



# CITRA RAYA TANGERANG



LAUSANNE  
PARK

AT

LUGANO  
LAKE PARK



LE BRASSUS

THE AUTUMN BEAUTY OF MODERN LIVING



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A NATURE INSPIRED

# New Urban Living

A modern enclave hides within the township of CitraRaya. Attached to serene lakeside view, sheltered with stands of greenery to ensure the serenity is omnipresent. And only steps-away from the festive of Mal Ciputra Tangerang.





IT'S WHEN YOU ARE SURE THAT  
The Pursuit of Ease Starts Here



A Masterpiece of 20Ha Panoramic Lakeside





ENTER THE GATEWAY TO YOUR  
**Journey of Prosperous Living**





THE ONLY TRUSTWORTHY

Place to Grow your  
Life and Family





# Full Family Excitement

BEGIN HERE

Swimming Pool  
Kids Pool



Co-working Space





A PLACE FOR COMFORTING YOUR  
**WELLNESS &  
WELL-BEING IN LIFE**



**WASH** Welcoming Area for Safety & Hygiene



Hand Wash



Shoe Box Area



Drop Box Area



Disinfectant Area

EXPERIENCE THE  
**Invigorating Breeze**  
IN A  
**Blissful**  
SURROUNDINGS



A PLACE FOR COMFORTING YOUR  
**WELLNESS &  
WELL-BEING IN LIFE**



**WASH** Welcoming Area for Safety & Hygiene



Hand Wash



Shoe Box Area



Drop Box Area



Disinfectant Area



**Inner Courtyard**



Lebih Terang dengan  
Pencahaya Alam



Sirkulasi Udara  
Lebih Optimal



Hemat  
Energi



Multifungsi Area Taman Keluarga, Ruang  
Kerja, & Belajar (Work & Study from Home)



Tambahan  
Kamar Tidur



# CARRERA

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## STANDARD

LB 55M<sup>2</sup> / LT 60M<sup>2</sup> (5X12)

LB 55M<sup>2</sup> / LT 75M<sup>2</sup> (5X15)

## EXTENSION

LB 63M<sup>2</sup> / LT 75M<sup>2</sup> (5X15)





# CARRERA

STANDARD

LB 55M<sup>2</sup> / LT 60M<sup>2</sup> (5X12)  
LB 55M<sup>2</sup> / LT 75M<sup>2</sup> (5X15)



2  
BEDROOM



2  
BATHROOM



1  
CARPORT



## 1<sup>ST</sup> FLOOR



SMART HOME



SMART DOOR LOCK



CCTV



SOLAR WATER  
HEATER

LB 55M<sup>2</sup>  
LT 75M<sup>2</sup> (5X15)

LB 55M<sup>2</sup>  
LT 60M<sup>2</sup> (5X12)



## 2<sup>ND</sup> FLOOR

LB 55M<sup>2</sup>  
LT 75M<sup>2</sup> (5X15)

LB 55M<sup>2</sup>  
LT 60M<sup>2</sup> (5X12)





# CARRERA

EXTENSION

LB 63M<sup>2</sup> / LT 75M<sup>2</sup> (5X15)



3  
BEDROOM



2  
BATHROOM



1  
CARPORT



## 1<sup>ST</sup> FLOOR



SMART HOME



SMART DOOR LOCK



CCTV



SOLAR WATER  
HEATER

LB 63M<sup>2</sup>  
LT 75M<sup>2</sup> (5X15)



## 2<sup>ND</sup> FLOOR

LB 63M<sup>2</sup>  
LT 75M<sup>2</sup> (5X15)





# CALATRAVA

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## STANDARD

LB 78M<sup>2</sup> / LT 84M<sup>2</sup> (7X12)

LB 78M<sup>2</sup> / LT 105M<sup>2</sup> (7X15)

## EXTENSION

LB 85M<sup>2</sup> / LT 105M<sup>2</sup> (7X15)





# CALATRAVA

STANDARD

LB 78M<sup>2</sup> / LT 84M<sup>2</sup> (7X12)  
LB 78M<sup>2</sup> / LT 105M<sup>2</sup> (7X15)



## 1<sup>ST</sup> FLOOR



LB 78M<sup>2</sup>  
LT 105M<sup>2</sup> (7X15)

LB 78M<sup>2</sup>  
LT 84M<sup>2</sup> (7X12)



## 2<sup>ND</sup> FLOOR

LB 78M<sup>2</sup>  
LT 105M<sup>2</sup> (7X15)

LB 78M<sup>2</sup>  
LT 84M<sup>2</sup> (7X12)





# CALATRAVA

EXTENSION

LB 85M<sup>2</sup> / LT 105M<sup>2</sup> (7X15)



## 1<sup>ST</sup> FLOOR



LB 85M<sup>2</sup>  
LT 105M<sup>2</sup> (7X15)



## 2<sup>ND</sup> FLOOR

LB 85M<sup>2</sup>  
LT 105M<sup>2</sup> (7X15)







EMBRACE EVERY LIVING SEASON

- |                   |                      |
|-------------------|----------------------|
| 1. Carona Park    | A. Mal Ciputra       |
| 2. Certara Park   | B. CBD Area          |
| 3. Arrano Park    | C. Commercial Area   |
| 4. Muzzano Park   | D. Lugano Lake Walk  |
| 5. Curregia Park  | E. Lugano Club House |
| 6. Caslano Park   | F. Lugano Park       |
| 7. Caprino Park   | G University         |
| 8. Casoro Park    |                      |
| 9. Cimadera Park  |                      |
| 10. Lausanne Park |                      |
|                   | ▪ Le Brassus         |
|                   | ▪ L'Orient           |
|                   | ▪ Le Sentier         |
| 11. Origilio Lake |                      |
| 12. Neggio Lake   |                      |
| 13. Novaggio Lake |                      |
| 14. Savosa Lake   |                      |
| 15. Signora Lake  |                      |
| 16. Paradiso Lake |                      |

LUGANO PARK  
CITY FOREST





CONVENIENT LIVING  
All In One Step





# Siteplan



## LE BRASSUS

THE AUTUMN BEAUTY OF  
MODERN LIVING

### CARRERA

	STANDARD	LB 55M <sup>2</sup> / LT 60M <sup>2</sup> (5X12)
	SUDUT	LB 55M <sup>2</sup> / VAR
	STANDARD	LB 55M <sup>2</sup> / LT 75M <sup>2</sup> (5X15)
	EXTENSION	LB 63M <sup>2</sup> / LT 75M <sup>2</sup> (5X15)
	SUDUT	LB 55M <sup>2</sup> / LT VAR
	EXTENSION SUDUT	LB 63M <sup>2</sup> / LT VAR

### CALATRAVA

	STANDARD	LB 78M <sup>2</sup> / LT 84M <sup>2</sup> (7X12)
	SUDUT	LB 78M <sup>2</sup> / LT VAR
	STANDARD	LB 78M <sup>2</sup> / LT 105M <sup>2</sup> (7X15) LB 78M <sup>2</sup> / LT 119M <sup>2</sup> (7X17) LB 78M <sup>2</sup> / LT 126M <sup>2</sup> (7X18)
	EXTENSION	LB 85M <sup>2</sup> / LT 105M <sup>2</sup> (7X15) LB 85M <sup>2</sup> / LT 119M <sup>2</sup> (7X17) LB 85M <sup>2</sup> / LT 126M <sup>2</sup> (7X18)
	SUDUT	LB 78M <sup>2</sup> / LT VAR
	EXTENSION SUDUT	LB 85M <sup>2</sup> / LT VAR



# Unit Specification

## PONDASI

Batu kali & tapak beton

## STRUKTUR

Beton bertulang

## DINDING

Bata/ Bata ringan di plester aci finishing cat

Dinding pembatas	- Double dinding
Pagar belakang	- Bata/ Bata ringan di plester aci finishing cat (tinggi 2m)
Cat Eksterior	- Ex. Mowilex Weathercoat/setara
Cat Interior	- Ex. Mowilex Cendana/setara
Ornamen Fasad	- Homogeneous tile ex. Valentino gress/setara Woodplank ex. Conwood/setara WPC (Wood Plastic Composite) Ex. Milan Ecowood/setara

## PLAFOND

Ruang dalam	- Gypsum
KM/ WC, teras & overstek	- Gypsum WR

## LANTAI

Lantai utama	- Homogeneous tile 60x60 ex. Valentino gress
Teras depan	- Homogeneous tile 60x60 rustic ex. Valentino gress/setara
Teras belakang	- Homogeneous tile 60x60 rustic ex. Valentino gress/setara
Lantai Kamar Mandi	- Homogeneous tile 60x60 rustic ex. Valentino gress/setara
Dinding Kamar Mandi	- Homogeneous tile 60x60 ex. Valentino gress/setara
Carpot	- Keramik 40x40 rustic ex. Roman/setara

## SANITAIR

Shower	- Ex. Toto
Shower	- Ex. Toto
Closet Duduk	- Ex. Toto

## ATAP

Rangka atap	- Baja Ringan
Penutup atap	- Genteng beton ex.Cengkareng Permai/setara

## PINTU

Kusen	- Alluminium anodize Ex. YKK/setara
Daun pintu utama, kamar tidur	- Engineering door fin. cat
Daun pintu, km, & wc	- Engineering door fin. cat, sisi belakang lapis melaminto

## JENDELA

Kusen	- Alluminium anodize Ex. YKK/setara
Daun jendela	- Alluminium anodize Ex. YKK/setara

## INSTALASI LISTRIK

PLN 2200 W

## INSTALASI AIR

Air bersih standar PAM  
Fiber Ground water tank, kapasitas 1m3 incl. pompa

## INSTALASI TELEPON

1 Line Telepon (Langsung Kring)  
Gratis 1 Tahun Abodemen  
Sejak Serah Terima

## INSTALASI AC

Ruang Keluarga 1,5 PK  
Ruang Tidur 3/4 PK  
Unit AC tidak termasuk

## INSTALASI INTERNET

Koneksi Internet & TV Kabel Gratis  
(1 Tahun Sejak Serah Terima)

## FITUR SMART HOME

Digital Smart door lock (hanya pintu utama)  
CCTV 3 titik (teras depan, belakang & ruang tamu)  
Smart swithc  
Smart IR Remote

## SPESIFIKASI LINGKUNGAN

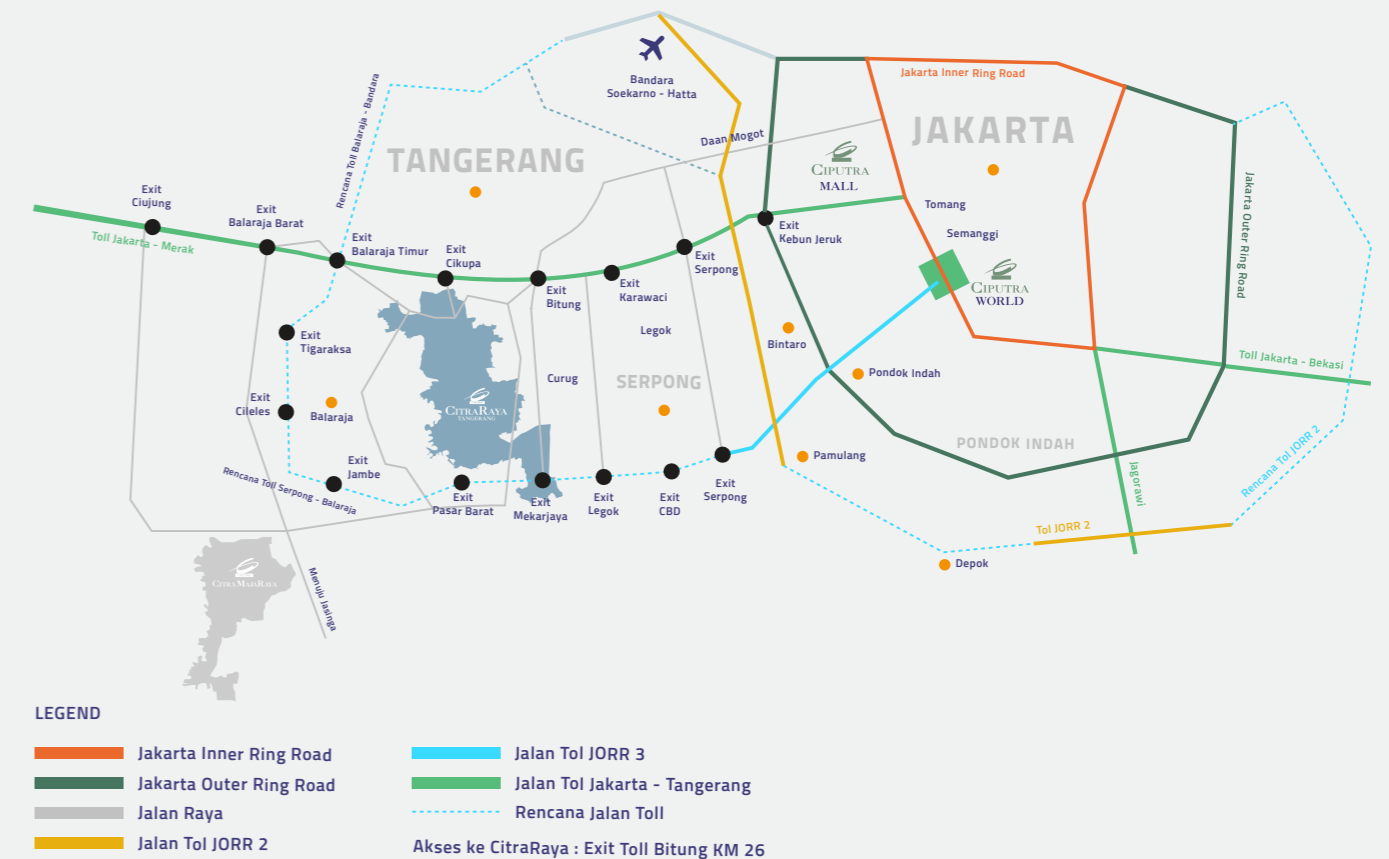
Kawasan tanpa pagar  
Instalasi jaringan listrik dalam tanah  
Instalasi kabel telpon bawah tanah  
Saluran drainase tertutup  
Jalan cluster dan jalan lingkungan: finishing asphalt  
- ROW 16, badan jalan 5 meter  
- ROW 15 (utama), badan jalan 9 meter  
- ROW 15 (dengan median), badan jalan 5 meter  
- ROW 10 badan jalan 6 meter  
- ROW 9 badan jalan 5 meter  
- ROW 8 badan jalan 5 meter

## FITUR GREEN CONCEPT

Lampu penerangan jalan umum LED  
Biological septictank  
Exhaust fan untuk Kamar mandi yang tidak ber ventilasi  
Cat ramah lingkungan (green label) ex. Mowilex/setara  
Closet dengan dual flush  
Resapan biopori  
Pemanas air tenaga surya



# Map Location







**LUGANO**  
L A K E P A R K



Seluruh data, ilustrasi, ukuran, dan spesifikasi yang tercantum di brosur ini berdasarkan situasi dan kondisi pada masa persiapan. Perubahan dapat terjadi sewaktu-waktu dan merupakan hak penuh developer. Seluruh informasi di dalam brosur ini bukan merupakan bagian dari penawaran ataupun perjanjian tertulis lainnya.