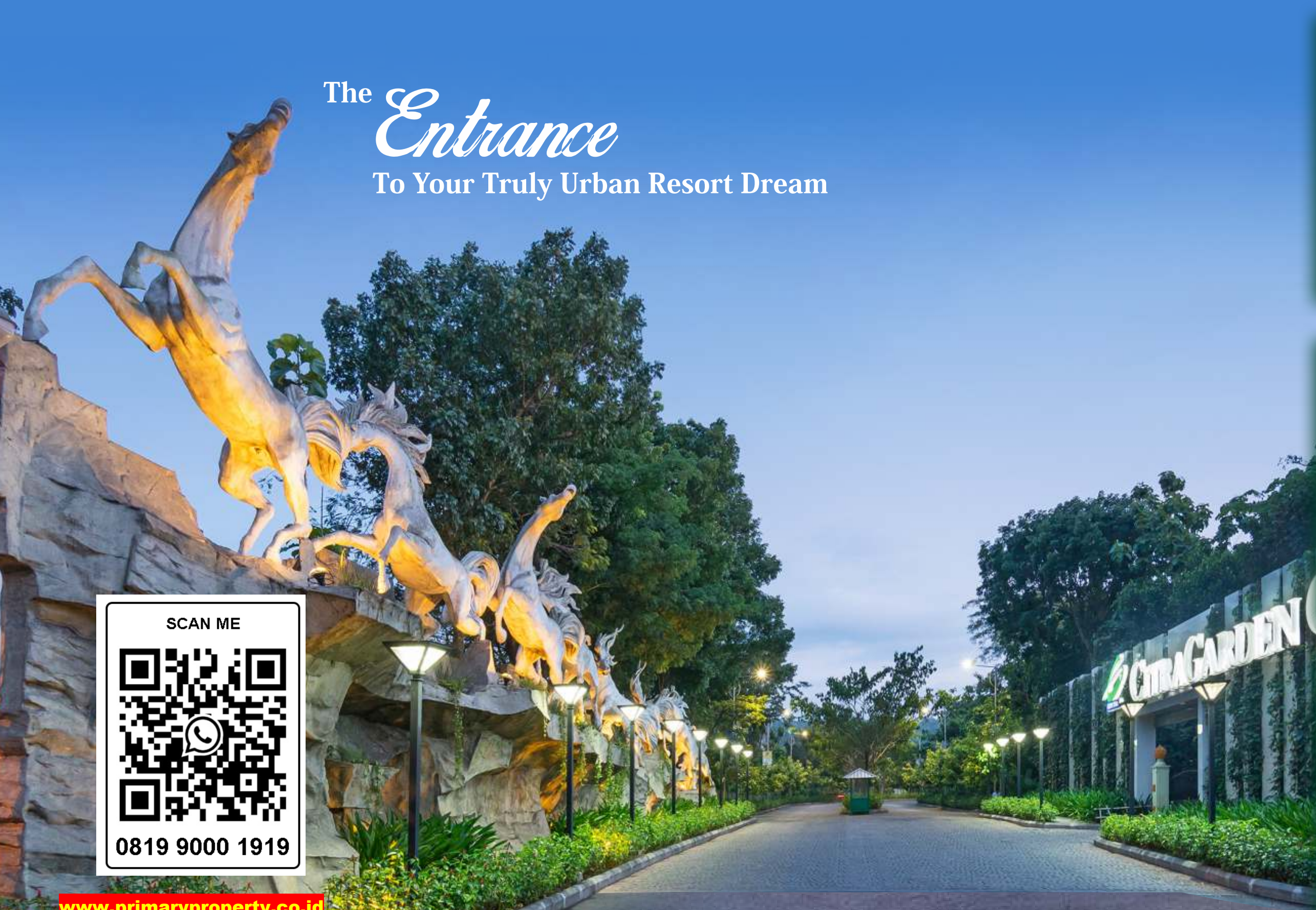


The *Entrance*  
To Your Truly Urban Resort Dream



SCAN ME



0819 9000 1919

Welcome to CitraGarden Malang,  
100 HA Urban Resort Development  
by Ciputra Group

## LEGEND

- A. Main Gate
- B. Iconic Gate
- C. Commercial area:  
Convenience Store, Restaurant, Etc
- D. Town Center
- E. EcoClub & EcoPark
- F. Buring Telkom Office

## Residensial:

- 1. Premium Cluster The Peak
- 2. Cluster Green Hill
- 3. Cluster Park Hill
- 4. Cluster The Valley
- 5. **Cluster Spring Dale**
- 6. Cluster The Cove
- 7. Cluster The Vega
- 8. Cluster The Meadow
- 9. Cluster Highland



**SPRING DALE**  
A BLISSFUL LIVING

# The *Best Location*

to Feel The Sunshine and a Breath of Fresh Air



**Ruko  
Maisonette  
Boulevard**

**Town Center**  
(Hotel, Resto, Commercial Center)

**Premium Cluster  
The Peak**

**EcoClub &  
EcoPark**

**Cluster  
The Valley**

**Iconic Gate**

**Cluster  
Green Hill**

**Cluster  
Park Hill**



**SPRING DALE**  
A BLISSFUL LIVING

# ECO Club

# ECO PARK

- Infinity Pool
- Kiddy Pool
- Fitness Center
- Aerobic Room
- Outdoor Yoga Area

Get a Healthy and Fun Family Time at This Sport Facility



[www.primaryproperty.co.id](http://www.primaryproperty.co.id)



Fitness Center



Children Playground



Aerobic Room



Yoga Area

*Stunning Entrance*  
with 24-Hours Security Gate





Come Home to a  
*Perfect Reflection*  
of a Valuable Residence

Boulevard ROW 15

This is  
*The Perfect Place*  
For Your Urban Resort Lifestyle



Children Playground

# Type ALYSSUM

LB 30 m<sup>2</sup> / LT 60 m<sup>2</sup> (6x10)



 **Smart Door Lock**  
(Pintu Utama)

 **2 Bedrooms**

 **1 Bathroom**





## Type FORSYTHIA

LB 36 m<sup>2</sup> / LT 72 m<sup>2</sup> (6x12)



 **Smart Door Lock**  
(Pintu Utama)

 **2 Bedrooms**

 **1 Bathroom**



# Type PRIMROSE

LB 45 m<sup>2</sup> / LT 84 m<sup>2</sup> (7x12)



 **Smart Door Lock**  
(Pintu Utama)

 **2 Bedrooms**

 **1 Bathroom**



# Type VIOLAS

Standard LB 43 m<sup>2</sup> / LT 96 m<sup>2</sup> (8x12)

Extension LB 48 m<sup>2</sup> / LT 96 m<sup>2</sup> (8x12)



**Smart Door Lock**  
(Pintu Utama)



**Standard : 2 Bedrooms**  
**Extension : 3 Bedrooms**



**1 Bathroom**



## Standard



## Extension





Cluster Park Hill

Cluster Green Hill

Premium Cluster The Peak

Ruko Maisonette Boulevard

EcoClub & EcoPark

Spring Dale's Children Playground

  
**SPRING DALE**  
A BLISSFUL LIVING

Cluster The Valley

Children Playground

Cluster Gate

Boulevard ROW 15



# SPRING DALE

A BLISSFUL LIVING



- ALYSSUM LB 30m<sup>2</sup> / LT 60m<sup>2</sup> (6x10)
- FORSYTHIA LB 36m<sup>2</sup> / LT 72m<sup>2</sup> (6x12)
- PRIMROSE LB 45m<sup>2</sup> / LT 84m<sup>2</sup> (7x12)
- VIOLAS LB 43m<sup>2</sup> / LT 96m<sup>2</sup> (8x12) Standard  
LB 48m<sup>2</sup> / LT 96m<sup>2</sup> (8x12) Extension

## SPECIFICATION

<b>Pondasi</b>	Batu kali
<b>Struktur</b>	Beton bertulang
<b>Dinding</b>	Bata merah / Bata ringan diplester dan cat Double dinding Finishing Cat Interior ex. Dulux / setara Finishing Cat Exterior ex. Dulux / setara Fassad Cat + Homogenous Tile ex. Valentino Gress / setara
<b>Plafond</b>	Gypsum (Interior) Gypsum Heatstop (K. Mandi, Teras dan Overstek)
<b>Lantai</b>	Homogeneous Tile 60 x 60 (R.Utama) ex. Valentino Gress / setara Keramik 20 x 20 (teras) ex. Roman / setara (Teras, KM dan R. Service) Koral sikat (Carport)
<b>Sanitair</b>	Kamar mandi utama shower ex. American Standard / setara Closet duduk + Jet washer ex. American Standard / setara
<b>Rangka Atap</b>	Rangka baja ringan
<b>Penutup Atap</b>	Genteng beton ex. Monier / setara
<b>Jendela</b>	Kusen alumunium Jendela alumunium + Kaca
<b>Pintu</b>	Kusen alumunium Daun pintu engineering wood finish cat Handle smart door lock ex. Solid Gradino / setara (Pintu Utama)
<b>Instalasi Listrik</b>	PLN 2.200 W Lampu downlight
<b>Instalasi Air</b>	Air Bersih Standar PDAM
<b>Fitur Green Concept</b>	Lampu penerangan jalan umum LED Biological septictank Cat ramah lingkungan green label ex. Dulux / setara
<b>Instalasi Telepon</b>	1 (satu) line langsung kring gratis 1 tahun abonemen sejak serah terima
<b>Instalasi Internet</b>	Koneksi internet dan TV kabel gratis 1 tahun sejak serah terima
<b>Spesifikasi Lingkungan</b>	Kawasan tanpa pagar Instalasi kabel listrik dan telepon bawah tanah Saluran drainase lingkungan tertutup Children playground

## LOCATION MAP



- Jalan Raya
- Jalan Tol
- - - Rencana Jalan Tol