



# CITRA GARDEN CITY JAKARTA



# LOTUS TOWER

A SIGNATURE DEVELOPMENT OF CIPUTRA GROUP





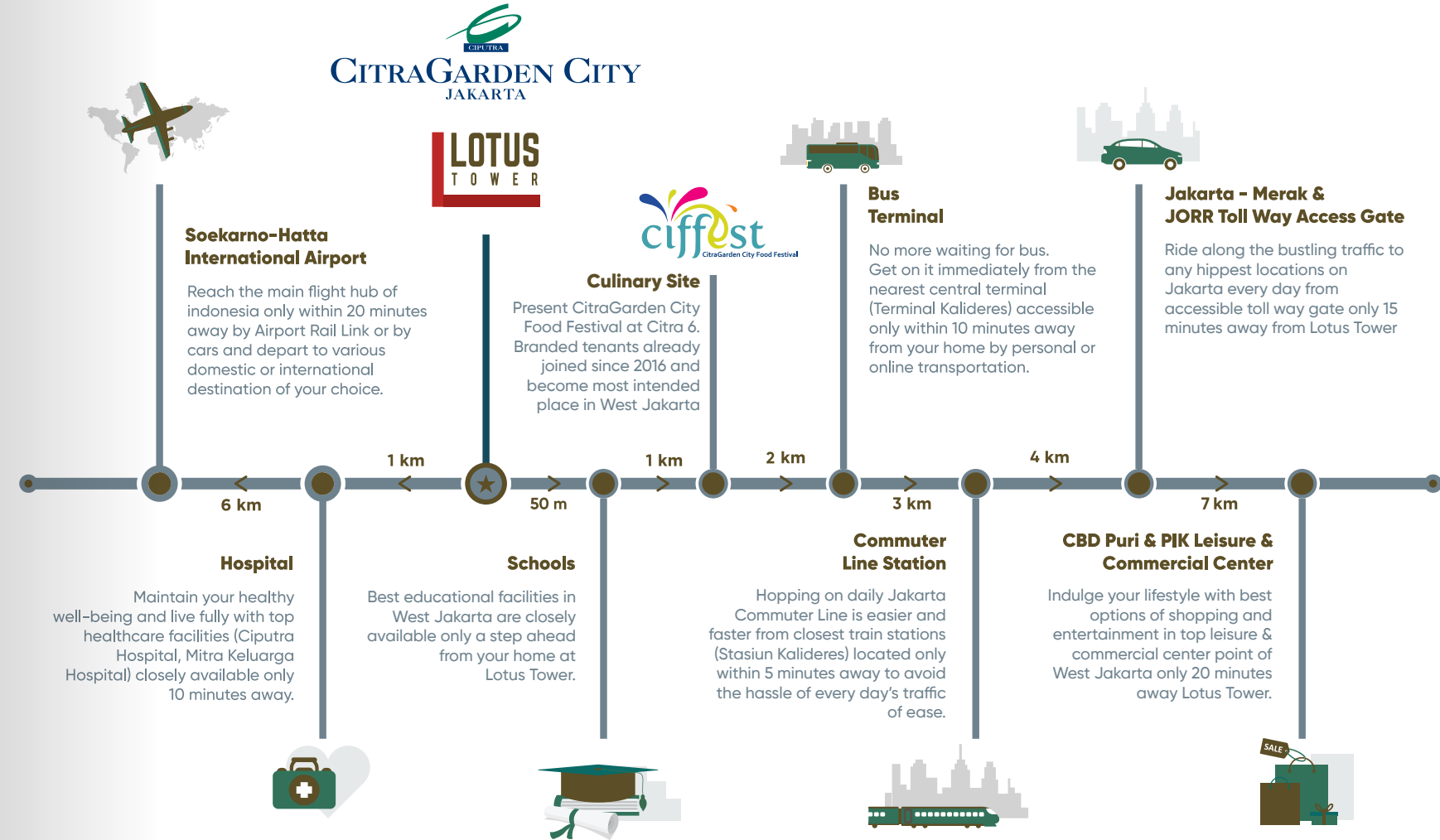
# CITRAGARDEN CITY JAKARTA

*Designed as a residential complex in the mid 1981, CitraGarden City has developed as West Jakarta's first major new town development and also, one of the capital city's most environmentally conscious developments.*

*CitraGarden City has now expanded into a whole integrated 450-hectare new town, transforming a rural housing complex into a prime living space, with comprehensive commercial, recreational, and public facilities. These include everything that is required by the residents of a new town development including family clubs, sport facilities, meeting halls, water treatment plants, traditional and modern markets, education and health facilities.*



## WHERE LIFE REVOLVES AROUND YOU



# THE PERFECT 1ST HOME AND INVESTMENT

## Why Choose Lotus Tower?

### SHUTTLE BUS

Just one tap with eMoney will take you go around CitraGarden City to International Airport Soekarno Hatta. Track the bus digital with live track location.



### FASCINATING AMENITIES

Complement your needs and make your life more productive by presenting you, the integrated living development where residents fee the most convenient in terms of connectivity.

### BLISSFUL LIFE

The Harmony for those who enjoy simplicity and free living. Kids friendly to play outside like at home.



## It's Really That Simple!

Lotus Tower answers your needs for a healthy and comfortable living. Located in a strategic urban area, Lotus Tower also gives you complete and modern facilities, so that can be one of your best residential and investment choices. Just going through the Lotus Tower website, and you'll be able to book and buy a home that's uniquely yours in just a few simple clicks. It's really that easy!

### EXCITING EASEMENT

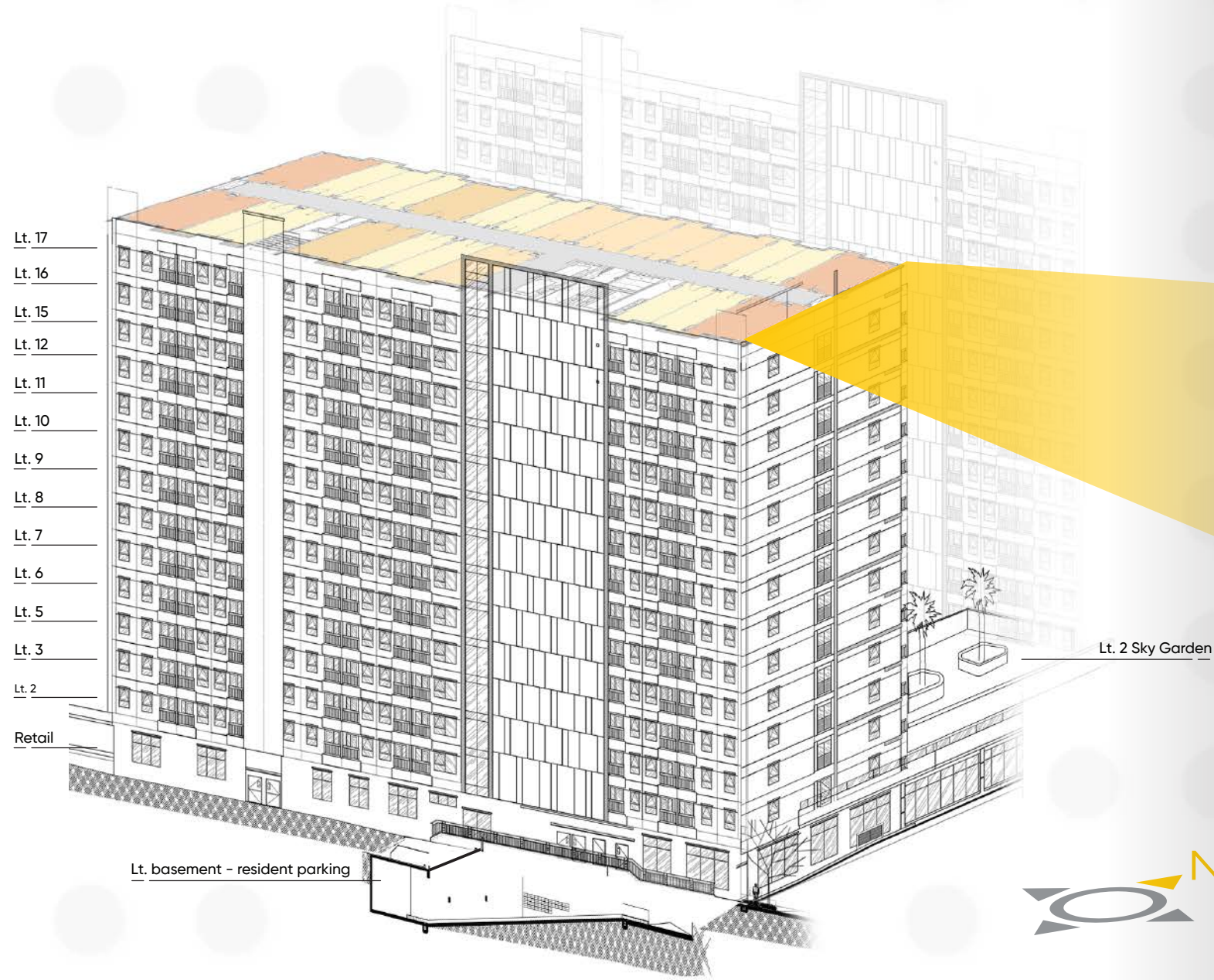




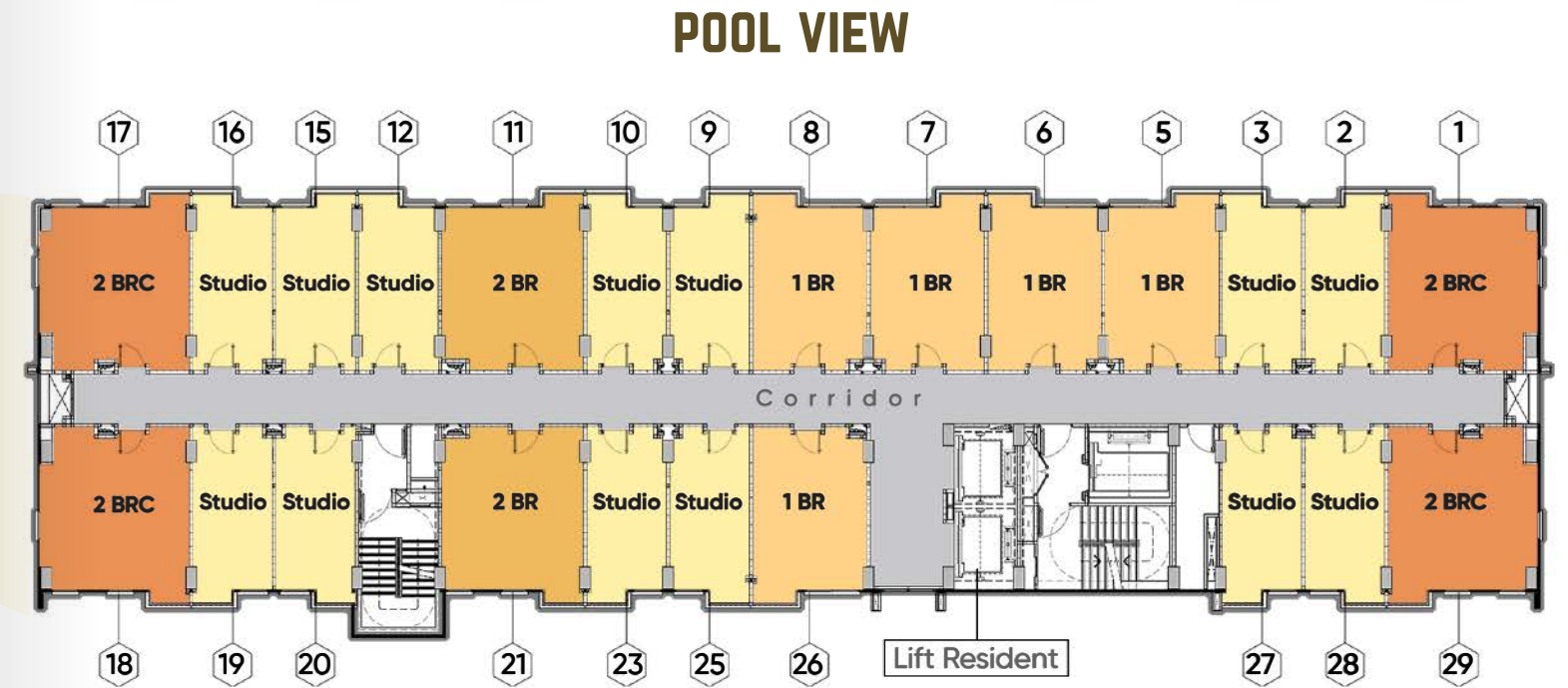
## ALL-PURPOSES AREA WITH SEMI-OLYMPIC POOL

Breathtaking blue waters of the pool exude a sense of infinite calm. The water from the pool flows right off the edge, impressive as a majestic waterfall below. For serene, blissful moments and idyllic destination to relax and unwind after a long, busy day at work. It's a favourite playground for the living, whether in the coolness of the night or for a fresh start in the morning.

## ELEVATION PLAN



## FLOORPLAN



## CITY VIEW



### EXTERIOR

Wall : Precast Concrete  
       : Paint Finish  
 Window Glass : Clear Glass  
 Roof : Reinforced Concrete  
 Window & : Aluminium  
 Door Frame

### INTERIOR (UNIT)

Floor : Homogeneous Tile  
 Main Door : Engineering Door  
           : with Access Card  
 Wall : Light Concrete  
 Plafond : Fairface Paint Finish  
 Kitchen : Concrete Top Table  
 Including : AC Installation

### BATHROOM (UNIT)

Wall : Bata Ringan & Keramik  
 Plafond : Gypsum WR  
 Sanitary : ex. TOTO  
 Door : Engineering Door

### BALCONY (UNIT)

Window : Aluminium  
 Window Glass : Clear Glass  
 Door : Sliding ex. YKK

### ELECTRICAL POWER

Studio : 1.300 watt  
 1 BR : 1.300 watt  
 2 BR & 2 BRC : 2.200 watt

## SPECIFICATION



**STUDIO**  
SGA : 22.61 m<sup>2</sup>



**1 BEDROOM**  
SGA : 32.19 m<sup>2</sup>



**2 BEDROOM**  
SGA : 39.38 m<sup>2</sup>

**2 BEDROOM CORNER**  
SGA : 40.89 m<sup>2</sup>



*\*images for illustration only*

## STRATEGICALLY LOCATED IN CENTER POINT OF WEST JAKARTA



### APPROX. TRAVELLING DISTANCE

4 KM RAWA BUAYA TOLL 5 KM RAWA BOKOR TOLL	3 KM KALIDERES STATION	2 KM KALIDERES BUSWAY STOP	6 KM SOEKARNO HATTA AIRPORT	2 KM CIPUTRA HOSPITAL 1 KM MITRA K. HOSPITAL	2 KM SEKOLAH CITRA KASIH	7 KM PANTAI INDAH KAPUK MALL 8 KM PURI INDAH MALL

021 543 99 885

0818 0726 2000

**MARKETING GALLERY**  
CITRA 7 EXT., CITRAGARDEN CITY,  
KALIDERES, JAKARTA BARAT  
CITRAGARDENCITY.COM



CitraGarden City Community @citrಾಗardencity