



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

THE NEXT LEVEL OF COMMERCIAL + RESIDENTIAL DEVELOPMENT IN ONE.

DI DEPAN
MALL CIPUTRA
CIBUBUR

:LOCATION
FUTURE CBD IIN
EAST JAKARTA>





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

: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)

:NEW ACCESS

> TOL JORR 2


CITRAGRANT
CIBUBUR CBD



NEW TOLL GATE
IN / OUT JATIKARYA 1 (TOL CIMANGGIS-CIBITUNG)

500M TO CITRAGRANT CIBUBUR CBD



PROGRESS



PROGRESS



GOOD INVESTMENT



40 – 50%

Kenaikan nilai investasi dalam
3 (tiga) tahun terakhir

FUTURE DEVELOPMENT



MAIN GATE

SIDE GATE

FRASER PARK
SOLD 98%


GRANBURY


Calathea

LAGOON RESIDENCE
SOLD 90%

 RUKO TAHAP 4 & 5

 RUKO TAHAP 3



FRASER PARK

98%
SOLD





90%
SOLD





MARQUETTE
shophouses



:SOAR TO NEW HEIGHTS OF SUCCESS>

Sebagai kompleks kehidupan terpusat di Cibubur, CitraGrand Cibubur CBD mengusung konsep kawasan CBD dimana tempat hunian, bisnis, dan hiburan terpadu dalam sebuah kompleks dengan fasilitas lengkap untuk menunjang gaya hidup modern Anda,



Calathea

SMART
CLUSTER

PARK
VIEW

SMART CLUSTER

SMART DOOR LOCK
LAMP SENSOR MOTION
CCTV CLUSTER
FIBER OPTIC ACCESS






CITRA GRAND
CIBUBUR CBD


Calathea





LEGEND :

L.5	L.10
L.6	KAVLING
L.7	

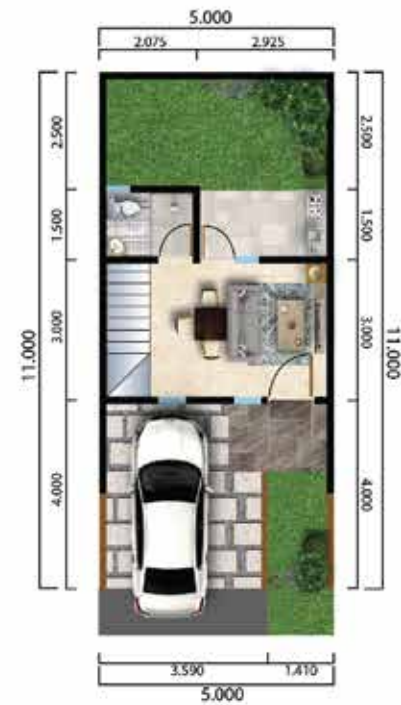
SPESIFIKASI

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 50x50cm
KM/WC	: Homogenous Tile 60x60cm
PINTU	
Pintu utama	: Solid Engineering
Pintu kamar	: Solid Engineering
Pintu KM/WC	: Solid Engineering
KUSEN	
Pintu utama	: Kayu Solid
Ruang dalam	: Aluminium
Plafon	: Gypsum ex. elephant
Plafon KM/WC	: Gypsum ex. elephant
Rangka atap	: Baja ringan
Penutup atap	: Genteng beton
Sanitair	: Kloset duduk dan kran shower ex. American standard
Septictank	: Biotank
Instalasi listrik	: 2.200 VA - 3.500 VA
Sumber air	: Standar PDAM

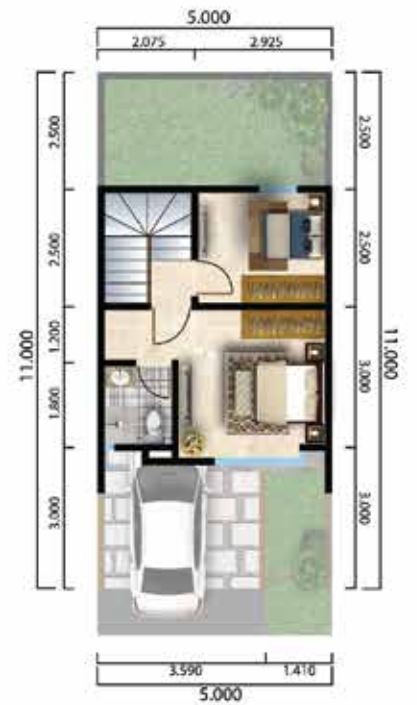
siteplan



LANTAI DASAR



LANTAI ATAS



KAVLING

5 x 11

LAND

55

BUILDING

50

-  2
-  2
-  1
-  1
-  1



KAVLING
6 x 15
LAND
90
BUILDING
64

-  3
-  2
-  1
-  1
-  1½



KAVLING

6 x 15

LAND

90

BUILDING

68

3

2

1

1

1½



KAVLING
10 x 15

LAND
150

BUILDING
185

-  4+1
-  3+1
-  2
-  1
-  3



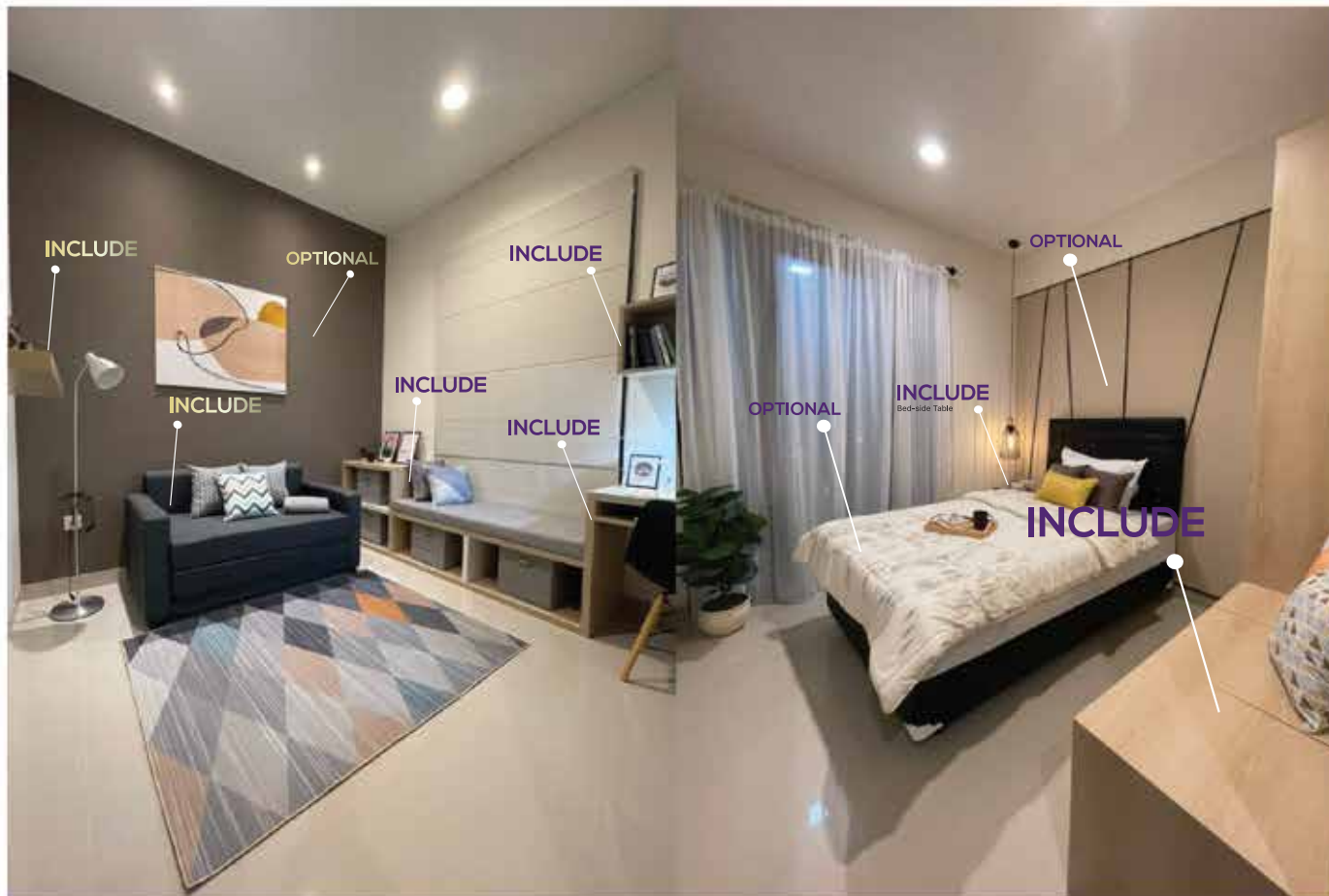
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SMART CLUSTER

SMART HOME

SMART DESIGN

SMART FURNITURE



INCLUDE

OPTIONAL

INCLUDE

OPTIONAL

INCLUDE

INCLUDE

INCLUDE

OPTIONAL

INCLUDE

Bed-side Table

INCLUDE

INCLUDE

- SOFA BED
- SMALL STORAGE + BENCH + STUDY DESK + HANGING CABINET
- KURSI BELAJAR
- AMBALAN DINDING + AMBALAN SAMPING MEJA BELAJAR

OPTIONAL

- Wallpaper

INCLUDE

- SHELVES NAKAS
- WARDROBE + STORAGE CABINET + STUDY DESK

OPTIONAL

- Wallpaper

INCLUDE

- SOFA
- COFFEE TABLE
- CREDENZA TV + BACKDROP TV PANEL



INCLUDE

INCLUDE



INCLUDE

INCLUDE

INCLUDE

INCLUDE

- DINING TABLE
- PANTRY CABINET BAWAH + BACKSPLASH
- CABINET + AMBALAN ATAS PANTRY DALAM
- CHAIR FOR DINING TABLE

INCLUDE

- STORAGE CABINET (WARDROBE)
- BED DIVAN + MATRASS
- DRESSIN TABLE SET
- BED SIDE TABLE
- CREDENZA TV

OPTIONAL

- Wallpaper



OPTIONAL

INCLUDE

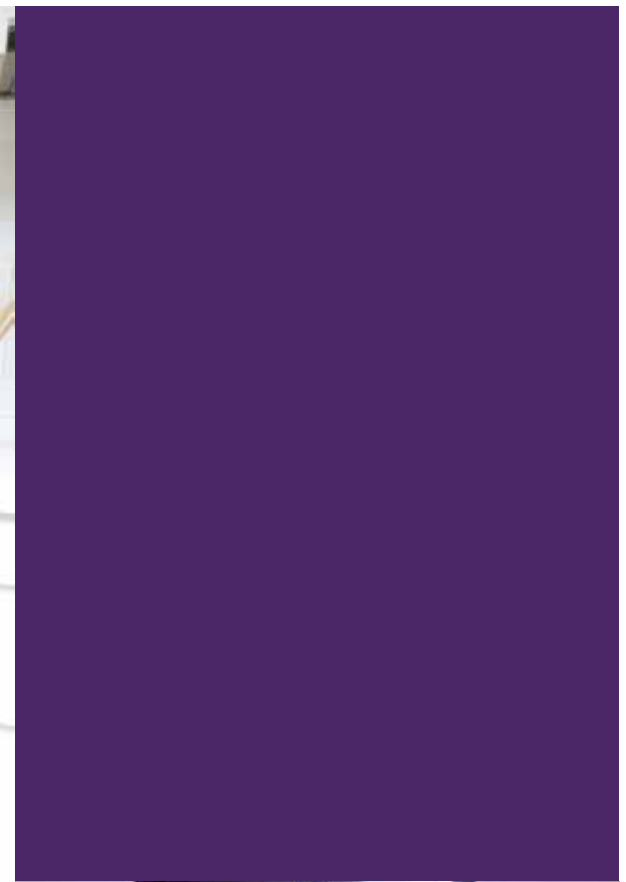
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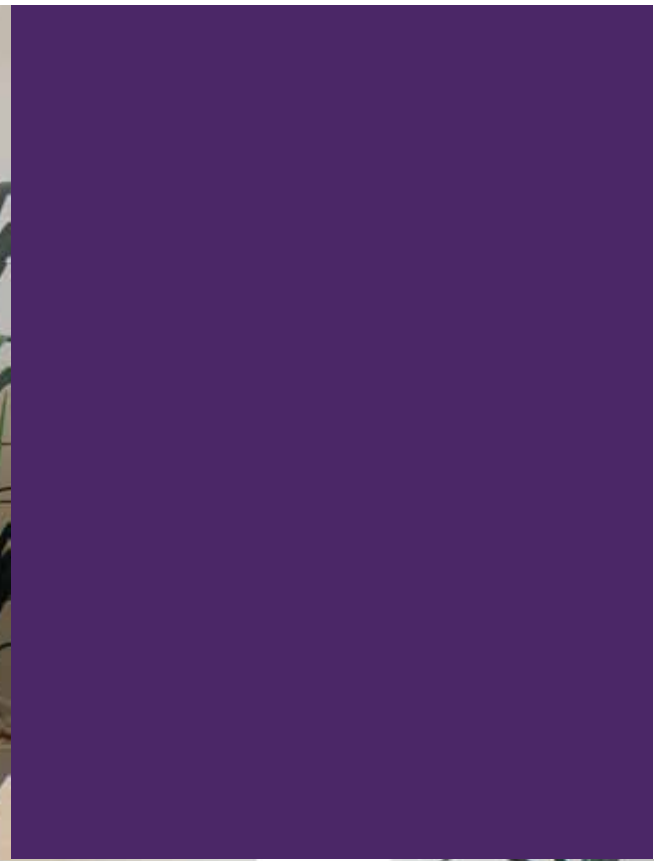
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SMART FURNITURE



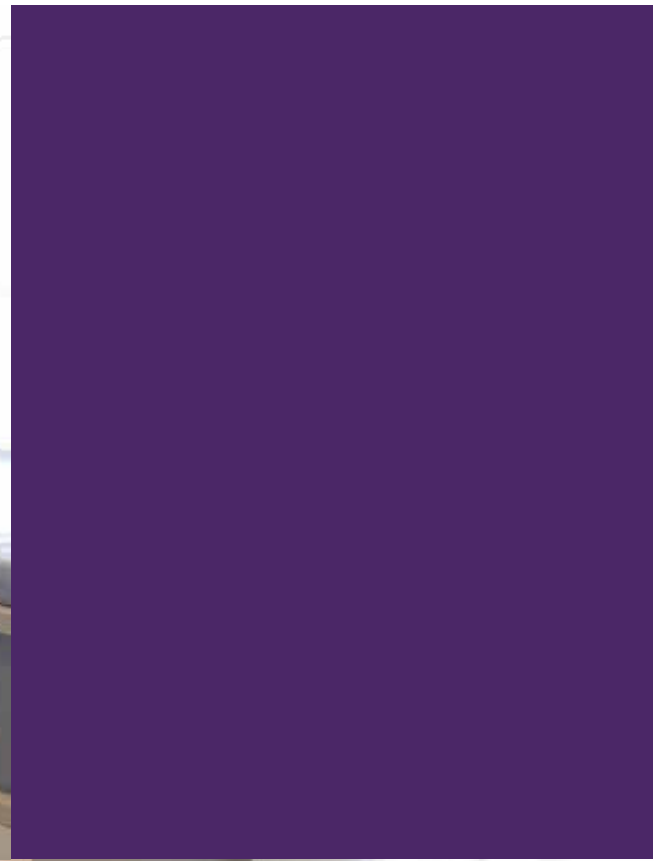


SMART FURNITURE



SMART FURNITURE





SMART FURNITURE





SMART FURNITURE

INCLUDE

RUANGAN

ITEM

LIVING ROOM

- CREDENZA TV + BACKDROP TV PANEL
- COFFEE TABLE
- SOFA

DINING ROOM

- PANTRY CABINET BAWAH + BACKSPLASH
- DINING TABLE
- CABINET + AMBALAN ATAS PANTRY DALAM
- CHAIR FOR DINING TABLE

BEDROOM (1ST FLOOR)

- SOFA BED
- SMALL STORAGE + BENCH + STUDY DESK +
HANGING CABINET
- KURSI BELAJAR
- AMBALAN DINDING + AMBALAN SAMPING MEJA BELAJAR

INCLUDE

RUANGAN

ITEM

BATH ROOM (1ST FLOOR)

- WASTAFEL CABINET

BATH ROOM (2ND FLOOR)

- WASTAFEL CABINET

MASTER BED ROOM
(2ND FLOOR - NO BALCONY)

- STORAGE CABINET (WARDROBE)

- BED DIVAN + MATRASS

- DRESSIN TABLE SET

- BED SIDE TABLE

- CREDENZA TV

BED ROOM (2ND FLOOR)

- SHELVES NAKAS

- WARDROBE + STORAGE CABINET + STUDY DESK

OPTIONAL

RUANGAN

ITEM

MASTER BED ROOM
(2ND FLOOR)

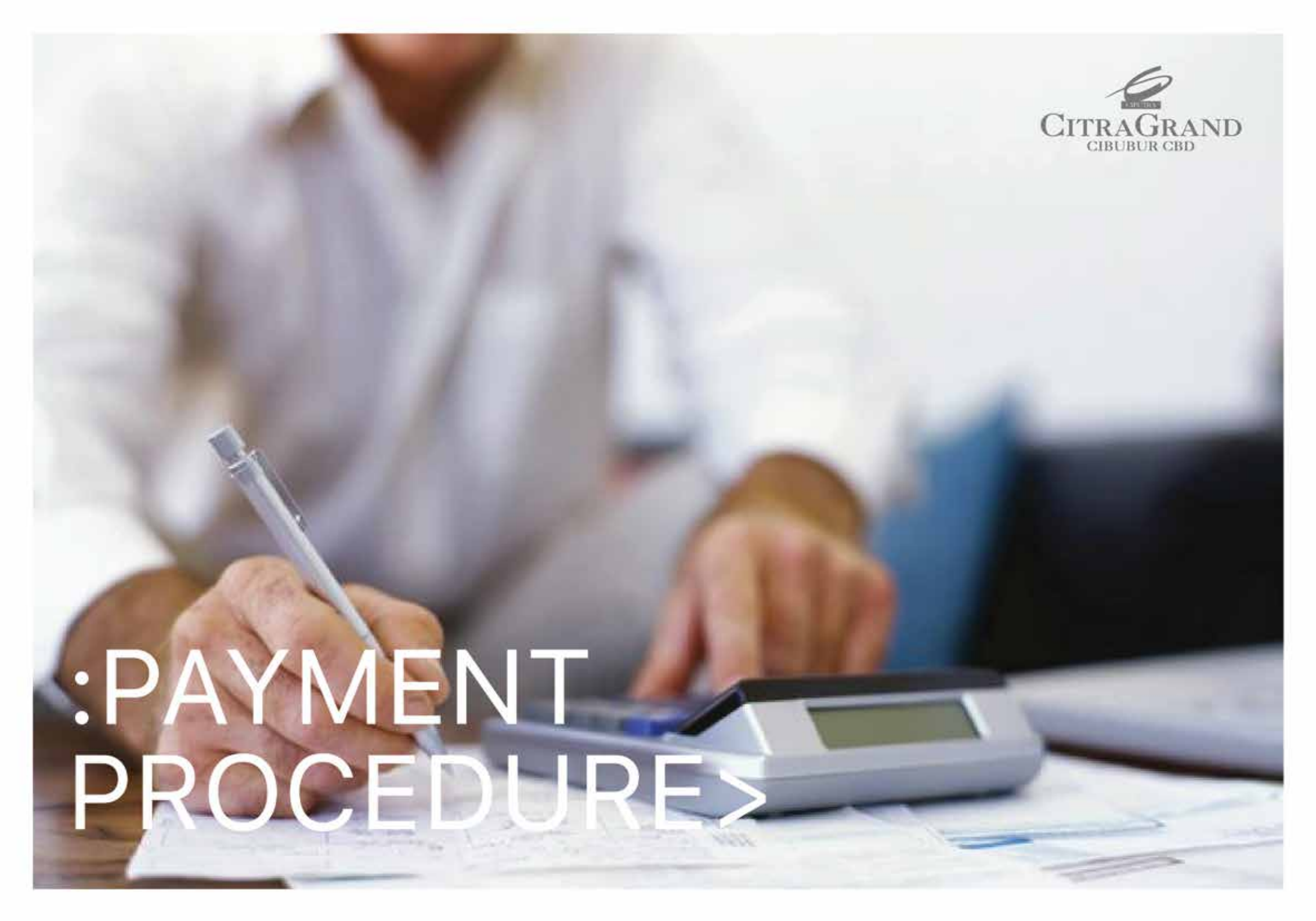
- WALLPAPER EX. MEGA WALL
- WALLPAPER EX. MEGA WALL (AREA CREDENZA TV)

BED ROOM (2ND FLOOR)

- WALLPAPER EX. MEGA WALL TERMASUK LIST
SESUAI DESIGN
- BED DIVAN + MATRASS

BED ROOM (1ND FLOOR)

- WALLPAPER EX. MEGA WALL



:PAYMENT
PROCEDURE>

CARA PEMBAYARAN :



CASH



KPR DP CICIL 20%
24X

KPR EXPRESS DP 15%
1X BAYAR

INHOUSE



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CONTACT US



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OFFICIAL WEBSITE