

OFFICIAL PRODUCT KNOWLEDGE



CITRAGARDEN BINTARO

Friday, 17th January 2025

THE LEADING,
MOST DIVERSIFIED PROPERTY
DEVELOPER IN INDONESIA

MORE THAN **130** PROJECTS IN **34** CITIES & **3** PROJECTS ABROAD

SUMATERA

Citra Plaza Nagoya Batam
CitraLand Megah Batam
Citra Aerolink Batam
CitraRaya City Jambi
CitraLand Palembang
CitraGarden Bandar Lampung
CitraLand Bandar Lampung
CitraLand Gama City Medan
Ciputra Seraya Mall
CitraLand Pekanbaru
CitraGarden Pekanbaru
CitraLand Helvetia KDM Medan
CitraLand Tanjung Morawa KDM
CitraLand Sampali KDM
CitraLand Botanical City Pangkal Pinang



JAKARTA

CitraGarden City Jakarta
CitraGarden Puri Jakarta
Citalake Suites Jakarta
CitraLake Villa Jakarta
Citra Living Jakarta
Citra Towers Kemayoran
BizPark CE Pulogadung
Somerset Grand Citra
Newton 1
Newton 2
Ciputra International
Ciputra World 1 Jakarta
Ciputra World 2 Jakarta
Ciputra Hotel Jakarta
Ciputra Mall Jakarta

BANTEN

CitraGarden Bintaro
CitraRaya Tangerang
Citra Ecopolis Raya Tangerang
Citra Maja Raya
Mal Ciputra Tangerang
CitraGarden BMW Cilegon
CitraGarden Serpong
CitraDream Hotel Bintaro
CitraLand Puri Serang

WEST JAVA

Citalake Sawangan Depok
Citra City Sentul
Citra Sentul Raya
Hotel Ciputra Cibubur
Mal Ciputra Cibubur
CitraGran Cibubur
CitraLand Cibubur
CitraGrand Cibubur CBD
BizPark 3 CE Bekasi
BizPark CE Bandung
CitraIndah City Jonggol
CitraDream Hotel Bandung
CitraDream Hotel Cirebon
CitraLand Cirebon

CENTRAL JAVA & YOGYAKARTA

CitraSun Garden Semarang
CitraGrand Semarang
Barsa City Yogyakarta
CitraSun Garden Yogyakarta
CitraGrand Mutiara Yogyakarta
CitraLand BSB City Semarang
CitraLand Tegal
Ciputra Mall Semarang
CitraDream Hotel Yogyakarta
CitraGarden Pekalongan
CitraDream Hotel Semarang
Ciputra Hotel Semarang

EAST JAVA

CitraGarden Malang
Ciputra World Surabaya Hotel
Ciputra World Surabaya Mall
CitraHarmoni Sidoarjo
CitraGarden Sidoarjo
CitraIndah Sidoarjo
CitraLand Surabaya
CitraLand The Green Lake Surabaya
CitraLand Vittorio Wiyung Surabaya
CitraLand Puncak Tidar Malang
CitraLand Driyorejo CBD
CitraLand City Kedamean
The Taman Dayu Pandaan

BALI

Ciputra Beach Resort

KALIMANTAN

CitraGarden Aneka Pontianak
CitraLand City Samarinda
CitraGrand Senyur City Samarinda
CitraGarden City Samarinda
Citra City Balikpapan
Citra BukitIndah
CitraMitra City Banjarbaru
CitraGarden Banjarmasin
CitraLand Banjarmasin
BizPark CE Banjarmasin

SULAWESI

CitraLand Kendari
CitraLand City Losari Makassar
CitraLand Tallasa City Makassar
CitraLand Winangun Manado
CitraLand Kairagi Manado
CitraLand Palu
CitraGrand Galesong City Gowa
Vida View Apartment Makassar
CitraLand Celebes Makasar
CitraGarden Gowa

MALUKU

CitraLand Ambon

17/01/2025

LOCATION





To
Soekarno-Hatta
International
Airport

To PIK



Pondok Indah
Hospital
Bintaro



British School
Jakarta



Bintaro Jaya
Exchange Mall



Pondok Ranji
Toll Gate



Jakarta Japanese
School



Jurang Mangu
Train Station



JORR 2

JAKARTA - SERPONG TOLL ROAD

Jl. Merpati Raya

SERPONG - CINERE TOLL ROAD

Jl. Aria Putra

Jakarta - Bogor Road

CITRAGARDEN BINTARO

CIPUTRA



To South Tangerang

EASY ACCESS TO SOUTH JAKARTA

25 minutes to Pondok Indah
50 minutes to SCBD

--- Railway
— MRT Line

To Soekarno-Hatta International Airport

To PIK

JORR

JORR 2

Pondok Indah Hospital Bintaro



British School Jakarta



Bintaro Jaya Exchange Mall



Pondok Ranji Toll Gate



Jakarta Japanese School



Jurang Mangu Train Station



Lotte Grosir



Lebak Bulus MRT Station

UIN



Senayan City



SCBD



Pondok Indah Mall



Pondok Indah Golf Course



Pondok Indah Hospital



Prasetya Mulya University



TB Simatupang CBD



South Jakarta

JAKARTA INNER RING ROAD



To South Tangerang

JAKARTA - SERPONG TOLL ROAD
SERPONG - CINERE TOLL ROAD

Jl. Merpati Raya

Jl. Aria Putra

Jakarta - Bogor Road

DEPOK - ANTASARI TOLL ROAD

CITRAGARDEN BINTARO

Ciputat Market

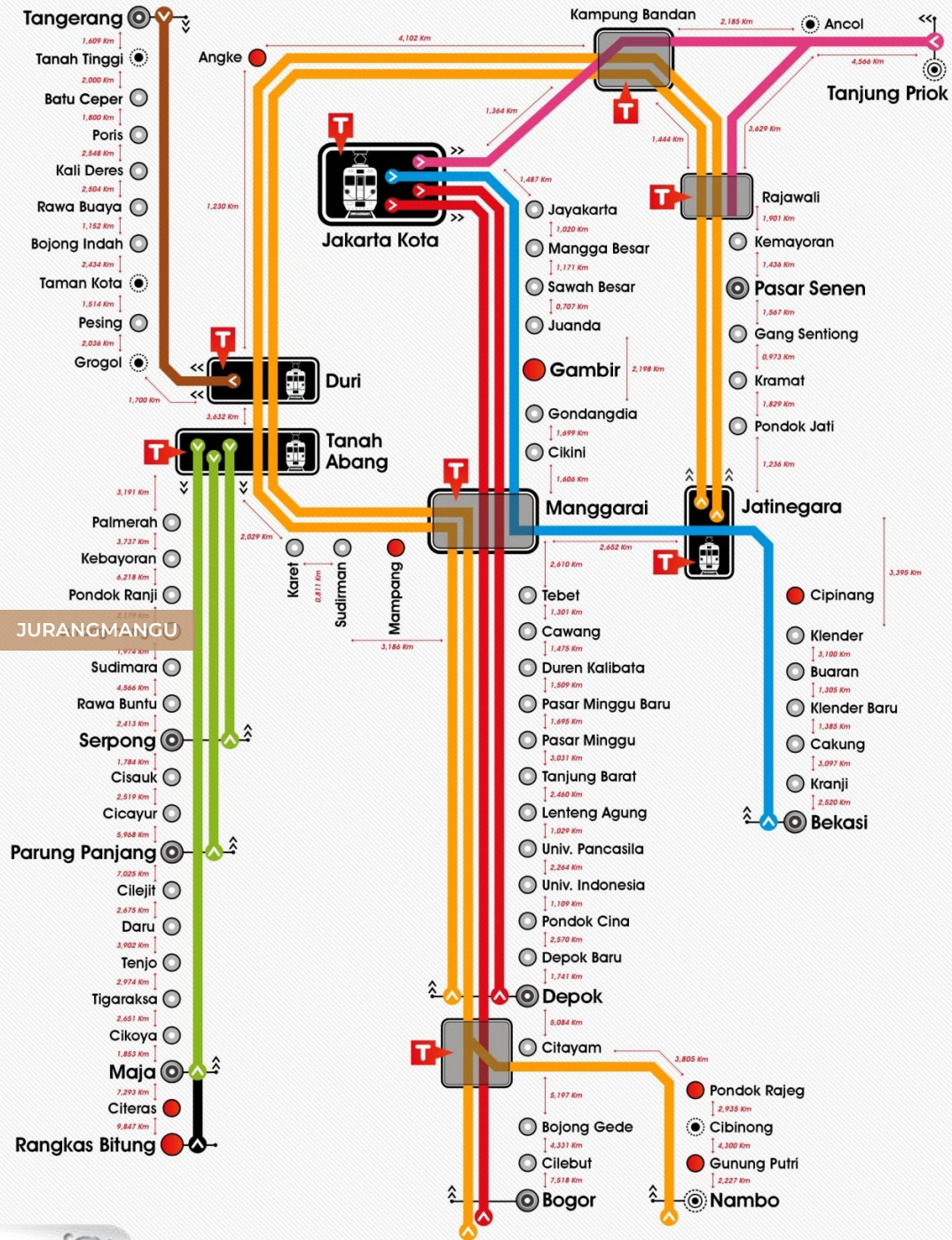


CITRAGARDEN BINTARO

The attached images and data are based on the situation and conditions during the preparation period. Changes can occur at any time and are the full rights of the developer.

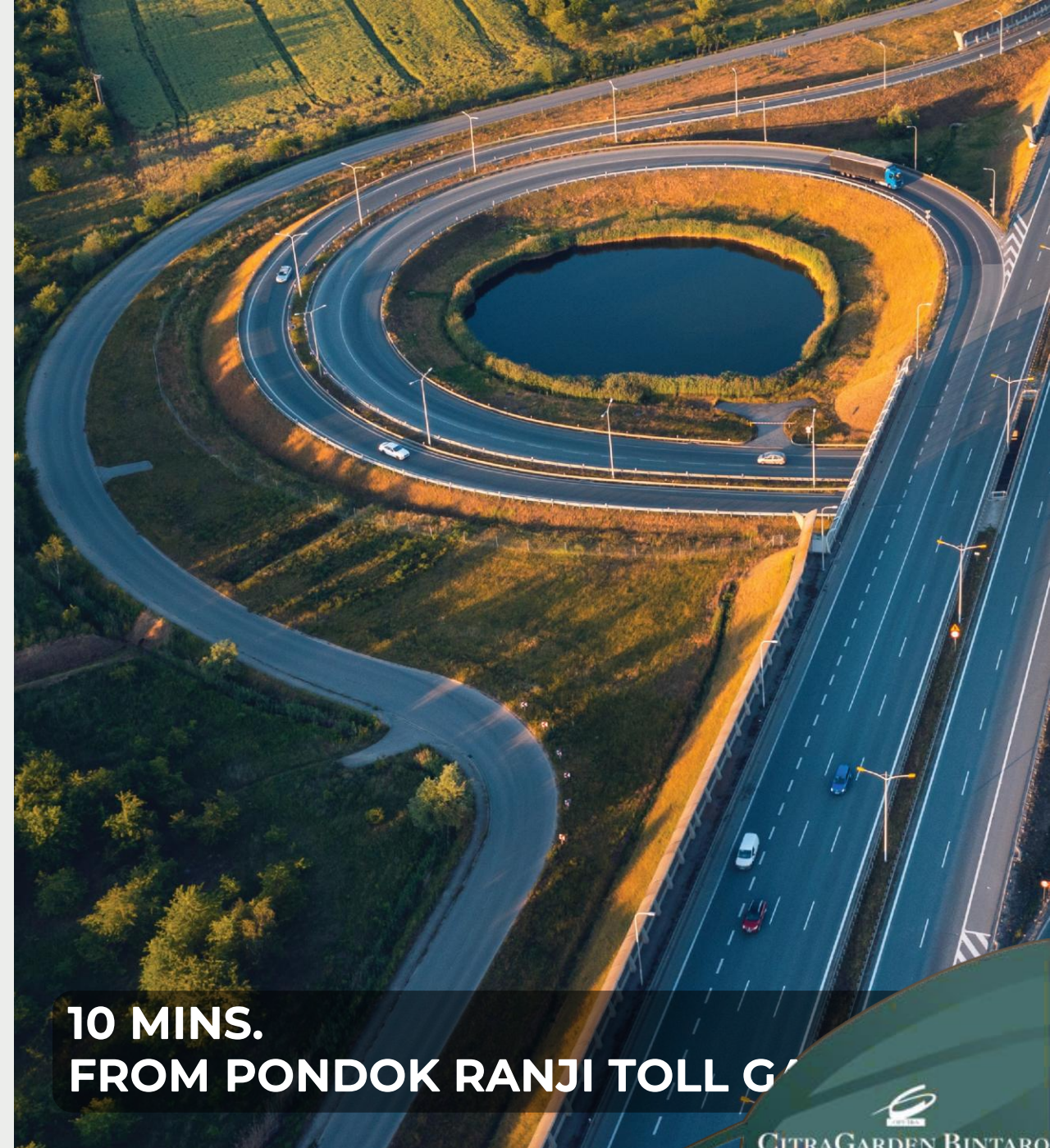


**25 MINS.
TO PONDOK INDAH**





**30 MINS.
TO LEBAK BULUS MRT STATION**



**10 MINS.
FROM PONDOK RANJI TOLL G**



**5 MINS.
TO BINTARO JAYA XCHANGE MALL**



**30 MINS.
TO PONDOK INDAH MALL**



**5 MINS.
TO PEMBANGUNAN JAYA UNIVERSITY**



**10 MINS.
TO HIGHSCOPE SCHOOL BINTARO**



**15 MINS.
TO PONDOK INDAH HOSPITAL
BINTARO JAYA**



**10 MINS.
TO PASAR MODERN BINTARO JAYA**



CITRA GARDEN BINTARO





PHASE
3

Jl. Aria Putra

BISCHOFIA
CLUSTER

CLUB HOUSE

ALSTONIA
CLUSTER

allerton lane
LIFESTYLE & COMMUNITY

MARKETING
GALLERY

Jl. Merpati Raya

The Development of
28 HA Land Area



MERPATI RAYA ENTRANCE



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ARIA PUTRA ENTRANCE



PEDESTRIAN PATHWAYS



COMMERCIAL AREA: ALLERTON LANE



COMMERCIAL AREA: ALLERTON LANE

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An elegant and sophisticated building that serves as a gathering place, often feature upscale amenities and services. It's a **6.500 m2** common area that designed to provide a luxurious and refined atmosphere to socialize, relax, and enjoy activities.



CLUB HOUSE



CITRAGARDEN BINTARO

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CLUB HOUSE DROP OFF AREA



SWIMMING POOL



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CHILDREN PLAYGROUND



THEMATIC GARDEN



TENNIS & BASKETBALL COURT

PHASE 3 UNFOLDS

Tropical Haven in Bintaro





CALAMUS

CLUSTER





TROPICAL EUROPEAN MODERN ARCHITECTURE



PLAYGROUND & OUTDOOR GYM

Breynia



5x12 | LT 60 m² | LB 77 m²

Type 5x12 | LT 60 m² | LB 77 m²



3 Bedrooms



3 Bathrooms



1 Carport



2 Storeys



1st Floor



2nd Floor

Breynia

Living Room



Breynia

The image shows a bright, modern kitchen and dining area. On the left, a large vertical living wall is covered in green plants and illuminated by warm, recessed lighting. The dining area features a round, light-colored marble table with a thick, tapered wooden base, surrounded by six light-colored upholstered chairs with dark wooden legs. The kitchen has light wood cabinetry, a white marble countertop, and a white subway tile backsplash. Integrated into the cabinetry are a black refrigerator, a black oven, and a black dishwasher. A black range hood is mounted above the cooktop. The floor is made of large, light-colored tiles. A large window with a dark frame and a light-colored blind is visible in the background. The ceiling has recessed lighting and a single pendant light hangs over the dining table.

Kitchen & Dining Room

Breynia

Master Bedroom





Breynia.

Kid's Bedroom 1



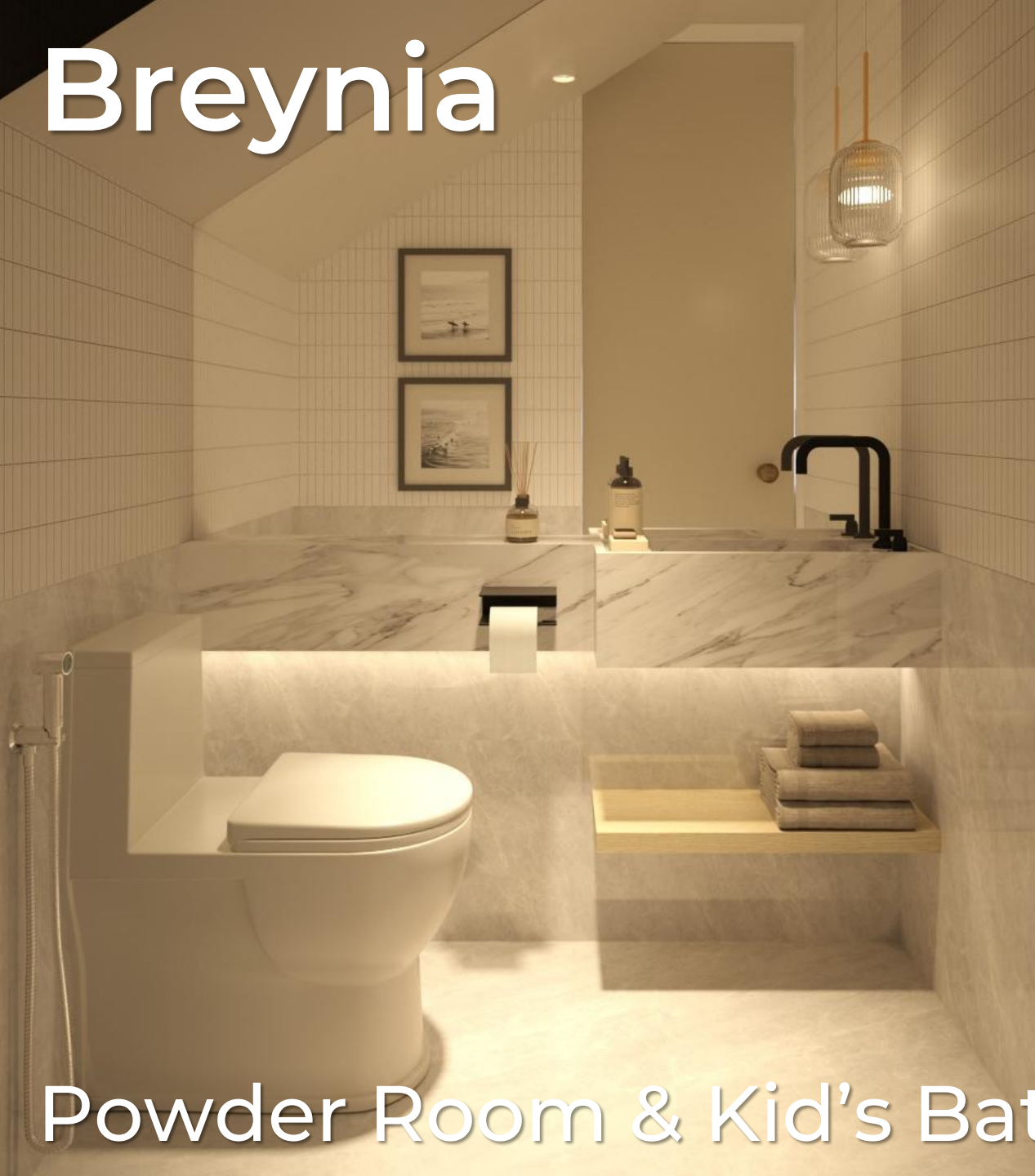
Breynia



Kid's Bedroom 2



Breynia



Powder Room & Kid's Bathroom

Foundation	:	Foot Plate
Structure	:	Reinforced Concrete
Wall	:	Bricks, Wall Plastered
Roof	:	Lightweight Steel Structure with Concrete Roof Tiles
Ceiling	:	Gypsum Board, Finishing Paint
Floor	:	- Homogenous Tiles 60 x 60 (Main Floor, Bedroom, Bathroom, Stairs, Terrace) - Homogenous Tiles 30 x 60 (Carport)
Wall Finishing	:	- Weathershield Paint (Exterior) - Wall Paint (Interior) - Homogenous Tiles 60 x 60 (Bathroom)
Door	:	Engineering Wood Door
Window	:	Aluminium Powder Coating Frame with Clear Glass
Sanitary	:	TOTO
Water	:	PDAM
AC	:	Installation
Electricity	:	2.200 Watt
Features	:	Smart Home System (Smart Door Lock, Smart Switch, Smart Sensor, IR Remote 360 & Voice Control)

EXISTING TYPE AT CLUSTER C (CALAMUS)

CLIVIA & MAGNOLIA



Clivia



Type 6x12 | LT 72 m² | LB 80 m²

Type 6x12 | LT 72 m² | LB 80 m²



3 Bedrooms



3 Bathrooms



2 Carports



2 Storeys



1st Floor



2nd Floor



Clivia

Living Room

Clivia



Kitchen & Dining Room

Clivia



Study Room



Bath Room

Clivia



Master Bedroom

Clivia

Kid's Bedroom



Clivia



Master Bathroom



Kid's Bathroom



Magnolia



Type 7x12 | LT 84 m² | LB 101 m²

Type 7x12 | LT 84 m² | LB 101 m²



4 Bedrooms



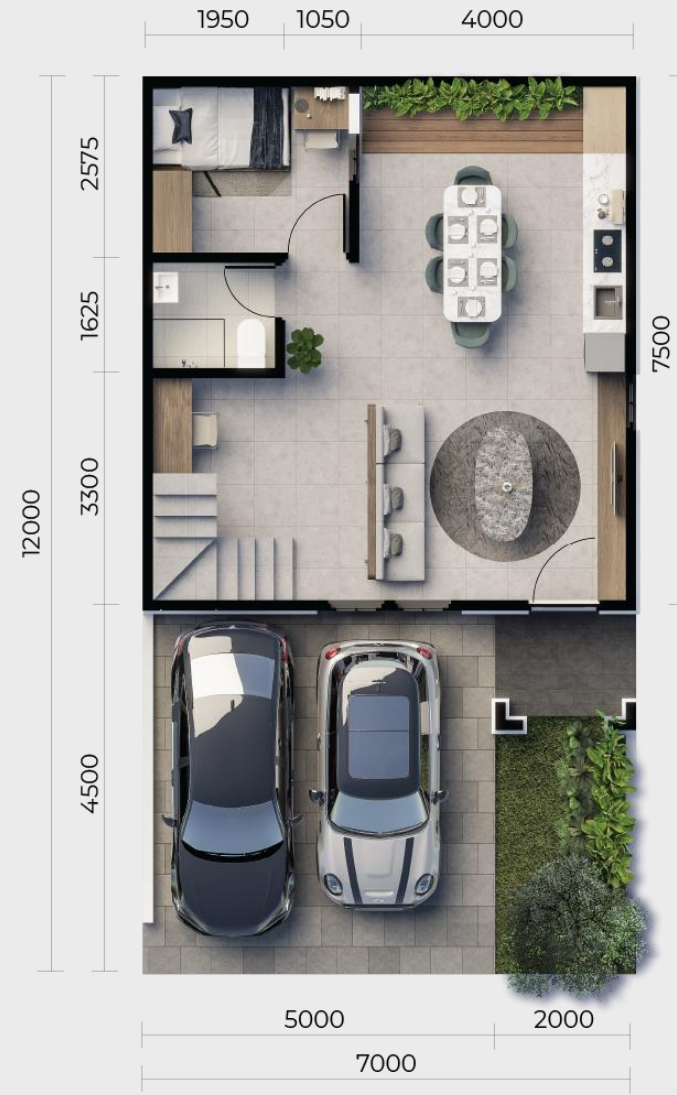
3 Bathrooms



2 Carports



2 Storeys



1st Floor



2nd Floor

Magnolia



Living Room



Magnolia

Living Room



Magnolia

Kitchen & Dining Room

Magnolia



Art Studio



Powder Room

Magnolia

Master Bedroom





Magnolia

Master Bedroom

Magnolia

Master Bathroom





Magnolia

Baby's Bedroom

Magnolia

The image shows a contemporary boy's bedroom. On the left, a bed is neatly made with a white sheet, a blue blanket, and a grey blanket. It has a blue tufted headboard and three pillows: two white and one grey patterned. To the right of the bed is a wooden desk. On the desk sits a laptop displaying '2 58', a small potted plant, and some books. A white and black ergonomic office chair is positioned in front of the desk. The wall behind the desk and bed is light grey and features large white line-art murals of various aircraft. A yellow airplane-shaped pendant light hangs from the ceiling. To the right of the desk is a tall white wardrobe with blue accents and a small shelf with a plant. The floor is made of light-colored wood.

Boy's Bedroom

Foundation	:	Foot Plate
Structure	:	Reinforced Concrete
Wall	:	Bricks, Wall Plastered
Roof	:	Lightweight Steel Structure with Bitumen Roof
Ceiling	:	Gypsum Board, Finishing Paint
Floor	:	- Homogenous Tiles 60 x 60 (Main Floor, Bedroom, Bathroom, Stairs, Terrace) - Homogenous Tiles 30 x 60 (Carport)
Wall Finishing	:	- Weathershield Paint (Exterior) - Wall Paint (Interior) - Homogenous Tiles 60 x 60 (Bathroom)
Door	:	Engineering Wood Door
Window	:	Aluminium Powder Coating Frame with Clear Glass
Sanitary	:	TOTO
Water	:	PDAM
AC	:	Intallation
Electricity	:	- 2.200 Watt (Clivia) - 3.500 Watt (Magnolia)
Features	:	Smart Home System (Smart Door Lock, Smart Switch, Smart Sensor, IR Remote 360 & Voice Control)

SITE PLAN





CALAMUS
CLUSTER

Legend

- Type Breynia (5x12)
- Type Magnolia (7x12)
- Type Clivia (6x12)



KEYMAP



CALAMUS

CLUSTER



www.citragardenbintaro.com



[@citragardenbintaroofficial](https://www.instagram.com/citragardenbintaroofficial)



[citragarden.bintaro](https://www.tiktok.com/citragarden.bintaro)



CitraGarden Bintaro



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