

THE FORESTINE

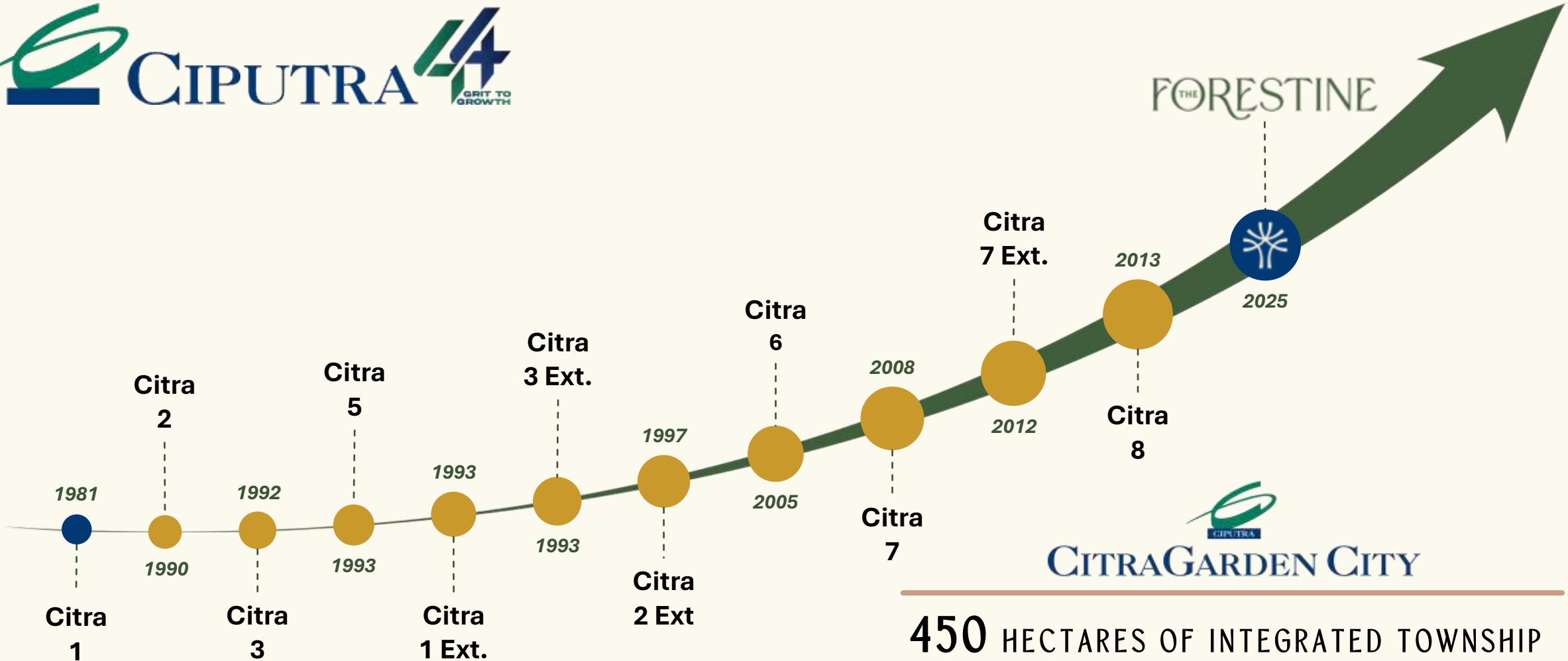


CITRAGARDEN CITY

OFFICIAL PRODUCT KNOWLEDGE

11 NOVEMBER 2025

CITRAGARDEN CITY SUSTAINABLE GROWTH



450 HECTARES OF INTEGRATED TOWNSHIP
CitraGarden City has built more than **10.000** Residential Units and has population upto **50.000** inhabitants

ACCESSIBILITY

STRATEGICALLY LOCATED,
NATURALLY CONNECTED

5 minutes	Jakarta Outer Ring Road 2
5 minutes	Soekarno-Hatta International Airport
20 minutes	PIK Avenue
25 minutes	Puri Indah Mall
50 minutes	Central Jakarta
50 minutes	Sudirman Central Business District
20 minutes	Tangerang Area



INCLUSIVE FACILITIES

THAT EMBRACE DIVERSITY



Education



Healthcare



Senior Living



Automotive Hub



Daily Market

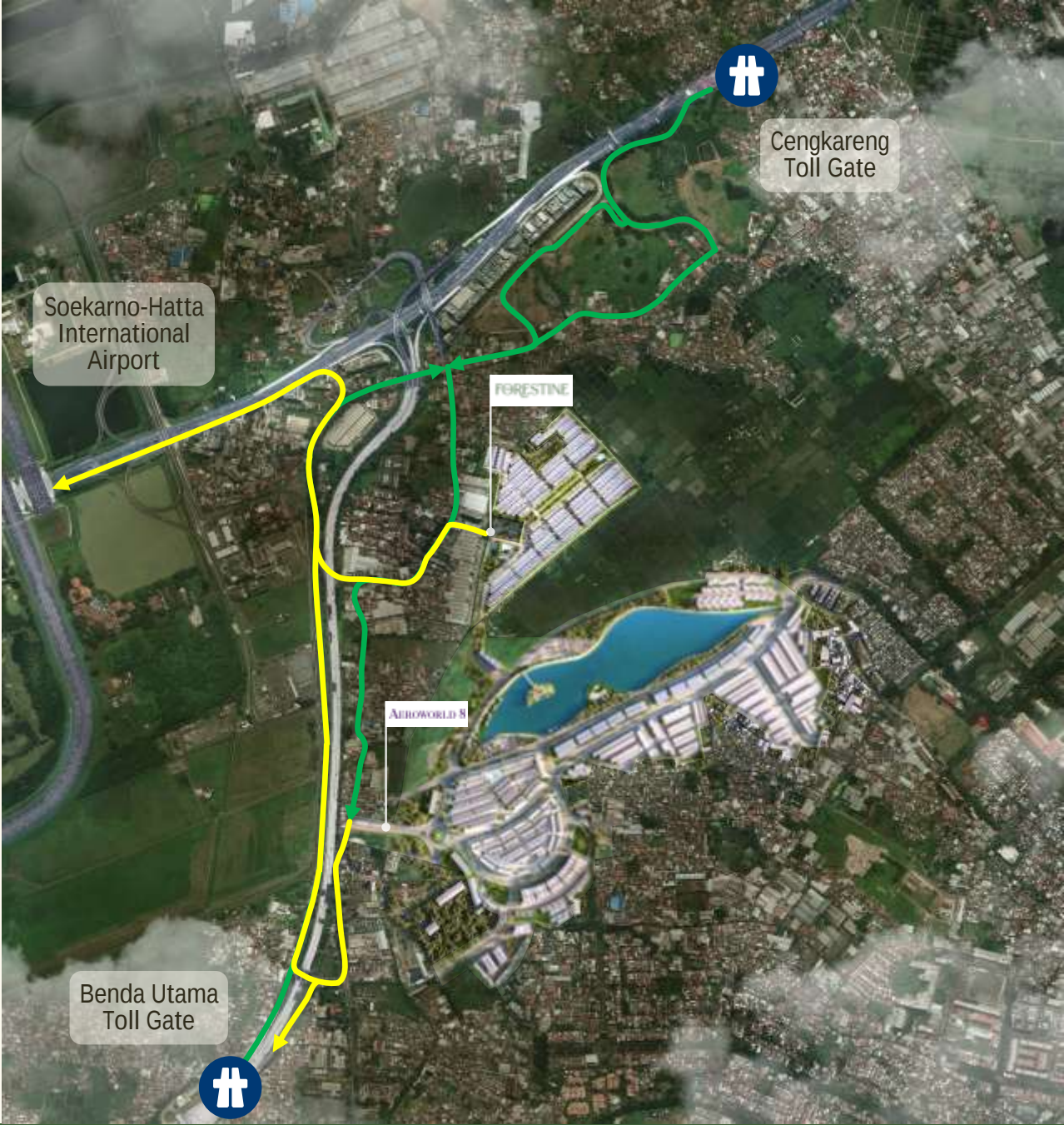


Holy Place

NEW ACCESS IN 2026

Toll Gate		Aeroworld 8	The Forestine
Cengkareng Exit Tegal Alur / Rawa Bokor		10 Menit	5 Menit
Benda Utama Exit Benda / Pajang		10 Menit	5 Menit

From Location	Soekarno-Hatta / Sedyatmo Toll	Benda Utama Toll Gate
Aeroworld 8	10 Menit	3 Menit
The Forestine	5 Menit	5 Menit



LIFESTYLE

10 HECTARES LAKESIDE DEVELOPMENT FEATURING:
A vibrant commercial arcade, scenic open spaces, and a jogging and bike lane for an active and relaxing lifestyle.



Sunset Avenue is a haven for foodies and coffee lovers, boasting a lineup of renowned brands that will tantalize your taste buds. Indulge in creamy treats at Vilo Gelato, savor the tangy delights of Sour Sally Green, or fuel up with expertly brewed cups from Kopi Nako and December Coffee, and many more exciting eateries and cafes to explore.



EXPERIENCE THE NEW LAKESIDE COMMERCIAL ARCADE



A NEW F&B TENANTS (2026)

B PADEL COURT (2026)

C COMING SOON

D CITRA INTERACTIVE ZOO (2026)





City life moves quickly — but even within its rhythm, we can find our way back to nature. In quiet moments and simple habits: walking beneath trees, cycling with our children, spending more time under open skies. Calm isn't far away — it's something we create, day by day, through how we choose to live.

Deep inside, there's a longing we all share—to feel connected to nature again.
To wake up with sunlight streaming through the trees, to step outside without concrete
walls closing in, and to live where green space isn't a luxury, but a way of life.



THE FORESTINE WAS BORN
FROM THIS LONGING



It is a promise to ourselves and to future generations,
to live in balance with nature once more. Here, we don't just
return to what we miss, we create the future we deserve.

WHERE LIVING FEELS
NATURAL AGAIN





A PLACE
WHERE NATURE
AND CITY LIFE COEXIST

THE FORESTINE

SECOND ENTRANCE

PINWOOD
FORESTINE

CLUSTER GATE

THE TREEHOUSE CLUB

CEDARWOOD
FORESTINE

THE EVERWOOD
ART PARK

OLIVEWOOD
FORESTINE

LACEWOOD
FORESTINE

MAIN ENTRANCE



3,6 HA OF OPEN GREEN SPACES

*Artist Impressions

A PATH COMING BACK HOME

GUIDED BY
FOREST GREENERY



STEP THROUGH A GATEWAY CRAFTED BY NATURE

THE TREEHOUSE CLUB

Coffee Shop

Convenience Store

Gym & Wellness Studio

Multifunction Room

Playground

Swimming Pool

Tennis Court

A LIVING SPACE FOR
FAMILY AND CONNECTION

SWIMMING POOL & PLAYGROUND



GYM & WELLNESS STUDIO



COFFEE SHOP



MARKETING LOUNGE



Cluster Gate
Equipped with



YOUR PASSAGE TO SERENE LIVING



THE EVERWOOD ART PARK





DISCOVER THE BALANCE BETWEEN CITY AND SANCTUARY



HENDRA GUNAWAN'S ART GALLERY



PLAYGROUND



BASKETBALL COURT

WHERE OPEN SPACES
BRING WELLNESS, EXCITEMENT
AND TOGETHERNESS TO LIFE



*Artist Impressions

THE FORESTINE

CHOOSE THE HOME TO
ACCOMPANY YOUR EVERYDAY



CITRAGARDEN CITY



CEDARWOOD
FORESTINE

CEDAR 6A



Cedar 6A	Size 6 X 10	Land 60 M²	Building 41 M²
Bedroom 1	Bathroom 1	Powder Room 1	Carport 1

CEDAR 6A



LIVING & DINING AREA





CEDAR 6A

MASTER BEDROOM

CEDAR 6A



Harga Price List

~~1,67~~ M

Harga Soft Launching

~~1,59~~ M

Harga PPN DTP

1,43 M-an

Size
6 X 10

Land
60 M²

Building
41 M²



Bedroom
1

Bathroom
1

Carport
1



CEDAR 5

Cedar	Size	Land	Building
5	5 X 12	60 M ²	75 M ²
Bedroom	Bathroom	Powder Room	Carport
2 + 1	1	1	1

CEDAR 5



LIVING & DINING AREA

CEDAR 5



MASTER BEDROOM

CEDAR 5



BEDROOM

CEDAR 5



Harga Price List

~~1,92 M~~

Harga Soft Launching

~~1,83 M~~

Harga PPN DTP

1,65 M-an

Size
5 X 12

Land
60 M²

Building
75 M²



First Floor



Second Floor

Bedroom
2 + 1

Bathroom
1+1

Powder Room
1

Carport
1



CEDAR 6

Cedar	Size	Land	Building
6	6 X 12	72 M ²	92 M ²
Bedroom	Bathroom	Carport	
3 + 1	2 + 1	2	



CEDAR 6

LIVING & DINING AREA



CEDAR 6

MASTER BEDROOM

CEDAR 6

BEDROOM 1

The attached images and data are based on the situation and conditions during the preparation period. Changes can occur at any time and are the full rights of the developer.

CEDAR 6



BEDROOM 2

CEDAR 6



Harga Price List

Harga Soft Launching

Harga PPN DTP

~~2,29~~ M ~~2,18~~ M **1,97 M-an**

Size
6 X 12

Land
72 M²

Building
92 M²



First Floor



Second Floor

Bedroom
3 + 1

Bathroom
2 + 1

Carport
2

CEDAR 7



Cedar

7

Size

7 X 12

Land

84 M²

Building

103 M²

Bedroom

3 + 1

Bathroom

3 + 1

Carport

2

CEDAR 7

LIVING & DINING AREA

CEDAR 7



BEDROOM

CEDAR 7



MASTER BEDROOM

CEDAR 7



BEDROOM 1

Size 7 X 12	Land 84 M ²	Building 103 M ²
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CEDAR
7



First Floor

Second Floor

Bedroom 3 + 1	Bathroom 3 + 1	Carport 2
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Harga Price List

~~2,99~~ M

Harga Soft Launching

~~2,85~~ M

Harga PPN DTP

2,63 M-an

CEDAR 8



Cedar

8

Size

8 X 14

Land

112 M²

Building

125 M²

Bedroom

4 + 1

Bathroom

3 + 1

Carport

2

CEDAR 8

BALCONY

Size 8 X 14	Land 112 M ²	Building 125 M ²
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First Floor

Second Floor

Bedroom 4 + 1	Bathroom 3 + 1	Carport 2
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CEDAR
8



Harga Price List

~~3,97 M~~

Harga Soft Launching

~~3,77 M~~

Harga PPN DTP

3,55 M-an



CEDARWOOD
FORESTINE

SITE PLAN PHASE 1

Total 289

-  CEDAR 6A
(6 X 10)
-  CEDAR 5
(5 X 12)
-  CEDAR 6
(6 X 12)
-  CEDAR 7
(7 X 12)
-  CEDAR 8
(8 X 14)



HIGHLIGHTS THAT DEFINE THE FORESTINE

- Multiple Access from/to Toll Road
- 5 Minutes to Soekarno-Hatta International Airport
- 5 Minutes Walking Distance to Sunset Avenue
- Modern Tropical Architecture
- The Treehouse Club Facilities
- 3.6 Ha Green Space including The Treehouse Club
- Children Playground & Basketball Court
- Communal Seating Area
- Hendra's Gunawan Art Gallery
- Eligible for Greenship Neighborhood Certification by GBCI (In Progress)
- Secure One Gate System with CCTV & RFID Gate
- Smart Home System
- Smart Door Lock
- Carport Canopy

THE FORESTINE

PAYMENT TERMS & PRICE



CITRAGARDEN CITY

PAYMENT TERMS & PRICE SUMMARY

TYPE	SIZE	BEDROOM	PRICE
CEDAR 6A	6 X 10	1	1,43 M-an
CEDAR 5	5 X 12	2 + 1	1,65 M-an
CEDAR 6	6 X 12	3 + 1	1,97 M-an
CEDAR 7	7 X 12	3 + 1	2,63 M-an
CEDAR 8	8 X 14	4 + 1	3,55 M-an

- SYARAT & KETENTUAN
- Harga yang tercantum adalah harga **Cash Keras** di Price List yang telah di diskon sebesar 5% khusus kategori NUTM 1-100
 - Harga tersebut merupakan asumsi harga apabila mendapatkan **Insentif PPN DTP**
 - Pilihan Cara Bayar:
 - **HARD CASH** 1 bulan
 - **KPR EXPRESS** DP 5% 1x
 - **INHOUSE** 12 bulan
 - Khusus cara bayar Inhouse 12 bulan, akan menyesuaikan angsuran agar lunas paling lambat di **15 Desember 2026**
 - Serah Terima Bulan Desember 2026

CUSTOMER PRE-LAUNCHING PROGRAM

PROGRAM	PAYMENT METHOD	ITEM	TYPE	NOMOR URUT TANDA MINAT		
				1 – 100	101 – 200	201 – 289
DISCOUNT	All Plan	Additional Discount	All Type	5 %	3 %	1 %
SUBSIDI	KPR	DP 5%	All Type	✓		
		AJB, BBN, BPHTB & APHT		✓		
VOUCHER BELANJA	All		All Cedar 6A Cedar 5 Cedar 6	5 JUTA	3 JUTA	
			Cedar 7	7 JUTA	5 JUTA	
			Cedar 8	8 JUTA	6 JUTA	

- SYARAT & KETENTUAN
1. Uang Tanda Jadi (UTJ) sebesar Rp 20 Juta

2. Periode program berlaku sejak 15 November 2025 s/d 6 Februari 2026

3. Cara Bayar:

• HARD CASH 1 bulan

• KPR EXPRESS DP 5% 1x

- INHOUSE 12 bulan *

4. Program berlaku berdasarkan kategori Nomor Urut Tanda Minat yang terlampir di tabel

5. Subsidi DP adalah nominal yang telah dikurangi UTJ sebesar Rp 20 Juta

6. Subsidi AJB, BBN, BPHTB & APHT merupakan nilai maksimal. Apabila ada kekurangan akan menjadi tanggungan pembeli

7. Hadiah Voucher MAP akan diproses apabila pembayaran konsumen telah mencapai:

• Cash = Lunas 100%

• KPR = Akad Kredit & Pencairan

• Inhouse = Minimal 20%

BANK PARTNERS



THE FORESTINE

BOOKING SYSTEM



CITRA GARDEN CITY

TIMELINE



BOOKING SYSTEM RULES

1. Uang Tanda Minat sebesar Rp 10 Juta
2. Periode program berlaku sejak **15 November 2025 s/d 6 Februari 2026**
3. Pendaftaran Pre-Launching Unit hanya melalui website www.citra-link.com
4. Pendaftaran Pre-Launching Unit akan dibuka secara online mulai **Sabtu, 15 November 2025, Jam 10:00**
5. Wajib Upload KTP & NPWP (file Jpg max. 1 MB)
6. Direct 1 unit (***Non Refundable***)
7. Pemesan diberikan waktu 1 jam (**60 menit**) untuk membayar biaya Uang Tanda Minat (UTM) sejak dikirimkan No Virtual Account BCA melalui WA ke nomor Pemesan dan Sales/Agent.
8. Setelah membayar biaya UTM, secara otomatis **Formulir Tanda Minat** yang sudah tertera **Nomor Uang Tanda Minat** akan dikirimkan link download via WA ke nomor pemesan dan Sales/Agent
9. Surat Pemesanan akan dicetak selambat-lambatnya pada tanggal **7 Februari 2026** atau sampai **PMK Tahun 2026** terbit



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