



CITRA LANDMARK

SOUTHEAST JAKARTA

Where **Life Begins**

A Joint Venture with





Where
Life Begins





CITRA LANDMARK
SOUTHEAST JAKARTA



Citra Landmark Apartment is the latest project by PT Ciputra Citra Trisula, located in Jalan Raya Ciracas, East Jakarta. Nestled in a mature estate, the compound offers an array of excellence. It extends the best values for investment, being strategically placed adjacent to the Central Business District of South and East Jakarta, supported with great access to public transport and expressways. Having most supporting facilities been built, they are ready to use before project completion. Developed with green-building concept, Citra Landmark provides tranquility with a well-thought planning so you can begin your life without obstacles.



Ciputra Group is a leading Indonesian real estate developer specializing in large-scale integrated development project consisting of residential, commercial, recreational center and mixed-use developments such as hotels, shopping malls and office complexes to create a sustainable and harmonious environment.

Founded by DR. (HC) Ir. Ciputra and his family, over the past three decades, Ciputra Group has developed more than 75 projects in more than 35 major cities throughout Indonesia, Vietnam, Cambodia and China.

With its proven track record, Ciputra Group has become a household name for quality developments.



Trisula Corporation is a well-established and diversified holding company with a wide range of financially successful businesses and an advanced system of corporate governance.

It is the holding company of two publicly listed businesses; PT Trisula International Tbk (TRIS) that specializes in garment manufacture and the management of well-known clothing brands, and PT Chitose International Tbk (CINT), which specializes in furniture brands.

Property is one of the five business pillars of Trisula Corporation. Established in 1993, Trisula has amassed several successful portfolios namely; Ciputra International (the first joint venture with Ciputra Group), The Cliff Pecatu, Premier Terrace Ciracas, The Bale Nusa Dua, The Amala Seminyak, Ize Seminyak, The Menjangan, and The Santai Umalas.



Asia Green Real estate is a FINMA-accredited Asset Manager with offices in Shanghai, Chengdu, Hongkong, Jakarta, and Zurich. Established in Switzerland, Asia Green Real Estate offers European investors a direct path to sustainable real estate investments in Asia while combining international investment standards, Swiss discipline and local execution. In order to optimize its sustainable real estate approach, Asia Green Real estate has developed its own proprietary sustainability assessment system EcoTool and cooperates closely with the IFC World Bank Group and its green building certification process (EDGE).

Its portfolio in Indonesia includes Newton Serviced Apartment (first joint venture with Ciputra Group), South Quarter Office, Verde Two Apartment, Samara Suites, ECOLOFT Serviced Apartment, and The Bay Jakarta.



Easy Points

Easy Trust

Developed by a trusted Property Developer, giving you a peace of mind.

Easy Growth

Providing you room to grow along with time.

Easy Access

Reachable from every part of Jakarta with the city's infrastructure.

Easy Life

Live easily with proximity to school, hospital, retail and business areas.

Easy Facilities

Stay active using various facilities spread around the premises.

Easy Eco Friendly

Built with a green-building concept with EDGE certification.

Easy Invest

Get tenant easily with property management vendors.

Easy Pay

Many options for down payment and annual fee.



Trustworthy Investment

Investing in property has never been this simple. With high quality building standard and many leasing options available, getting tenants is as easy as 1-2-3.





The Investor Life



Where Life Begins



Managing your property is practical within the palm of your hand



Making appointments in between your business as usual



Have someone else to meet your potential tenant



While making a little time for yourself



Have someone else to close your deal and get your notification



Never thought investing in property would be this easy!

Trustworthy Investment

Assurance for every penny





Easy Access to Business District

Close to the heart of the fast-growing business hub, in proximity to office marketplace, and the future MRT stop, which will provide optimum connectivity to the entire city of Jakarta.



- 5 min  LRT Ciracas
- 30 min  CBD TB Simatupang
- 30 min  Halim Perdanakusuma Airport
- 30 min  CBD Cawang
- 40 min  CBD Kuningan
- 50 min  Bundaran HI
- 50 min  CBD Sudirman



-  LRT Dukuh Atas - Cibubur
-  MRT Lebak Bulus - Bundaran HI
-  Airport Train Line (Sudirman - Soekarno Hatta Airport)
-  LRT Dukuh Atas - Senayan (Phase 2)
-  LRT Cawang - East Bekasi
-  MRT Sarinah - Kota (Phase 2)

High Quality Life

Having to juggle between work and life is not easy. Combining accessibility and affordability, enjoying life at the fullest is no longer an issue.





The Millennial Life



10 AM

Getting the job done at the **Co-Working Space**



1 PM

Shuttling around from the **Transport-Hub**, where everything's connected



2 PM

Connecting with friends at the **Amphiteater**



8 AM

Clearing the mind with yoga at the **Deck**



4 PM

Stopping by the **Retail Area**, making sure the fridge is stocked



6 AM

Waking up at the comfort of **Home**



7 PM

Catching up with friends at the **F&B Area** throughout the night



6 PM

Maintaining fitness at the **Gym**, to stay in shape



High Quality Life

Adulting made easy

A Place Called Home

Having time to spend with the family is priceless. With an array of facilities, there are many ways to ensure you spend it with quality.





The Family Life



1 PM

Mom sends and picks-up the kids from nearby **School**

2 PM

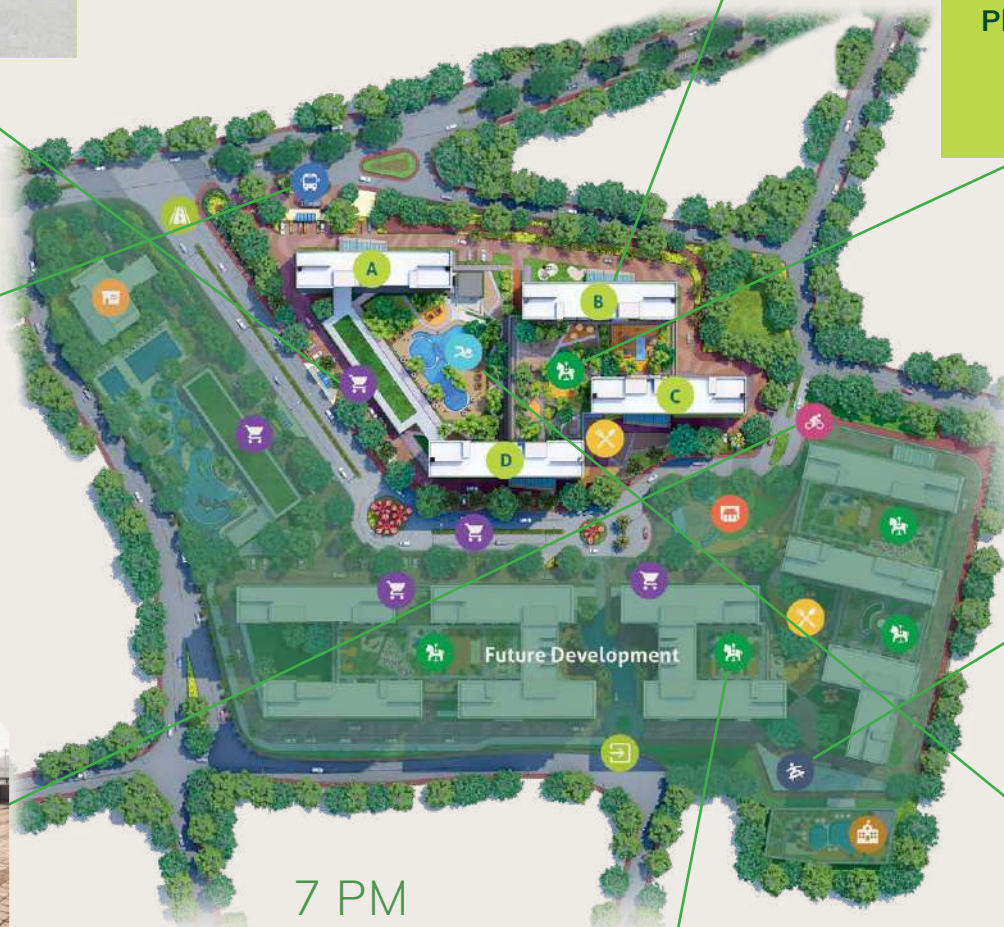
Mom helps the kids with homework at home

3 PM

The children get all the fun at the **Playground**

8 AM

Dad only takes 45 minutes to commute to work via **LRT** from the Shuttle Point



4 PM

Big brother tests his skills at the **Skatepark** with friends

6 AM

The family starts the day at the **Jogging Track**

7 PM

Everyone gets together at the **park** with a barbecue dinner

5 PM

Little sister takes a swimming lesson at the **Swimming Pool**

Life full of Comfort

Because family comes first














Surrounding Facilities

- 01 RSUD Ciracas
- 02 Harapan Bunda Hospital
- 03 RS Binawaluya
- 04 RS Umum Adhyaksa
- 05 RS Bhayangkara
- 06 Taman Mini Indonesia Indah
- 07 Ragunan Zoo
- 08 University of Indonesia
- 09 Gunadarma University
- 10 The Christian University of Indonesia
- 11 Pancasila University
- 12 SMA Al Azhar 19
- 13 SMA NEGERI 64
- 14 Cibubur Junction
- 15 Pesona City Depok
- 16 Trans Studio Mall Cibubur
- 17 Cilandak Town Square
- 18 Tamini Square
- 19 AEON Mall Southgate Tanjung Barat
- 20 Mall Ciputra Cibubur
- 21 Margo City Depok





Facilities

-  Main Entrance
-  Transport Hub
-  Retail Promenade
-  Swimming Pool
-  Rooftop Garden & Children Playground
-  Alfresco Dining
-  Amphitheatre
-  Cycling & Jogging Track
-  Skatepark
-  School
-  Second Entrance
-  Marketing Gallery

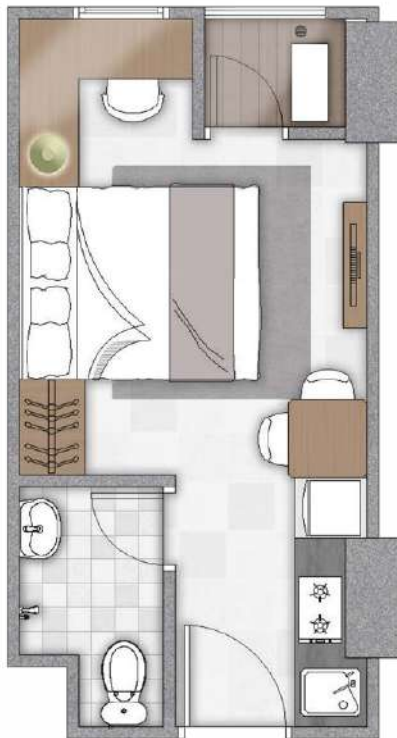
- A** Tower Athena
- B** Tower Brisbane
- C** Tower Cambridge
- D** Tower Den Haag





Studio

+/- 20 m² Semigross



2 Bedroom

+/- 38 m² Semigross





3 Bedroom

+/- 51 m² Semigross





Specification

| | |
|--------------------|---|
| Wall | General wall / perimeter unit wall: Lightweight brick wall with emulsion paint Internal wall (inside unit): Dry wall partition with emulsion paint |
| Floor | Homogenous tile 60 x 60 cm |
| Bathroom & Balcony | Ceramic tile |
| Window | Aluminium frame with clear glass |
| Door | Entrance & bedroom door: Engineering wood Bathroom door : PVC Balcony: Aluminium frame with clear glass |
| Sanitary | American Standard or equal |
| Power Supply | Studio 900 VA (up to 1300 VA) 2 BR 1300 VA (up to 2200 VA) 3 BR 1300 VA (up to 2200 VA) |



EDGE is a fast and easy to use mass market transformation tool, innovated by IFC (International finance Corporation), a member of the World Bank Group. It empowers developers and builders to quickly identify the most cost-effective ways to reduce use of energy, water and embodied energy in materials. The strategies integrated into the project design are verified by an EDGE Auditor and certified by GBCI (Green Building Council Indonesia). As champions of EDGE, both Ciputra Group and Asia Green Real Estate have the intention to certify Citra Landmark apartment with EDGE.



Disclaimer

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