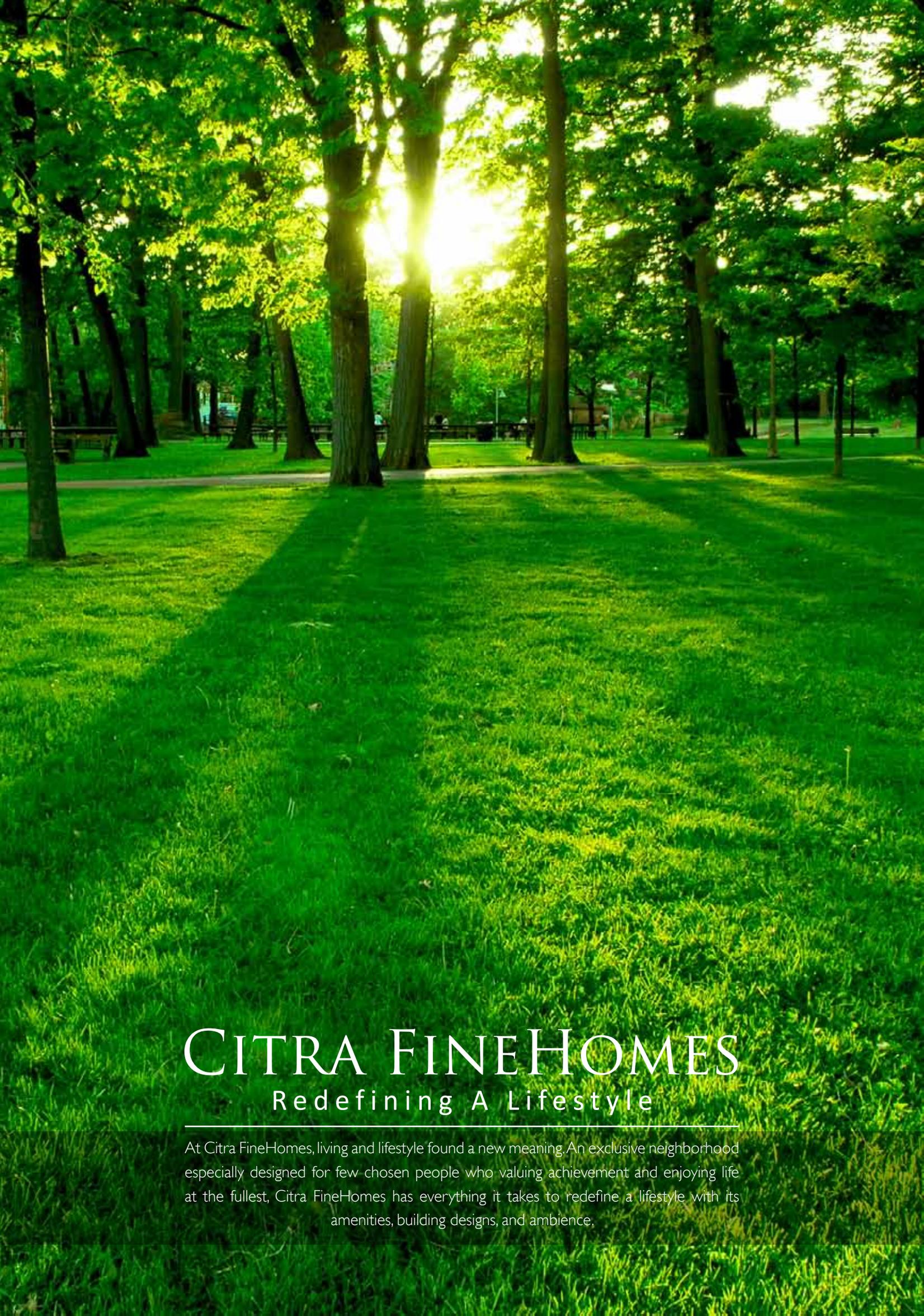


“Embracing The Green”

CITRA
FINEHOMES

A decorative flourish consisting of several overlapping, flowing loops, rendered in a light gold color, positioned below the main title.

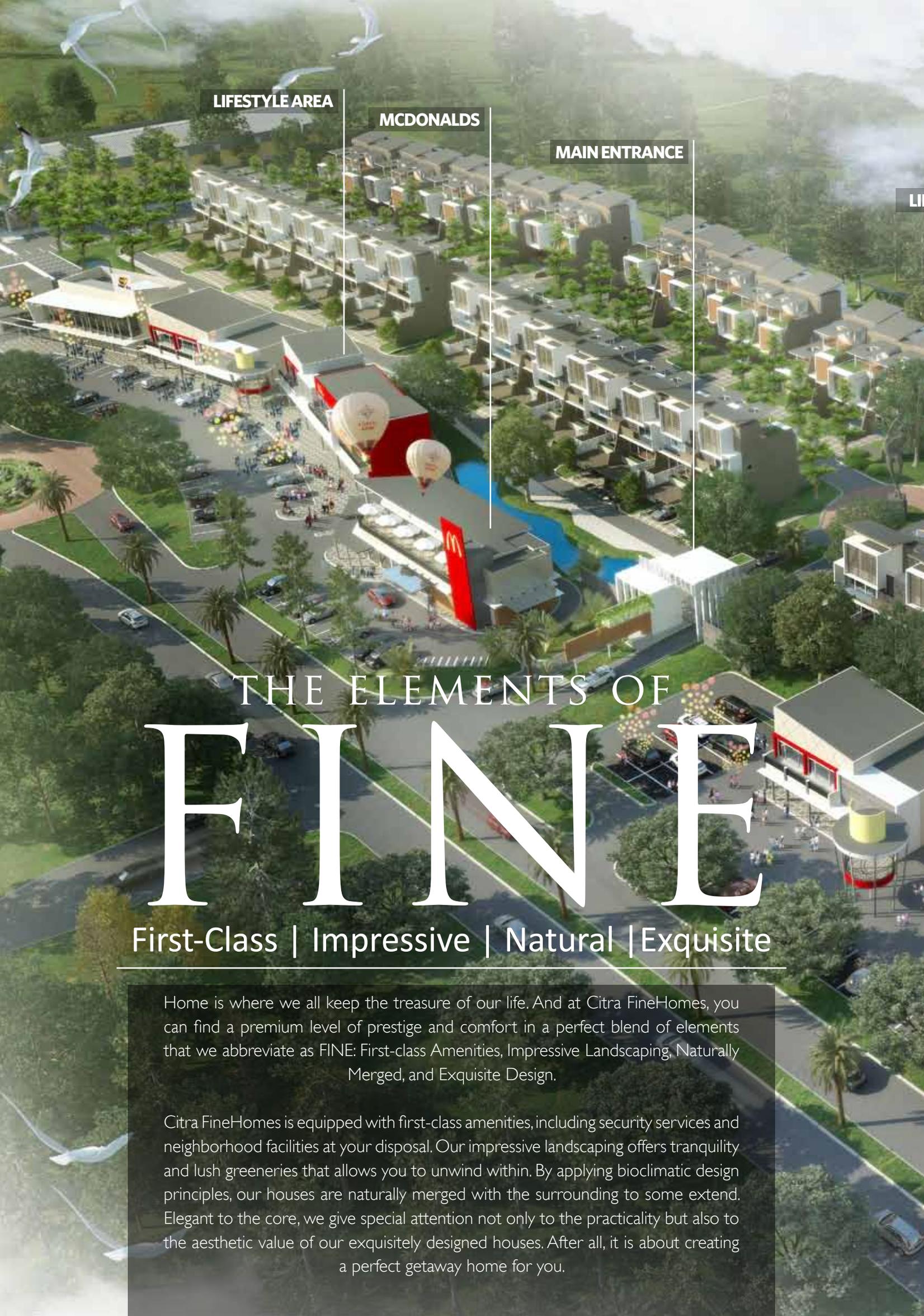
A Signature Development of Ciputra Group



CITRA FINEHOMES

Redefining A Lifestyle

At Citra FineHomes, living and lifestyle found a new meaning. An exclusive neighborhood especially designed for few chosen people who valuing achievement and enjoying life at the fullest, Citra FineHomes has everything it takes to redefine a lifestyle with its amenities, building designs, and ambience.



LIFESTYLE AREA

MCDONALDS

MAIN ENTRANCE

THE ELEMENTS OF

FINE

First-Class | Impressive | Natural | Exquisite

Home is where we all keep the treasure of our life. And at Citra FineHomes, you can find a premium level of prestige and comfort in a perfect blend of elements that we abbreviate as FINE: First-class Amenities, Impressive Landscaping, Naturally Merged, and Exquisite Design.

Citra FineHomes is equipped with first-class amenities, including security services and neighborhood facilities at your disposal. Our impressive landscaping offers tranquility and lush greeneries that allows you to unwind within. By applying bioclimatic design principles, our houses are naturally merged with the surrounding to some extent. Elegant to the core, we give special attention not only to the practicality but also to the aesthetic value of our exquisitely designed houses. After all, it is about creating a perfect getaway home for you.

FESTYLE AREA

CITRA
FINEHOMES



FIRST-CLASS AMENITIES

Providing Safe & Convenient Surrounding

A perfect place to build a home is place where we can raise our family in a safe, healthy, and comfort neighborhood. Therefore we took highly into account virtually all aspects to create such an ideal neighborhood. We run a 24-hour security services equipped with CCTV at where and when you need it the most. And for your convenience, we equip your home with the state-of-the-art smart home technology.







SAVE & SECURE

One Gate System and Occupant ID Card

For your privacy and security, Citra FineHomes features One Gate System and Occupant ID Card. All visitors should report to the security post prior to entering the gate.

Video Camera System

A video camera system is installed for security purpose in every house, so you can monitor your front yard from your LCD TV, without leaving the comfort of your sitting room.





THE AMBIANCE

Dimmer

Light dimmer switch allows you to adjust the intensity of the light emitted from the lamps according to your need or to better suit your mood.

Audio Switcher

Enjoying music or other home entertainment can be more pleasant with the Audio Switcher. You can easily adjust the sound level to your delight.

Solar Water Heater

With a solar water heater, you can get the hot water your household needs while saving money and it is environmentally friendly.





CONNECTIVITY

Wifi & Internet

To support your modern lifestyle, we provide wifi and Internet connectivity at every house.

Mini PABX

For an easy internal floor-to-floor communication within the house, a mini PABX will be installed at your disposal.





LIFE SO EASY

Giving You Control on Your Hand

A smart home is a home that has been configured to use technology to increase comfort, enjoyment, security, energy efficiency and convenience. At Citra FineHomes, you are able to monitor and operate all the electronic systems, such as lighting, heating and cooling systems, security systems, and entertainment systems in the house from a remote Internet connection miles away from home, using your laptop, tablet computer or smartphone.



IMPRESSIVE LANDSCAPING

A Landscape of Beauty Just Outside Your Door

With a 60% green space from the total area Citra FineHomes is truly the best master plan we have ever designed. We believe that high quality housing green spaces have a huge impact on the lives of residents and other people living in local neighborhoods, and for that reason, we take such a keen interest in designing our landscape architecture.







ECOCULTURE

To address the issue of climate change and improve the living standards of the residents, we introduced EcoCulture Program at Citra FineHomes. With a vision of creating a green community that care for environment, we invite participation from Citra FineHomes residents to actively take part in this cause.





THE POND, THE POOL & THE GREEN AREA

Within walking distance from the comfort of your home, you can find a pond adding to the beauty of the landscape. And nearby, a well-laid-out jogging track running through lush greenery will be the perfect place for your morning or evening bike riding, stroll or jog. You can also let your children enjoy good times at our private mini swimming pool. Citra FineHomes also boasts well-designed and well-planted gardens, resulting from much careful thought and planning.

NATURALLY MERGED

Architecture That Went Beyond Aesthetic Quality

As part of our commitment to actively participate in the efforts to preserve the environment, we introduced the bioclimatic principles into our architecture. This decision alone has set Citra FineHomes apart from other housing developments.

Adding more comfort to your home, the houses at Citra FineHomes are designed with double facades, allowing you to enjoy more space and access.







BIOCLIMATE ANALYSIS

In attempt to create a more comfortable environment, passive solar design strategies are implemented throughout the architectural design process. Bioclimatic elements, i.e. sunlight and wind breeze are guiding the decision making process, taking full advantage in determining the best possible layout, building orientation, positioning of openings and choosing the right materials, as to minimise energy need for lighting and air conditioning. Special attention is also given to landscape design of the estate, creating a vast green open space which blends well into each individual houses.





DOUBLE FACADES

Having a double facades house also has its advantages. It provides us with a better natural ventilation and natural lighting, therefore, combined with bioclimatic architecture, leads to further energy saving.

EXQUISITE DESIGN

Unique Architecture Sublime with Natural Surrounding

Each unit features a two-storey structure with a double frontage design, detached from neighbour house, giving an ample sense of space and better air circulation with no house behind blocking the breeze from going through. Double Frontage also gives better natural lighting inside the house.



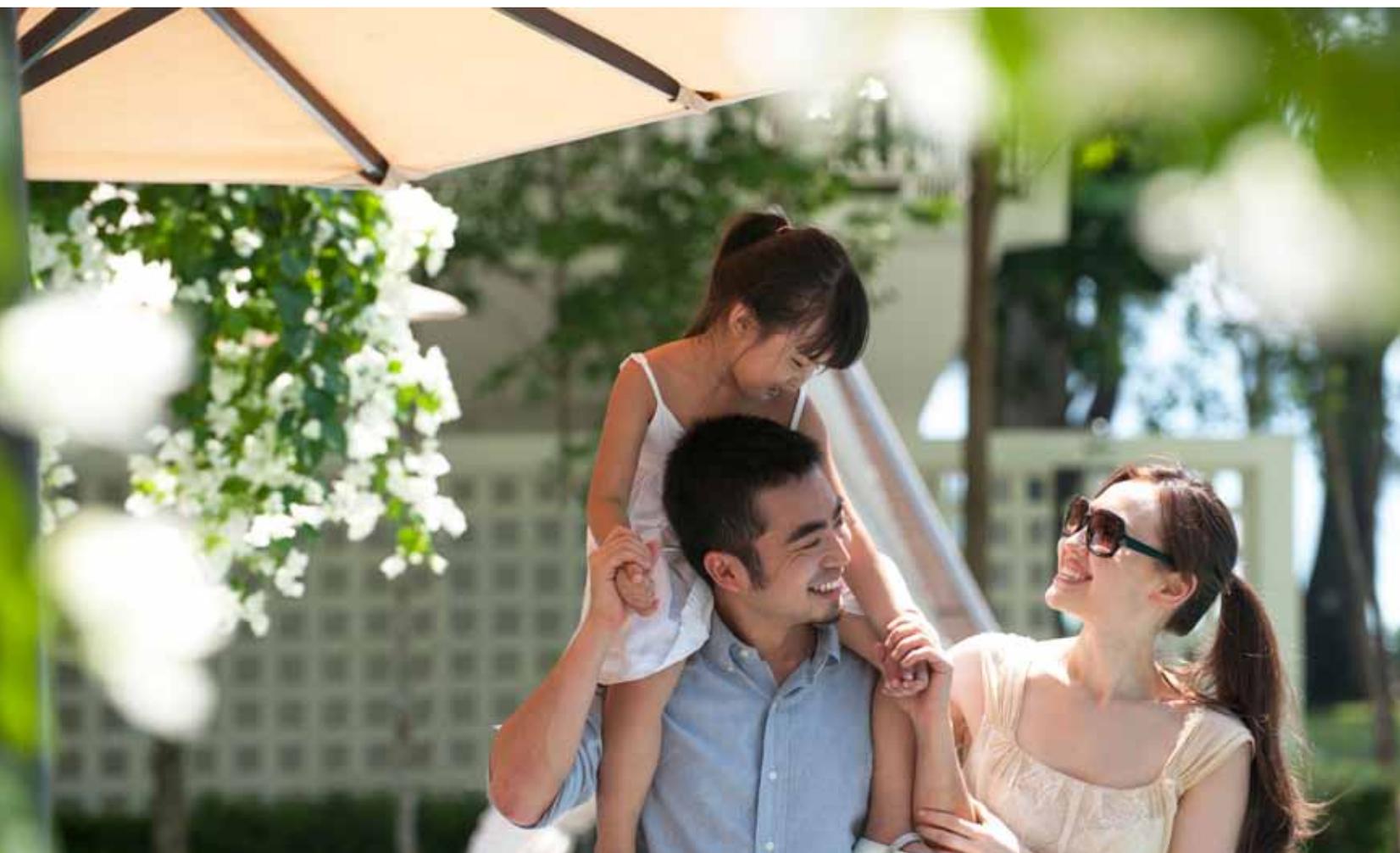




MORE THEN JUST LUXURY

Boasting a modern contemporary design, Citra FineHomes offers more than just luxurious style of architectures. Available in two types of 338/180 and 348/245, Citra FineHomes houses utilize high-quality materials to ensure a long lasting comfort.





A REFLECTION OF ELEGANCE

Characterized by strong yet simple lines, the architecture of houses at Ciputra FineHomes is a reflection of a modern contemporary design. The elegance of design coming out from its close-to-nature colours and choice of materials, blended with its functionality,

SITEPLAN



FACILITY



CCTV & GATE
BARRIER SYSTEM



GAS
ROOM



ECOCULTURE



THE
POOL



BIKE
TRACK



CHILDREN
PLAYGROUND



GREEN
ENVIRONMENT

OS

CITRA FINEHOMES

LIFESTYLE AREA



FEATURES



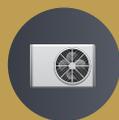
INTERNET & WIFI NETWORK



MINI PABX



HOME CCTV



AC ON/OFF



AUDIO ON/OFF



CURTAIN ON/OFF



DIMMER LIGHTING SYSTEM

SPECIFICATION

Foundation

Concrete Pile

Roof Truss

Steel Truss

Structure

Reinforce Concrete

Door & Window

Wood & Alumunium

Wall

Brick

Glass

Sunergy Glass

Floor

Basement Fl. Ceramic

1st Fl. Marble

2nd & 3rd Fl. Laminated Flooring

Sanitair

Duravit & Hansgrohe

Electricity

6600 Watt

Ceiling

Painted Gypsum Board

LED Light

Stabilizer

Roof Cover

Asphalt Bitument Roof

Genset

SMART HOME

Dimmer Lighting System

TV & Audio On/Off

AC On/Off

Curtain On/Off

Camera CCTV System

Facilities

Internet

TV Cable

Single Mini PABX

Single Line Telephone





CITRAGARDEN
C I T Y

MARKETING OFFICE

Citra 6 Blok H01/42 CitraGarden City
Kalideres, Jakarta Barat

5437 4777