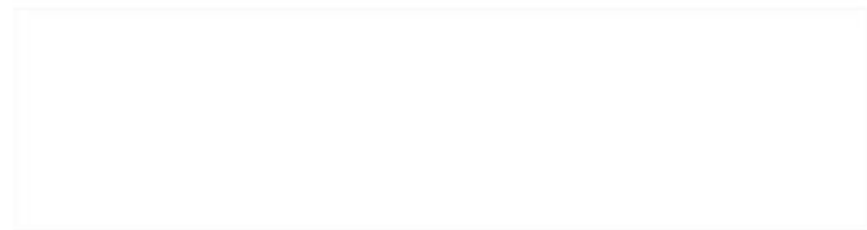




CIMANGGIS
GOLF ESTATE





HARMONIOUS WAY OF LIVING

ARTHA GRAHA NETWORK BUSINESS PROJECT

Hotel Borobudur Jakarta

Palace Hotel

Discovery Kartika Plaza Hotel &
Discovery Papua Hotel

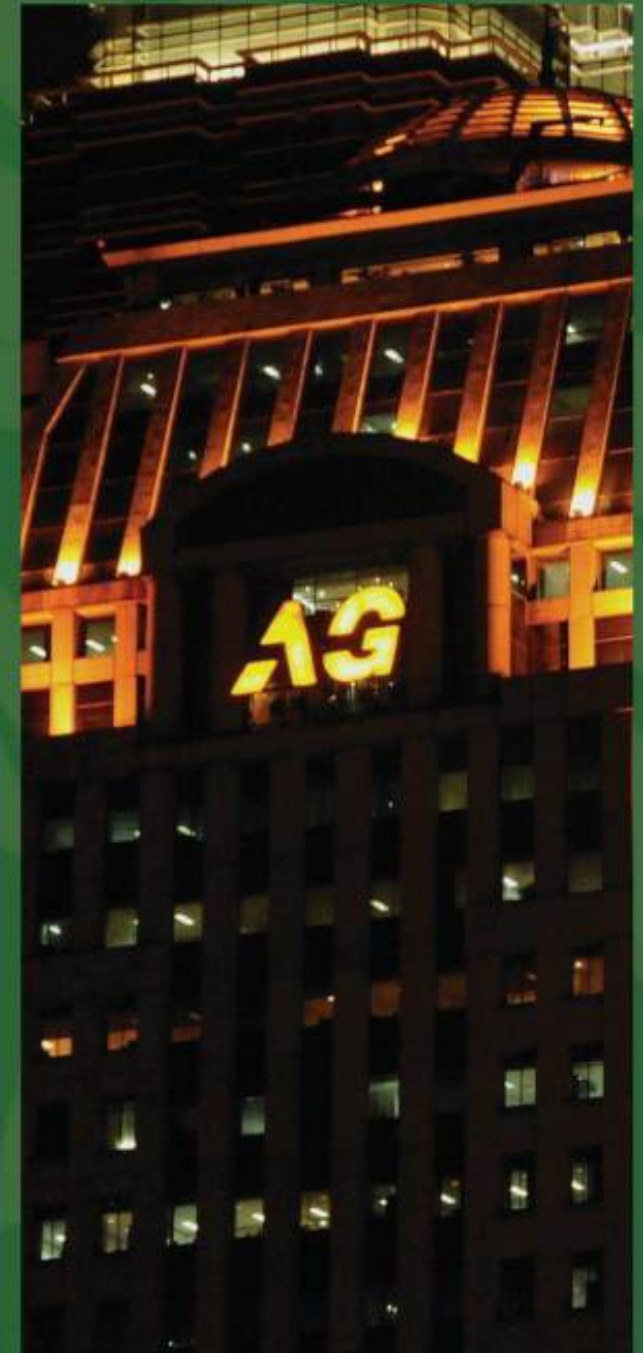
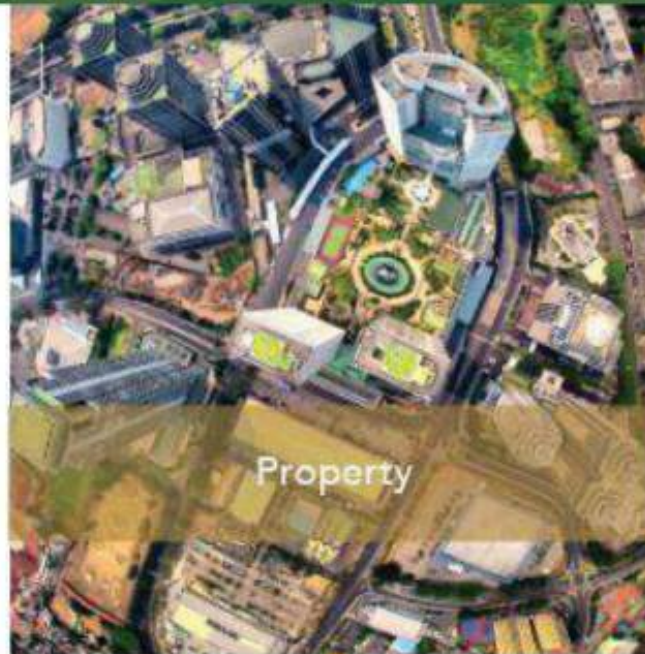
Discovery Hotel & Convention Ancol

Hotel Ebony Batulicin

Kendari Beach Hotel

AGP Square Dili Timor Leste

Pantara Island Resort



PT Jakarta International
Hotels & Development Tbk.

Sudirman Central Business District
(SCBD)

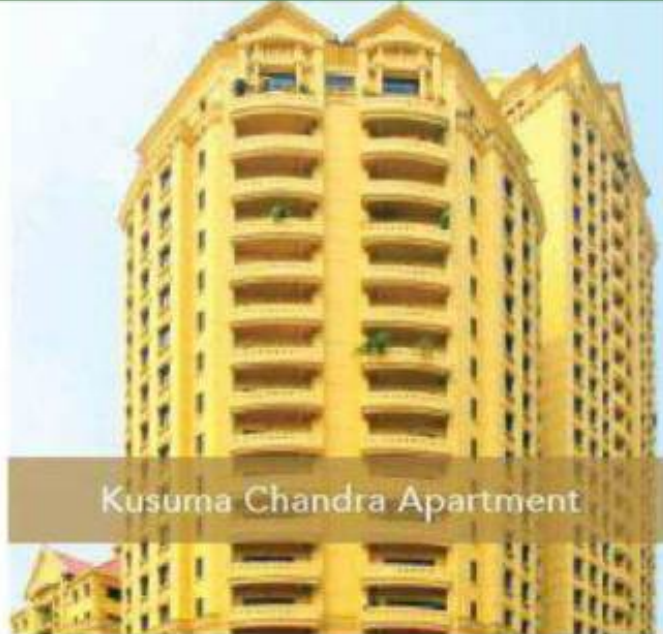
Residence 8

Bukit Golf Mediterania

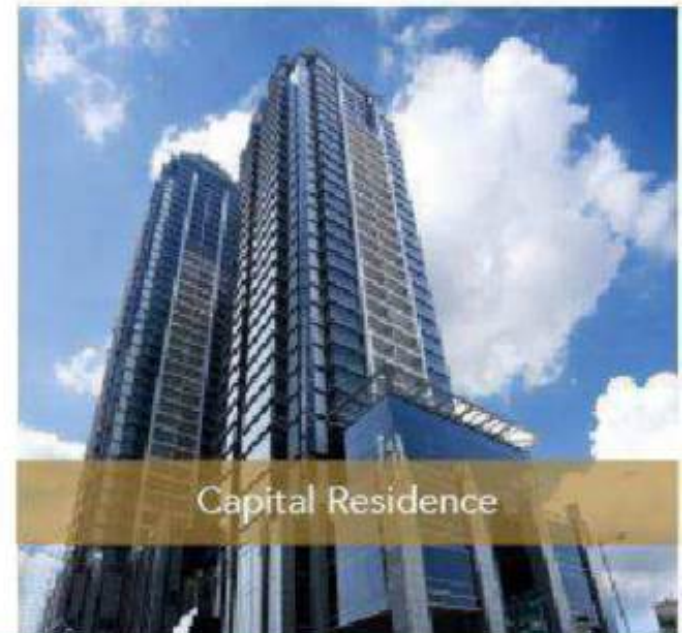
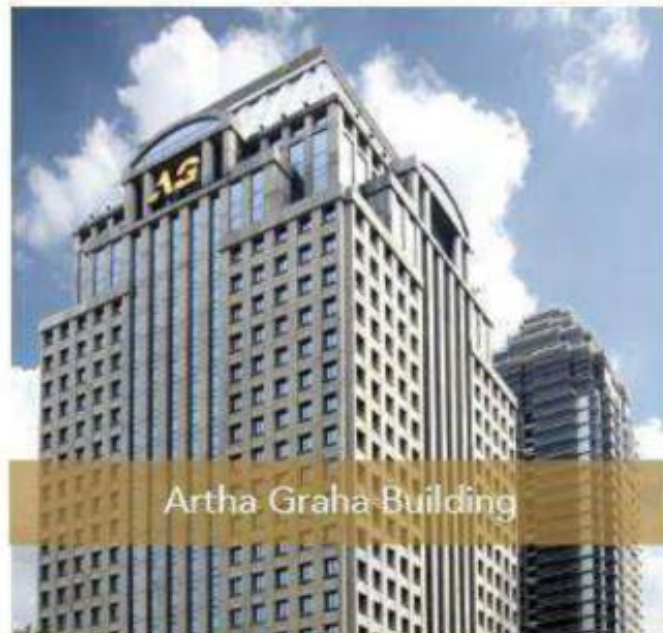
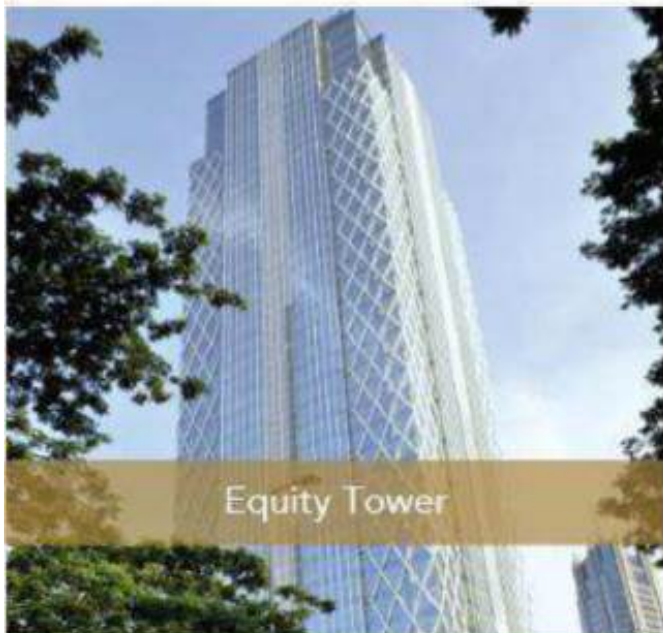
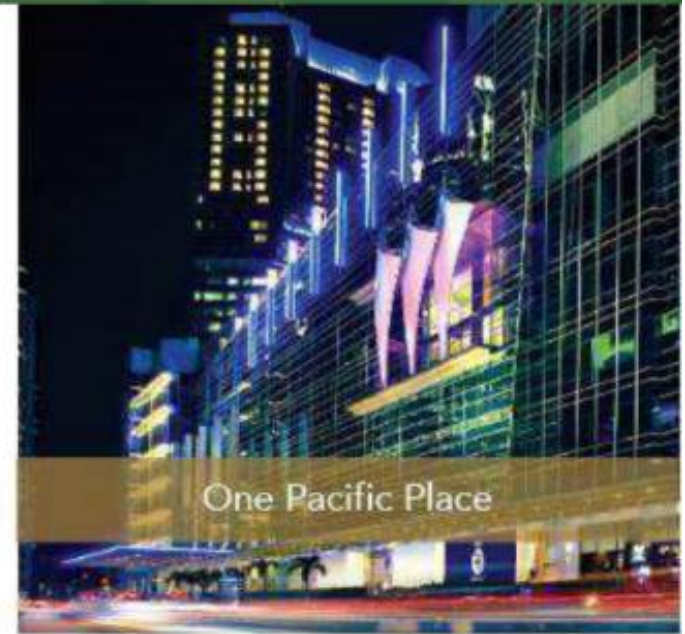
District 8 @SCBD

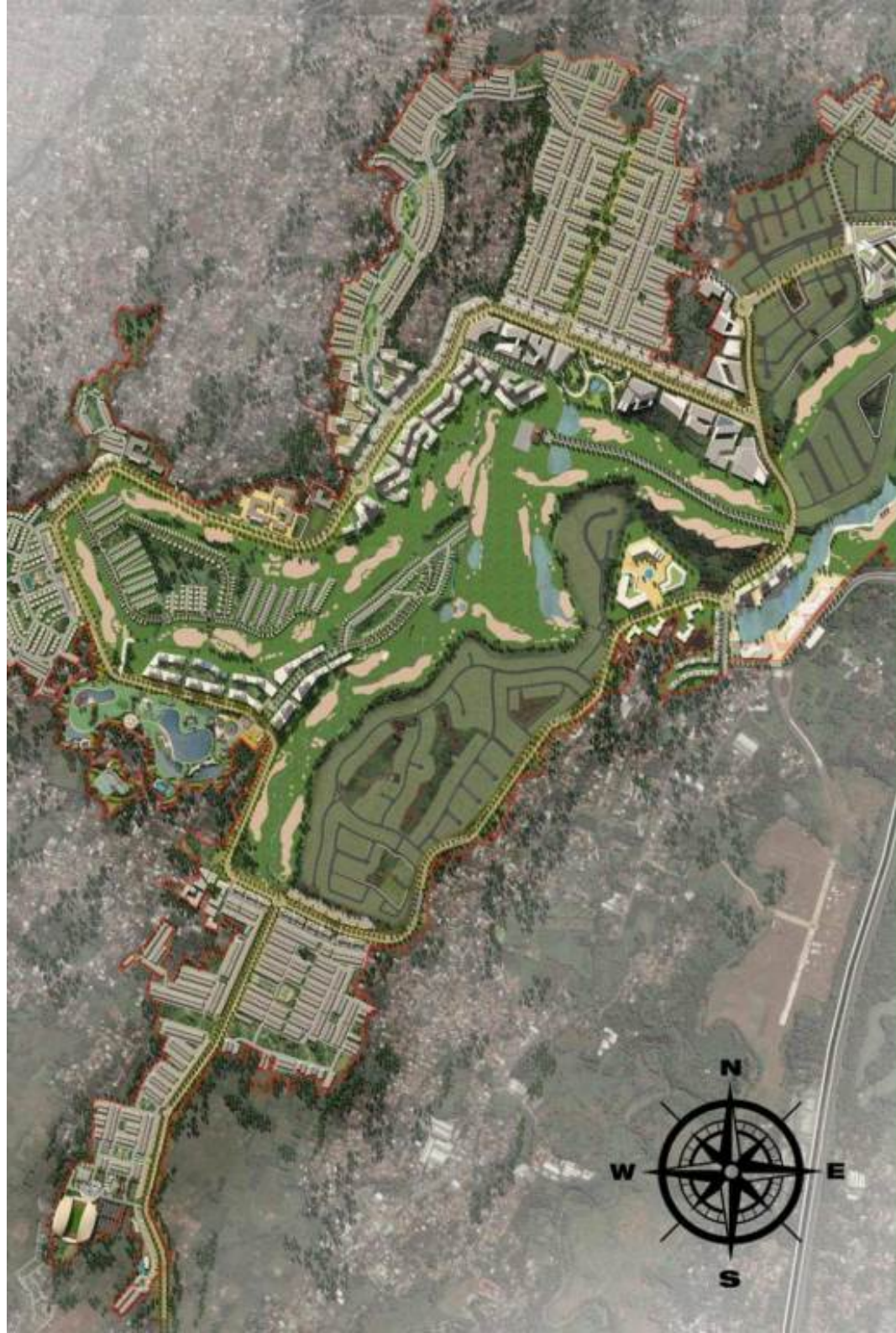
Artha Industrial Hill

ARTHA GRAHA NETWORK PROPERTY & HOSPITALITY



ARTHA GRAHA NETWORK PROPERTY & HOSPITALITY





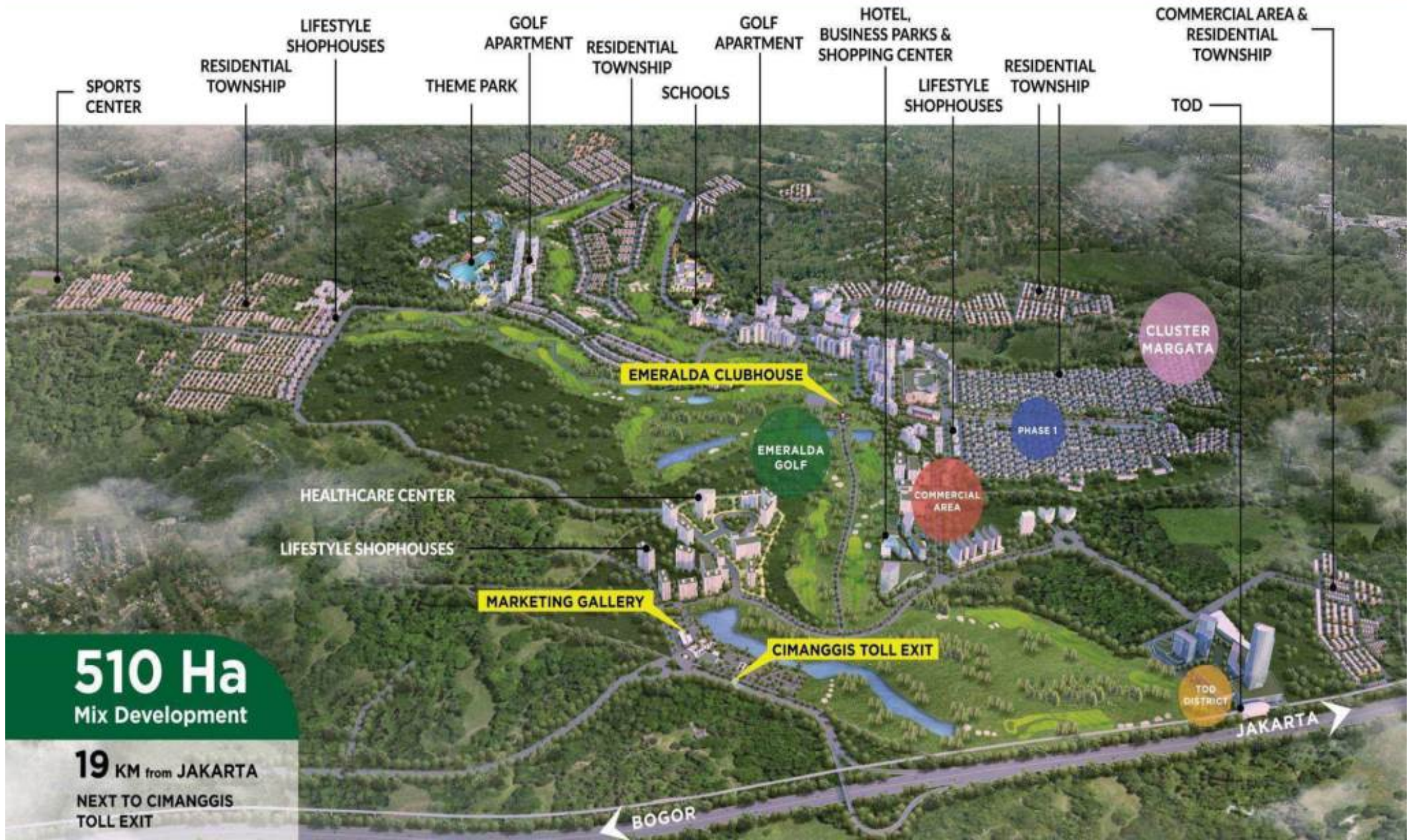
CIMANGGIS
GOLF ESTATE

CGE

A NEW TOWNSHIP
DEVELOPMENT

Cimanggis Golf Estate is a large residential area that is around 510 hectare in terms of size. It is also fully equipped with a green and beautiful landscape combined with a credible and authentic concept which highlights nationalism throughout every component within the facilities which also include a very close proximity to the toll road access point.

3D MASTERPLAN



510 Ha
Mix Development

19 KM from JAKARTA
NEXT TO CIMANGGIS
TOLL EXIT



DIRECT ACCESS TOL ROAD

- TOL JORR
- TOL JAGORAWI
- TOL CIJAGO

- Education
- Airport
- Recreation
- Toll Road

PHASE 1 (62 HA)



PHASE 1

PLAZA COMMERCIAL AREA

WELCOME PLAZA

EXISTING EMERALDA
GOLF CLUBHOUSE

PEDESTRIAN
PATH

OPEN
RECEPTION
PLAZA

2 STOREY BUSINESS
PARKS IN FRONT OF
THE SHOPHOUSES

PEDESTRIAN FRIENDLY
2-3 STOREY
SHOPHOUSES

PEDESTRIAN PATH
TO PARKING
BEHIND

OPEN
RECEPTION
PLAZA



Designed to cater for the business activity on Cimanggis Golf Estate, Gateway area is created to allow an impactful impression of the development.







MARGATA

PHASE 1 CLUSTER MARGATA



**EMERALDA TAHAP 1
PERUMAHAN KLUSTER MARGATA**

No	Keterangan	Luas	%
1	Kavling Rumah	42.664	58,45%
2	Taman & Fasilitas	8.782	12,03%
3	Jalan & Berm	21.550	29,52%
Total		72.996	100,00%

No	Tipe	Jumlah Lantai	Jumlah Unit	%	Tipe Standar	Tipe Hook
1	5 X 16	2 lantai	99	25,92%	85	14
2	6 X 16	2 lantai	123	32,10%	107	16
3	7 X 16	2 lantai	69	18,06%	59	10
4	8 X 16	2 lantai	91	23,82%	75	16
Total			382	100,00%	326	56



MARGATA

Type Ivy





Type Ivy

5 x 16 m

LT 80 m²

LB 58,4 m²



2

Kamar
Tidur



1

Ruang
Tamu



2

Kamar
Mandi



1

Ruang
Makan



1

Dapur



1

Garasi

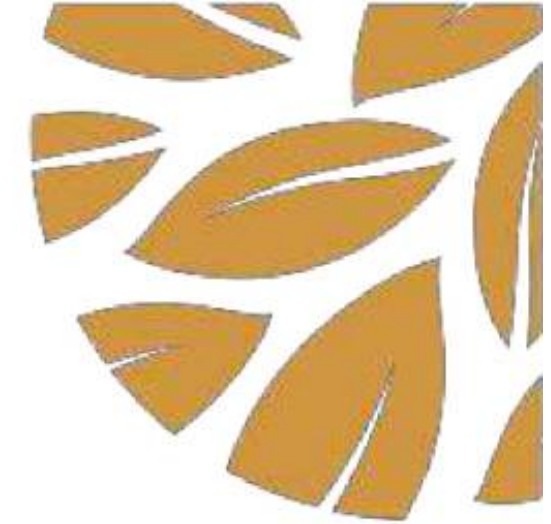


MARGATA

Type Pine



MARGATA



Type Pine

6 x 16

LT 96 m²

LB 91,5 m²



Kamar
Tidur

3



Ruang
Tamu

1



Kamar
Mandi

2



Ruang
Makan

1



Dapur

1



Garasi

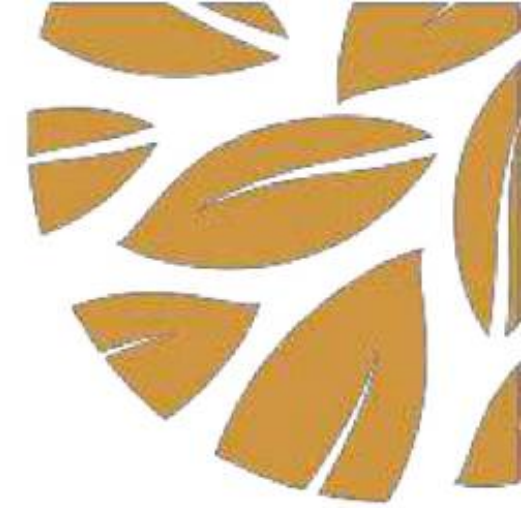
1

MARGATA

Type Olive



MARGATA



Type Olive

7 x 16

LT 112 m²

LB 101,8 m²



Kamar
Tidur

3



Ruang
Tamu

1



Kamar
Mandi

3



Ruang
Makan

1



Dapur

1



Garasi

2

MARGATA

Type Tiffany



MARGATA



Type Tiffany

8 x 16

LT 128 m² LB 117,5 m²



Kamar
Tidur

3+1



Kamar
Mandi

3+1



Dapur

1



Ruang
Tamud

1



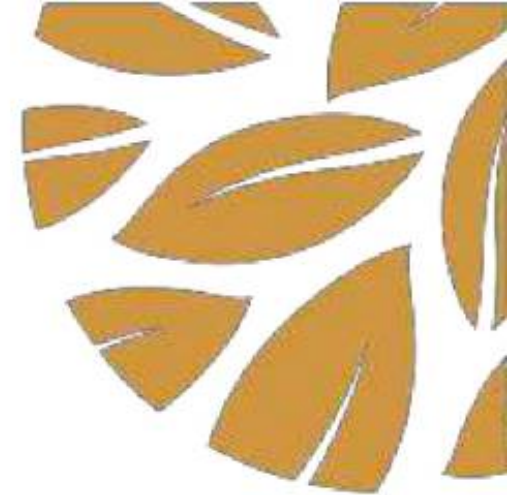
Ruang
Makan

1



Garasi

2



Unit Specification

Foundation	Mini pile
Roof Bones	Light steel frame
Roof Cover	Glassa CP-KMEW or equivalent
Floors	Homogeneous Tile 60x60
Carport	Concrete finish & canopy
Interior Wall Finishing	Interior's paint
Exterior Wall Finishing	Exterior's paint mixed natural stone
Door Frame & Window Frame	Aluminum powder coating
Door	Engineering wood finish Duco Paint
Ceiling	Gypsum paint finish
Kitchen	Top table HT 60x60
Electricity	2200 – 3500 VA
Water Supply	Ground water

HARGA ???

PRICE type Standard
INSTALLMENT 36X, KPR & HARD CASH

- Type Ivy 5x16m (LT. 80m² / LB. 58,37m²)

MULAI 1,1 M

- Type Pine 6x16m (LT. 96m² / LB. 91,50m²)

MULAI 1.6M

- Type Olive 7x16m (LT. 112m² / LB. 101,83m²)

MULAI 1,8M

- Type Tiffani 8x16m (LT. 128m² / LB. 117,58m²)

MULAI 2M

01 Great Location



Cimanggis Toll Gate is connected directly to Jalan Tapos Raya that serve as the main access to Cimanggis Golf Estate. The site is next to Cimanggis Toll Exit.

Intermodal connection to the airport, seaport and central train station is available from the nearby Capital City of Jakarta.

02 Luxurious Golfside Lifestyle

With a total area that takes up to 123 Ha and 27 championship holes golf course designed by Arnold Palmer & Jack Nicklaus, Emerald Golf Course is just right next to Cimanggis Golf Estate.



One Stop Facilities



At Cimanggis Golf Estate, we are dedicated to create a meaningful living experience through innovative development and unique places. With green outdoor adventure, breathtaking lake & golf scenery and a one stop facilities for family such as educations, hobbies, interest, business & lifestyle.



04

A Place with Comfort & Secure

At Cimanggis Golf Estate, we are dedicated to create a meaningful living experience through innovative development and unique places. With green outdoor adventure, breathtaking lake & golf scenery and a one stop facilities for family such as educations, hobbies, interest, business & lifestyle.



05

Harmonious Living with Nature

The concept of Cimanggis Golf Estate is in harmony with the natural world around it, with greenery gardens, natural light and sub-tropical breezes flowing through your home.



06

Great Future Investment

Cimanggis Golf Estate would be the next CBD (Central Business District) in Depok which will make high investment opportunities area in the future.





07

Secluded Serenity

Residential that emphasize privacy, by ensuring good sound insulation between homes and great security for residents.



08

Smart Home System

A modern and elegant home that is created with the thought of your safety and convenience.



Integrated Transportation System

Cimanggis Golf Estate will provide shuttle bus to travel easier within the neighbourhood. The area is also integrated with Royaltrans to SCBD Jakarta and LRT Cibubur to make your life easier to go places and to reach your destination easily.



10

Spacious & Modern Design

Cimanggis Golf Estate will create a unique residential concept with distinctive character and spacious high ceiling, a series of residential that are set to redefine the standards of premium living in Cimanggis.





CIMANGGIS
GOLF ESTATE

Rp. 10,000,000,-
BOOKING DITRANSFER

PT. MITRA BANGUN PRASADA

BRI – 2248-01-000063-30-9
(Cabang Delta Mas)

PROMO KONSUMEN

FREE AC SETIAP KAMAR

FREE CANOPY

FREE SMART HOME

(CCTV, PANIC BUTTON , SMOKE DETECTOR)

*S/D TANGGAL 22 MARET 2020

Thank You



CIMANGGIS
GOLF ESTATE

SPECIAL DEALS *with* **GRAND PRIZE**



MITRA PEMASARAN
CIMANGGIS GOLF ESTATE

CENTURY 21.
South Wing