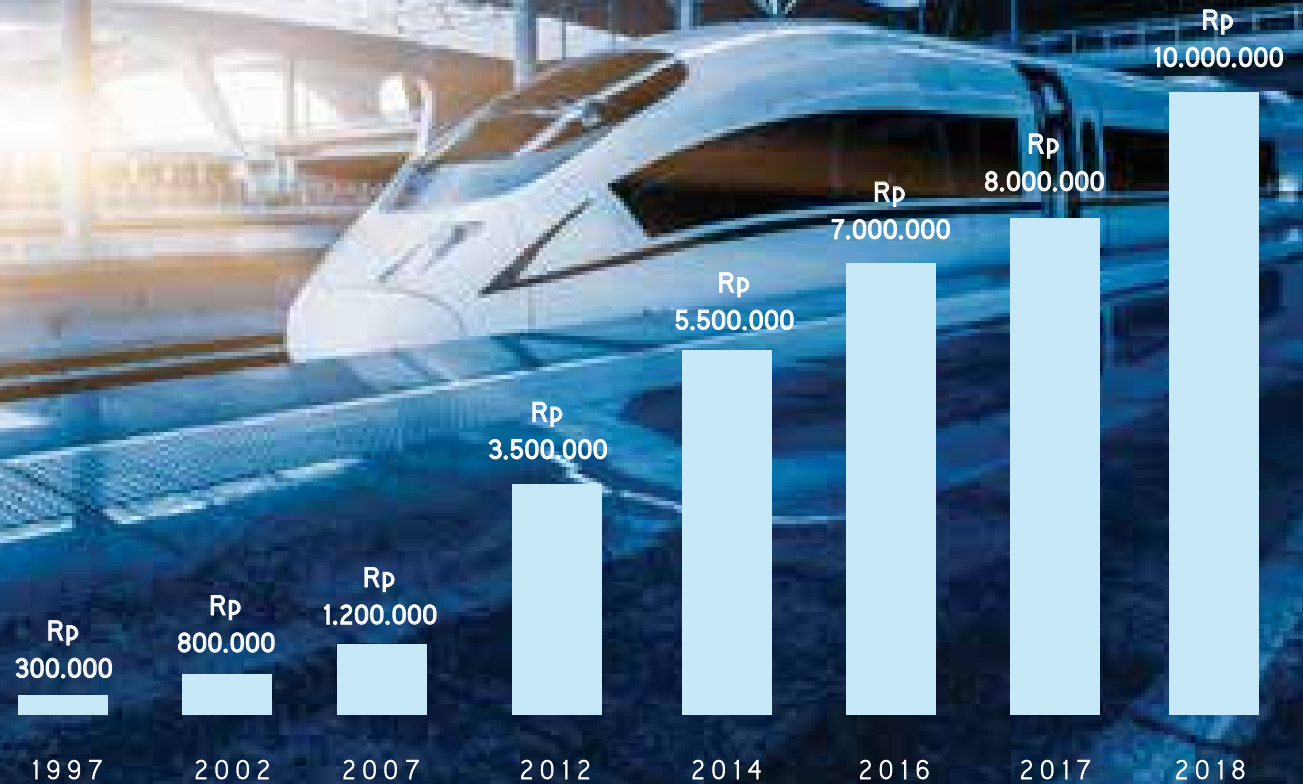
Cibubur
6-8 JUTA
PER M2

HARGA TANAH
MASIH RENDAH

07
:BLUE-CHIP
INVESTMENT
JAKARTA'S VIBRANT
GROWING AREA>

:BLUE-CHIP INVESTMENT JAKARTA'S VIBRANT GROWING AREA>

Pembangunan Tol Cimanggis-Cibitung, Light Rapid Transit (LRT) dan adanya Universitas di kawasan CitraGrand Cibubur CBD akan menciptakan efek domino perekonomian, sekaligus mendorong percepatan peningkatan harga tanah dan properti di Cibubur, lebih tinggi daripada kawasan lain seperti Serpong.



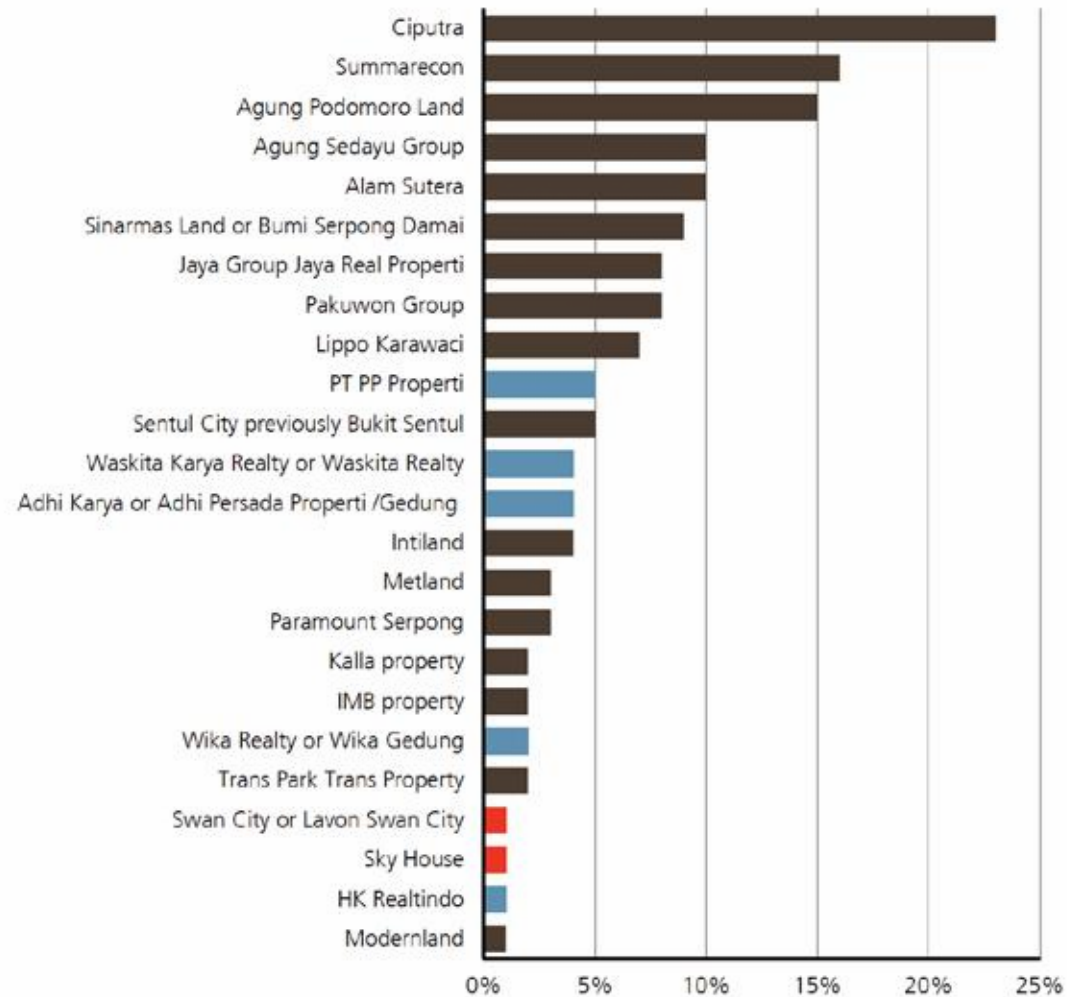
08

:DEVELOPED BY
CIPUTRA GROUP.>


CITRA GRAND
CIBUBUR CBD



Figure 74: Most preferred property developer brands



Note: red-highlighted column refers to foreign developer (we refer to the project name rather than the developer name as it is more recognisable by the respondents); blue-highlighted refers to SOE.

Source: UBS Evidence Lab

Spirit inovasi selama 60 tahun telah memposisikan Ciputra Group sebagai pemimpin bisnis properti di Indonesia. Sebagai kelanjutan dari visi untuk mengembangkan kawasan Cibubur menjadi kota satelit dari Jakarta yang terintegrasi dan modern, Ciputra Group mempersembahkan CITRAGRAN CIBUBUR CBD "The Future of You".



GRANBURY

LUXURY WATERFRONT HOMES

CLUSTER
TERDEPAN

DANAU
EXOTICS
2.500m²

**FRASER PARK
SOLD 95%**



**LAGOON RESIDENCE
SOLD 90%**

NORTH 



Ilustrasi Suasana Cluster Granbury



LEGEND :

 L.10 x 15	 L.10 kavling
 L.8	 L.12 kavling
 L.7	 kavling

SPESIFIKASI

Pondasi	: Batu kali
Struktur	: Beton bertulang
Dinding	: Bata ringan dipleser, diaci cat dinding Ex. Propan/setara
LANTAI	
Ruang dalam	: Homogenous Tile 60x60cm
Teras	: Homogenous Tile 60x60cm
KM/WC	: Keramik 60x60cm
PINTU	
Pintu utama	: Solid Engineering
Pintu kamar	: Solid Engineering
Pintu KM/WC	: Solid Engineering
KUSEN	: Kayu Solid & aluminium
Plafon	: Gypsum ex. elephant
Plafon KM/WC	: Gypsum WR ex. elephant
Rangka atap	: Baja ringan
Penutup atap	: Genteng beton
Sanitair	: Kloset duduk dan kran shower ex. American standard (kec. KM pembantu)
Septictank	: Biotank
Instalasi listrik	: 3.500 VA & 4.400 VA
Sumber air	: Standar PDAM

siteplan

GRANBURY



L.10

LANTAI DASAR



LANTAI ATAS



KAVLING

10 x 18

LAND

180

BUILDING

185

 4+1

 3+1

 2

 1

 3



GRANBURY

L.10

LANTAI DASAR



LANTAI ATAS



KAVLING

10 x 18

LAND

180

BUILDING

185

 5+1

 3+1

 2

 1

 2

GRANBURY



L.10

LANTAI DASAR



LANTAI ATAS



KAVLING

10 x 15

LAND

150

BUILDING

145

 4+1

 3+1

 2

 1

 2



LANTAI DASAR



LANTAI ATAS



KAVLING

8 x 15

LAND

120

BUILDING

112

 3+1

 2+1

 2

 1

 2



LANTAI DASAR



LANTAI ATAS



KAVLING

7 x 15

LAND

105

BUILDING

86



3



2



1



1



1

CARA PEMBAYARAN :



CASH



KPR DP CICIL 15%
12X BAYAR

KPR EXPRESS DP 15%
1X BAYAR

INHOUSE



Granbury



CONTACT US



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