



PREMIUM CLUSTER



# Fountain



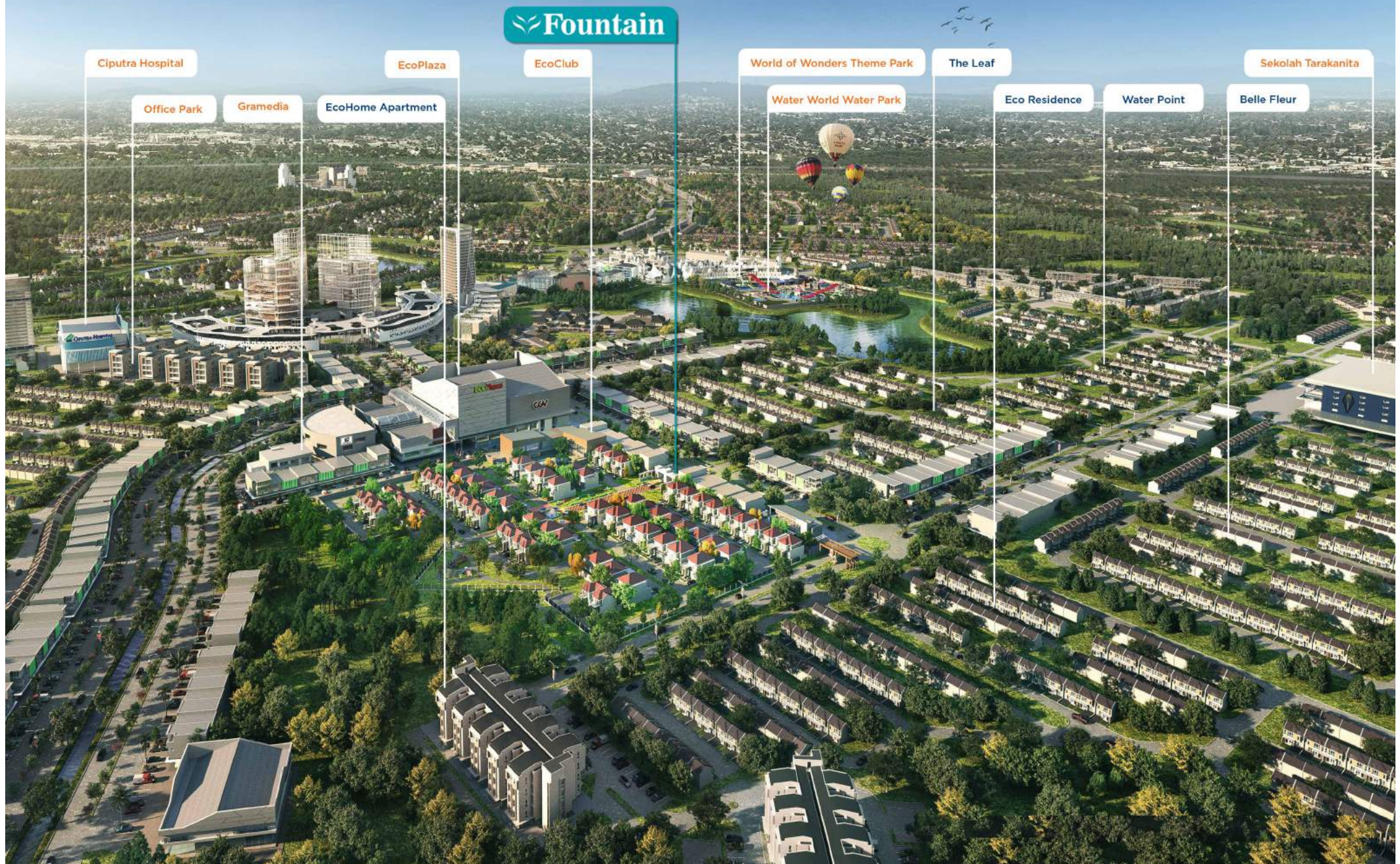
JV Project :  CIPUTRA &  MITSUI FUDOSAN

# THE ENTRANCE TO A TRULY URBAN CITY





# LOCATED IN THE MIDST OF CITRARAYA



Ciputra Hospital

Office Park

Gramedia

EcoHome Apartment

EcoPlaza

EcoClub

Fountain

World of Wonders Theme Park

Water World Water Park

The Leaf

Eco Residence

Water Point

Belle Fleur

Sekolah Tarakanita



# INTEGRATED TOWNSHIP FACILITIES



**MAL CIPUTRA**  
TANGERANG



CIPUTRA HOSPITAL



CIFFEST



SPORT CLUB



UNIVERSITY & SCHOOL



SUPERMARKET



ECOPLAZA & GRAMEDIA



CITY MARKET



SHUTTLE BUS



MAIN BOULEVARD ROW 42



RUMAH IBADAH



HOTEL



BANK



SPBU



RESTAURANT



AUTO CENTER



KANTOR POLISI





YOUR  
SIGNATURE  
OF SUCCESS





# WELCOME HOME





Play comfortable with your children or have a relaxing stroll in an Environment exquisitely designed for healthy family activities. With spacious outdoor area, EcoClub and guarded by 24-hour security, you will be blessed with wonderful memories with your loved ones.





# ENJOYING FUN FAMILY TIMES

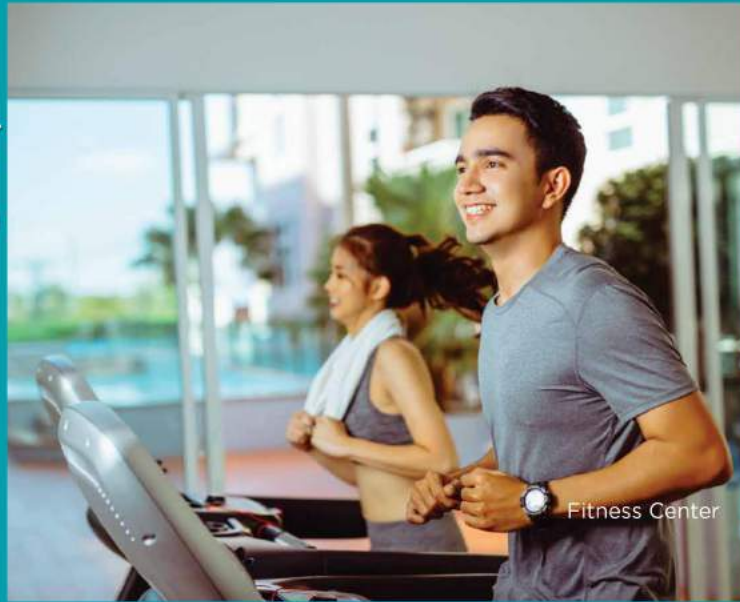


Children Playground and Outdoor Gym





EXCLUSIVELY  
CONNECTED  
TO  
**ECCO Club**  
**ECCO Plaza**







# PALLAZO 1



## Standard

LB **103 m<sup>2</sup>**

LT **96 m<sup>2</sup>** (8 x 12)

1<sup>st</sup> Floor



## Corner Standard

LB **103 m<sup>2</sup>**

LT **Var**

2<sup>nd</sup> Floor



# PALLAZO 2



## Standard

LB **116 m<sup>2</sup>**

LT **120 m<sup>2</sup>** (8 x 15)

1<sup>st</sup> Floor



## Corner Standard

LB **116 m<sup>2</sup>**

LT **Var**

2<sup>nd</sup> Floor



## Extension

LB **124 m<sup>2</sup>**

LT **120 m<sup>2</sup>** (8 x 15)

1<sup>st</sup> Floor



## Corner Extension

LB **124 m<sup>2</sup>**

LT **Var**

2<sup>nd</sup> Floor







# BELLAGIO



## Standard

LB **169** m<sup>2</sup>

LT **180** m<sup>2</sup> (10 x 18)

## Corner Standard

LB **170** m<sup>2</sup>

LT **Var**

## Extension

LB **195** m<sup>2</sup>

LT **180** m<sup>2</sup> (10 x 18)

## Corner Extension

LB **196** m<sup>2</sup>

LT **Var**

1<sup>st</sup> Floor



2<sup>nd</sup> Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor





# MIRAGE



Smart Home



Smart Door Lock  
Main Door



3+1 Bedrooms (Std)  
4+1 Bedrooms (Ext)



3 Bathrooms  
1 Toilet



4 Carport

## Standard

LB **198** m<sup>2</sup>

LT **216** m<sup>2</sup> (12 x 18)

## Corner Standard

LB **199** m<sup>2</sup>

LT **Var**

## Extension

LB **227** m<sup>2</sup>

LT **216** m<sup>2</sup> (12 x 18)

## Corner Extension

LB **228** m<sup>2</sup>

LT **Var**

1<sup>st</sup> Floor



2<sup>nd</sup> Floor



1<sup>st</sup> Floor



2<sup>nd</sup> Floor





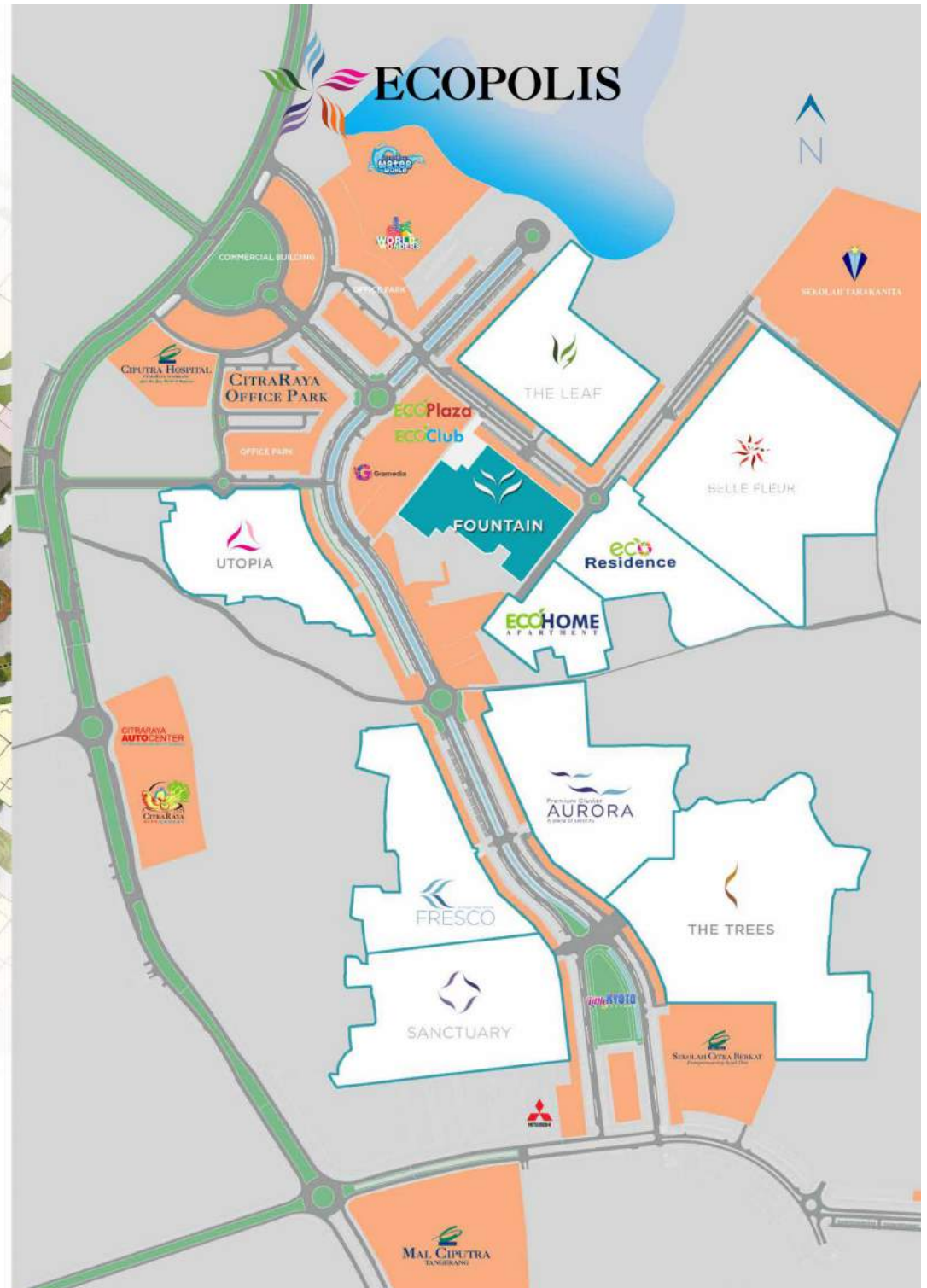
# SITE PLAN



## LEGEND

<span style="color: blue;">■</span> Type Bellagio 10x18 (crn)	LB/LT 170/var - std	<span style="color: orange;">■</span> Type Pallazzo 1 8x12 (crn)	LB/LT 103/var - std
	LB/LT 196/var - ext	<span style="color: lightorange;">■</span> Type Pallazzo 1 8x12 (std)	LB/LT 103/96 - std
<span style="color: lightblue;">■</span> Type Bellagio 10x18 (std)	LB/LT 169/180 - std	<span style="color: green;">■</span> Type Pallazzo 2 8x15 (crn)	LB/LT 116/var - std
	LB/LT 195/180 - ext	<span style="color: lightgreen;">■</span> Type Pallazzo 2 8x15 (std)	LB/LT 124/var - ext
<span style="color: purple;">■</span> Type Mirage 12x18 (crn)	LB/LT 199/var - std		LB/LT 116/120 - std
	LB/LT 228/var - ext		LB/LT 124/120 - ext
<span style="color: pink;">■</span> Type Mirage 12x18 (std)	LB/LT 198/216 - std		
	LB/LT 227/216 - ext		

# ECOPOLIS





# LOCATION MAP



# SPECIFICATION

## PONDASI

- Strauss Pile

## STRUKTUR

- Beton Bertulang

## DINDING

- Bata/ Bata Ringan diplester Aci, finishing cat
- Dinding Pembatas Double Dinding
- Pagar Belakang Bata/ Bata Ringan diplester Aci, finishing cat
- Cat Eksterior Ex. Jotun Jotashield/ setara
- Cat Interior Ex. Jotun Jotaplast/ setara
- Ornamen Fasad Homogeneous tile motif travertine ex. Valentino Gress/ setara

## PLAFON

- Ruang Dalam Gypsum board
- Km/ WC & teras Gypsum WR (Water resistance)
- Terbitisan Gypsum WR (Water resistance)

## LANTAI

- Lantai Utama Homogeneous tile uk. 80x80 ex. Valentino Gress/ setara
- Teras depan & belakang Homogeneous tile uk. 60x60 rustic ex. Valentino Gress/ setara
- Gerasi, Dapur (kotor) Homogeneous tile uk. 60x60 rustic ex. Valentino Gress/ setara
- Km/ WC - Lantai Homogeneous tile uk. 60x60 rustic ex. Valentino Gress/ setara
- Dinding Homogeneous tile uk. 60x60 ex. Valentino Gress/ setara
- Homogeneous tile uk. 60x120 ex. Valentino Gress/ setara (hanya untuk tipe 10 & 12)
- Carport Homogeneous tile rustic uk. 60x60 rustic ex. Valentino Gress/ setara
- Rg. Service Keramik uk. 30x30 ex. Roman/ setara

## SANITAIR

- Shower Ex. TOTO/ setara
- Wastafel Ex. TOTO/ setara
- Closet duduk + eco Washer Ex. TOTO/ setara
- Bathtub Ex. TOTO/ setara (hanya untuk tipe 12)

## ATAP

- Rangka Atap Baja Ringan
- Penutup Atap Genteng Beton ex. Monier/ setara
- Insulasi Ex. Monier/ setara

## PINTU & JENDELA

- Kusen Aluminium Powder Coating ex. YKK/ Setara
- Daun Jendelis Aluminium Powder Coating ex. YKK/ Setara + Kaca (khusus untuk jendela tampak depan ruang tidur & pintu lipat menggunakan YKK tipe Nexta)
- Daun Pintu Utama Engineering Solid Wood, finishing Cat
- Daun Pintu lainnya Engineering Flush Door, finishing Cat
- Daun Pintu KM/ WC Engineering Flush Door, finishing Cat
- Daun Pintu KM/ WC Pembantu Engineering Flush Door, finishing Cat, sisi belakang lapis melamino

## KANOPI CARPORT

- Rangka & Penutup atap Besi + Kaca laminasi 5+5mm

## INSTALASI LISTRIK

- 3.500 Watt

## INSTALASI AIR

- Air Bersih standar PAM
- Ground Water Tank Fiber, Kapasitas 1m<sup>3</sup>

## INSTALASI AC (Unit AC Tidak Termasuk)

- Ruang Keluarga/ Ruang Tamu 2 PK
- Ruang Tidur 3/4 PK

## INSTALASI TELEPON

- 1 Line Telepon (langsung kring)
- Gratis 1 Tahun Abodemen sejak Serah Terima

## INSTALASI INTERNET

- Koneksi Internet & TV Kabel
- Gratis 1 Tahun Abodemen sejak Serah Terima

## SMART HOME

- Ex. Hyundai Telecom
- Smart Door Lock hanya di pintu utama
- Smart Light Switch hanya untuk teras depan
- Smart IP Camera 3 titik: Teras depan, teras belakang & Rg. Tamu

## GREEN CONCEPT FEATURE

- Lampu Penerangan Jalan Umum LED
- Pemanas Tenaga Surya ex. Wika/ Setara
- Biological Septictank
- Exhaust Fan (hanya untuk Km/ WC yang tidak ada ventilasi udara)
- Cat Ramah Lingkungan (Green Label) ex. Jotun/ setara
- Resapan Biopori
- Closet dengan dual flush

## SPEKIFIKASI LINGKUNGAN

- Kawasan Tanpa Pagar
- Boom Gate dengan access card system
- Instalasi Jaringan Listrik & kabel telpon dalam tanah
- Saluran Drainase Tertutup

## JALAN CLUSTER

- ROW 1b, badan jalan 8 meter, Finishing paving block
- ROW 1b, badan jalan 6 meter, Finishing asphalt
- ROW 1l, badan jalan 6 meter, finishing asphalt
- ROW 9, badan jalan 5 meter, finishing asphalt

## FASILITAS

- Club House/ EcoClub : Swimming Pool, Kid's Pool, Gym & Co-Working space
- Lounge, access to Club House/ EcoClub dengan access card
- Children Playground & Outdoor Gym

