



CITRA RAYA TANGERANG



LAUSANNE
PARK

AT

LUGANO
LAKE PARK



LE BRASSUS

THE AUTUMN BEAUTY OF MODERN LIVING

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
Blissfull
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

STANDARD

LB 55M² / LT 60M² (5X12)

LB 55M² / LT 75M² (5X15)

EXTENSION

LB 63M² / LT 75M² (5X15)



CARRERA

STANDARD

LB 55M² / LT 60M² (5X12)

LB 55M² / LT 75M² (5X15)



2
BEDROOM



2
BATHROOM



1
CARPORT



1ST FLOOR



SMART HOME



SMART DOOR LOCK



CCTV



SOLAR WATER
HEATER

LB 55M²
LT 75M² (5X15)

LB 55M²
LT 60M² (5X12)



2ND FLOOR

LB 55M²
LT 75M² (5X15)

LB 55M²
LT 60M² (5X12)



CARRERA

EXTENSION

LB 63M² / LT 75M² (5X15)



3
BEDROOM



2
BATHROOM



1
CARPORT



1ST FLOOR



SMART HOME



SMART DOOR LOCK



CCTV



SOLAR WATER
HEATER

LB 63M²
LT 75M² (5X15)



2ND FLOOR

LB 63M²
LT 75M² (5X15)



CALATRAVA

STANDARD

LB 78M² / LT 84M² (7X12)

LB 78M² / LT 105M² (7X15)

EXTENSION

LB 85M² / LT 105M² (7X15)



CALATRAVA

STANDARD

LB 78M² / LT 84M² (7X12)
LB 78M² / LT 105M² (7X15)



2
BEDROOM



2
BATHROOM



1
CARPORT



1ST FLOOR



SMART HOME



SMART DOOR LOCK



CCTV



SOLAR WATER
HEATER

LB 78M²
LT 105M² (7X15)

LB 78M²
LT 84M² (7X12)



2ND FLOOR

LB 78M²
LT 105M² (7X15)

LB 78M²
LT 84M² (7X12)



CALATRAVA

EXTENSION

LB 85M² / LT 105M² (7X15)



1ST FLOOR



LB 85M²
LT 105M² (7X15)



2ND FLOOR

LB 85M²
LT 105M² (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

MAL CIPUTRA
TANGERANG



CLUB HOUSE

CLUSTER GATE



Siteplan



LE BRASSUS

THE AUTUMN BEAUTY OF
MODERN LIVING

CARRERA

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

CALATRAVA

STANDARD	LB 78M ² / LT 84M ² (7X12)
SUDUT	LB 78M ² / LT VAR
STANDARD	LB 78M ² / LT 105M ² (7X15) LB 78M ² / LT 119M ² (7X17) LB 78M ² / LT 126M ² (7X18)
EXTENSION	LB 85M ² / LT 105M ² (7X15) LB 85M ² / LT 119M ² (7X17) LB 85M ² / LT 126M ² (7X18)
SUDUT	LB 78M ² / LT VAR
EXTENSION SUDUT	LB 85M ² / 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	- Allumunium 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	- Allumunium anodize Ex. YKK/setara
Daun jendela	- Allumunium 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 swich

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

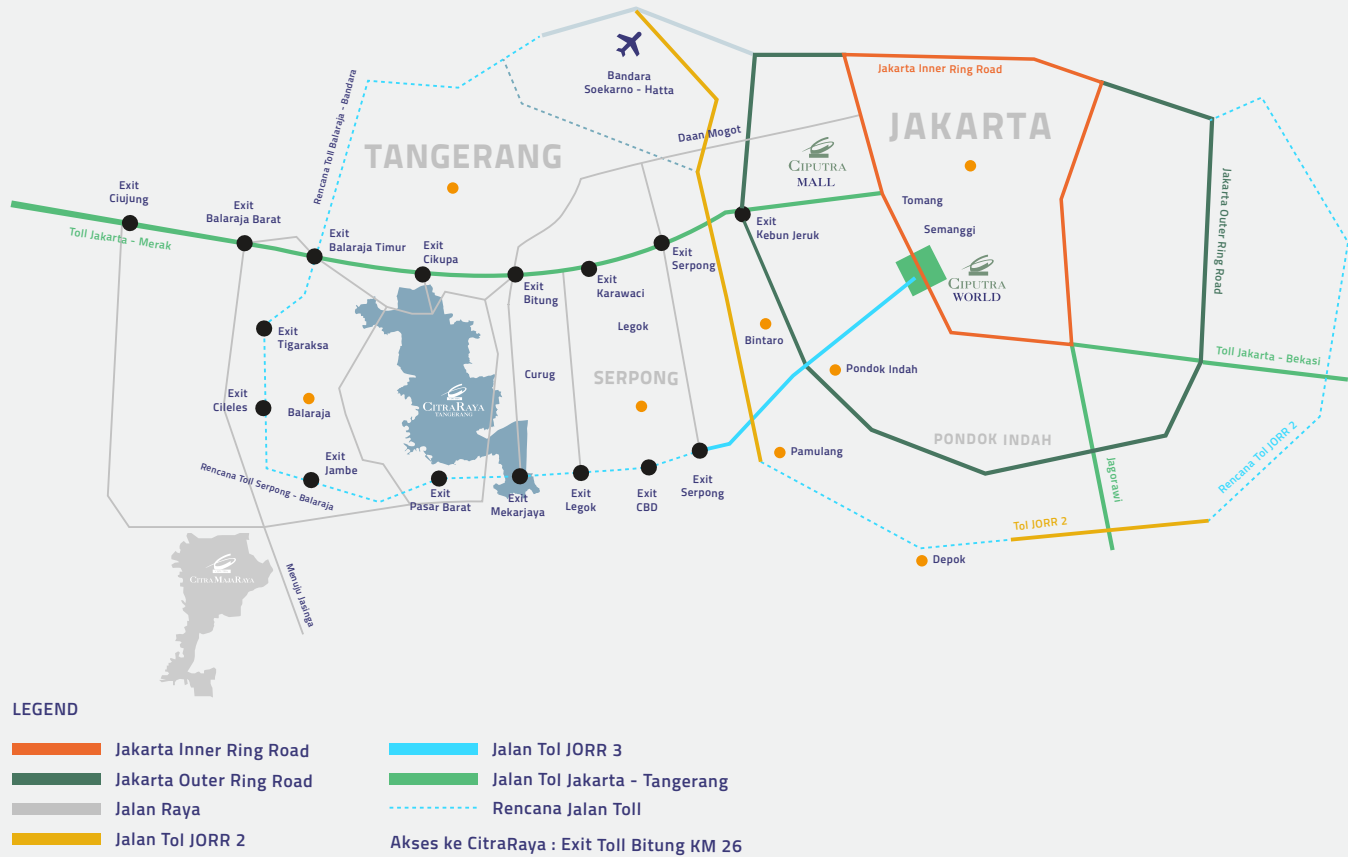
Closet dengan dual flush

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.