

SOMETHING NEW IS COMING
FIRST IN BATAM



Life In Balance

Presented by

CIPUTRA GROUP



CITRALAND MEGAH
The Crown of Batam





CITRALAND MEGAH
The Crown of Batam

PRODUCT KNOWLEDGE



OSAKA
HILLS

Life In Balance



Wall of Fame



Selama lebih dari 40 tahun, Ciputra terus membangun reputasi sebagai perusahaan properti terdepan yang identik dengan semangat yang unggul dan penuh inovasi dalam menghadirkan portofolio proyek properti yang menjadi icon di berbagai kota di Indonesia dan Asia.

Ciputra memiliki visi yang senantiasa menunjang masa depan anda. Dengan Integritas, Profesionalisme dan Entrepreneurship, Ciputra terus berkembang dan hadir untuk menunjang kehidupan yang nyaman bagi Anda dan bangsa Indonesia.

For more than 40 years, Ciputra has built a reputation as a leading property company that thrives on excellence and innovation to develop a portfolio of property projects that have emerged as the icons of many cities across Indonesia and other Asian countries.

At Ciputra, we continuously build our vision with your future in mind. With Integrity, Professionalism and Entrepreneurship at our core, Ciputra continuously grows our presence to sustain comfortable living for you and the people of Indonesia



The Leading Diversified Property Developers in Indonesia



Citra Maja Raya
Rangkasbitung - Indonesia

Ciputra Hanoi International City
Hanoi - Vietnam



5 Projects Abroad

INTERNATIONAL

Ciputra Hanoi International City
Grand Phnom Penh Int'l City
Grand PhnomPenh Golf
Grand Shenyang Int'l City
Pullman Hotel Hanoi
Z Linhu New City RE DevCo.,Ltd.



131 Projects in **48** Cities

JAKARTA

Ascott Ciputra World 1 Jakarta
Ciputra Mall & Hotel Jakarta
CitraGarden City Jakarta
CitraGarden Puri
Raes Ciputra World 1 Jakarta
BizPark Penggilingan
BizPark Pulogadung
Ciputra International (Puri)
Citradream Hotel Bintaro
CitraHome Apartment Rawa Buaya
CitraLake Suites
DBS Bank Tower
DIPO Business Center
Fatmawati Project
Somerset Grand Citra
Tower Multivision

BANTEN

CitraRaya Tangerang
Citra Maja Raya
CitraLand Puri Serang
Citradream Hotel Serpong
CitraGarden BMW Cilegon

JAWA BARAT

CitraDream Hotel Bandung
CitraGreen Dago Bandung
Bispark 3 CE Bekasi
Bispark CE Bandung
CitraLake Sawangan Depok
CitraGran Cibubur
CitraLand Botanical City
CitraIndah Jonggol
CitraGran Mall
CitraLand Cibubur
CitraLand Cirebon
CitraDream Hotel Cirebon
Citra Sentul Raya

SULAWESI

CitraGarden Makassar
CitraGrand Galesong City
CitraGrand Kendari
CitraGrand Palu
CitraLand Celebes Makassar
CitraLand City Losari Makasar
CitraLand Kendari
CitraLand Manado
CitraLand Palu
Vida View Apartmen Makassar

JAWA TENGAH & YOGYAKARTA

Ciputra Mall & Hotel Semarang
Citra Dream Hotel Semarang
CitraGrand Semarang
Citraland BSB City Semarang
CitraSun Garden Semarang
CitraGarden Pekalongan
Citraland Tegal
CitraSun Garden Yogyakarta
Citradream Hotel Jogjakarta
CitraGrand Mutiara Yogyakarta
Kozko Yogyakarta

KALIMANTAN

Bispark Ce Banjarmasin
Citra BukitIndah Balikpapan
CitraCity Balikpapan
Citradream Hotel Banjarmasin
CitraGarden Aneka Pontianak
CitraGarden Angsana Samarinda
CitraGarden Banjarmasin
CitraGarden Hills Samarinda
CitraGrand Senyiur City Samarinda
CitraLand City Samarinda
CitraMitra City Banjarbaru

MALUKU

CitraLand Ambon

PAPUA

CitraLand Jayapura

JAWA TIMUR

Ciputra World Surabaya
CitraLand Surabaya
Ciputra World Surabaya Mall
CitraGarden City Malang
CitraGarden Sidoarjo
CitraHarmoni Sidoarjo
CitraIndah Sidoarjo
Ciputra Golf & Family Club
CitraLand The Green Lakes
The Taman Dayu Pandaan
UC Apartments
Waterpark Surabaya

SUMATERA

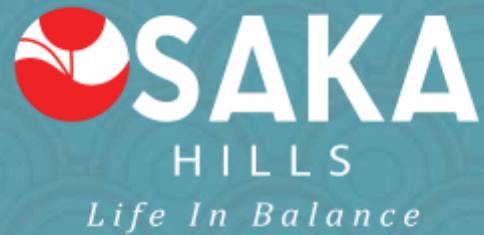
Citra Plaza Nagoya
Citra Aerolink Batam
CitraLand Megah Batam
Citradream Hotel Bengkulu
CitraGarden Lampung
CitraGarden Medan
CitraGrand City Palembang
CitraLand Bagya City
CitraLand Lampung
CitraLand NGK Jambi
CitraLand Pekanbaru
Citra Raya Jambi
Waterpark CitraGarden Lampung

BALI

Ciputra Beach Resort Tabanan
CitraLand Denpasar
Pat-mase Jimbaran

The Leading Diversified Property Developers in Indonesia

MASTERPLAN



A Luxurious Development,
The Crown of Batam

Located at heart
Premium Batam Center Area

developed by worldclass
developer - Ciputra Group



STRATEGIC LOCATION @BATAM ISLAND

- Citraland Megah Batam is located in the Prime Area of Batam Center, which provide you with easy access to various important landmarks in the city such as international Ferry Terminal, Megamall Batam Center, Hospital, International School and many more.



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ECO CULTURE
serviced RESIDENCES

THE FIRST JAPANESE CONCEPT @BATAM



Osaka hills is the newest cluster in CitraLand Megah. With its Japanese modern design, the residential units of CitraLand Megah Exude an aura of charm, sophistication and style. Offering Life in Balance with spacious, dynamic spaces and elegant design at every turn. It is bound to impress and inspire. A sleek Japanese modern home catering to a stylish young family.

IKIGAI – LIFE IN BALANCE



THE FIRST SERVICED RESIDENCE IN BATAM



Welcome to the New Serviced Residence in landed community development located in the Heart of Batam Center.

With supporting facilities such as concierge services, laundry room, co-working space, self storage service & integrated town management system, CitraLand Megah Batam designed exclusively in need of your convenient and better living





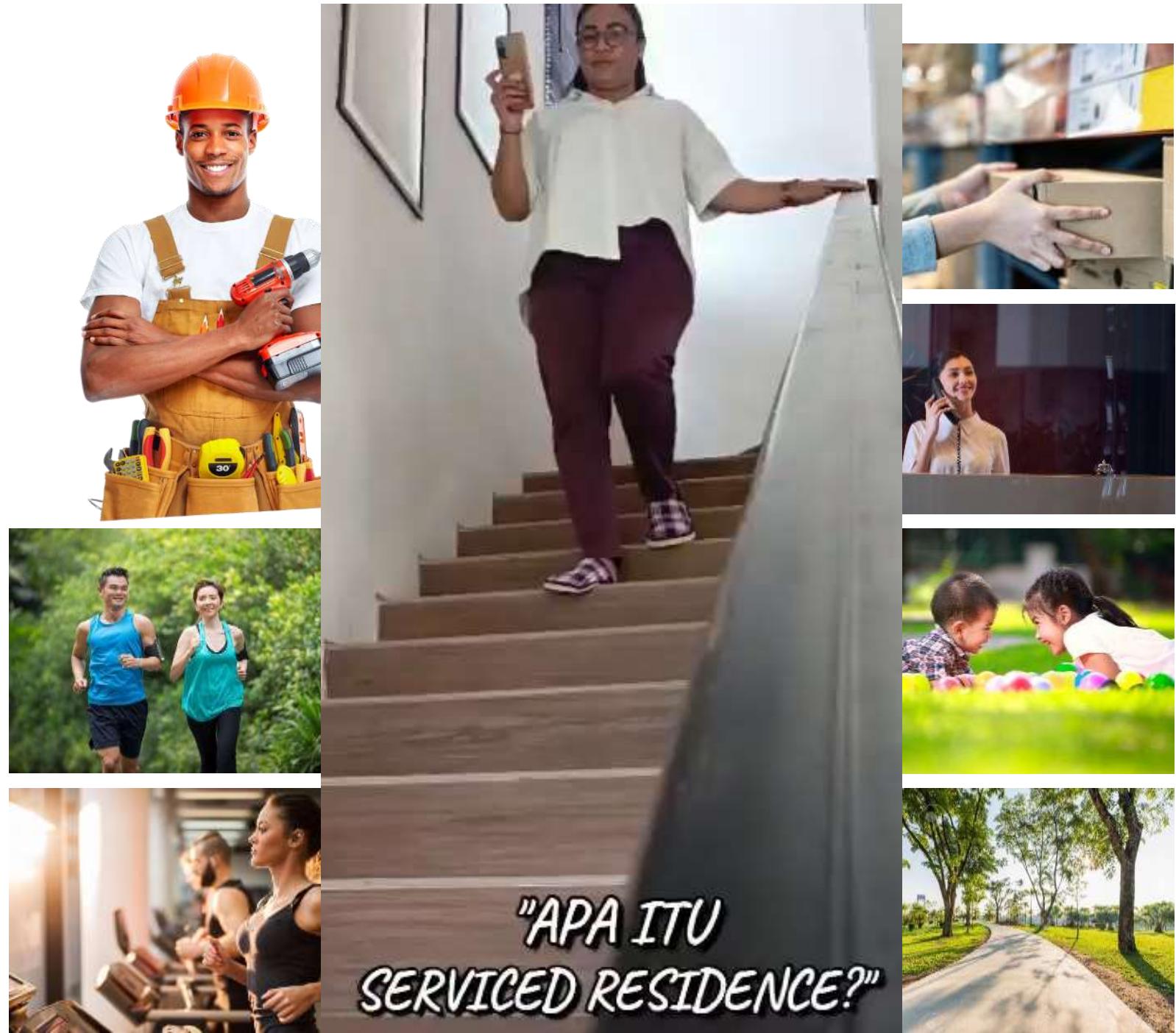
Serviced Residence

1. Concierge
2. House Keeping*
3. Handyman*
4. Self Storage*
5. Laundry Room*

*berbayar

Community Facilities:

1. Jogging Track
2. Bicycle Track
3. Greenbelt
4. Children Play Ground
5. Co Working Space
6. Club House: Swimming Pool, Gym Area, Lounge Area
7. Outdoor Fitness
8. Play Park



CITRALAND MEGAH CLUSTER'S

LEGEND

- CLUBHOUSE
- MARKETING GALLERY
- THEMATIC GARDEN
- JOGGING TRACK
- BASKETBALL COURT
- PLAYGROUND
- RUMAH CONTOH
- JAPANESSE THEMATIC GARDEN



THEMATIC GARDEN

@CitraLand Megah Batam



SITEPLAN OSAKA HILLS



Total OSAKA HILLS ± 89 UNIT

**L7 : 65 unit, 70/87 (7x12.5)
L8 : 24 unit, 102/120 (8x15)**

ROW 8 & 10m

**“Tinggal dirumah tapi berasa
di Jepang, Cluster Jepang
Pertama di kota Batam”**



WHY OSAKA HILLS?!

1. UNIQUE THEME Landed House → JAPANESE CONCEPT HOUSING

- Japanese touch and High Quality Material
- Smart-home System
- Feng-shui Concerned
- Developed by Ciputra Group

2. Premium service = 1st Serviced Residence in Batam

- Estate Management (Integrated estate & hospitality service residence)
- Concierge
- Laundry Room
- Co-Working Space
- Self Storage Service
- Housekeeping / AIRBNB(optional)
- Handyman service (optional)

3. Premium Location : in Prime Batam Center (UWTO 2040)

4. Premium Affordable (SPECIAL PRICE PRIORITY PASS ONLY)

5. Total Quality Management – ensure standard material, quality delivery & time commitment

6. Eco Culture – The Eco Garden (Green, Clean, Smart Living)

- Menghadirkan lingkungan asri, tertata (Fogging), terjaga (Security & CCTV)
- Healthy House with Green Material yang hemat energy ; pencahayaan & penghawaan alami
- Thematic landscape : Outdoor Fitness, Playpark, Children Playground, Reflexology path, Etc
- Healthy Lifestyle ; jogging & biker lane



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“TESTIMONIAL CUSTOMER”

FOLLOW US ON
Instagram





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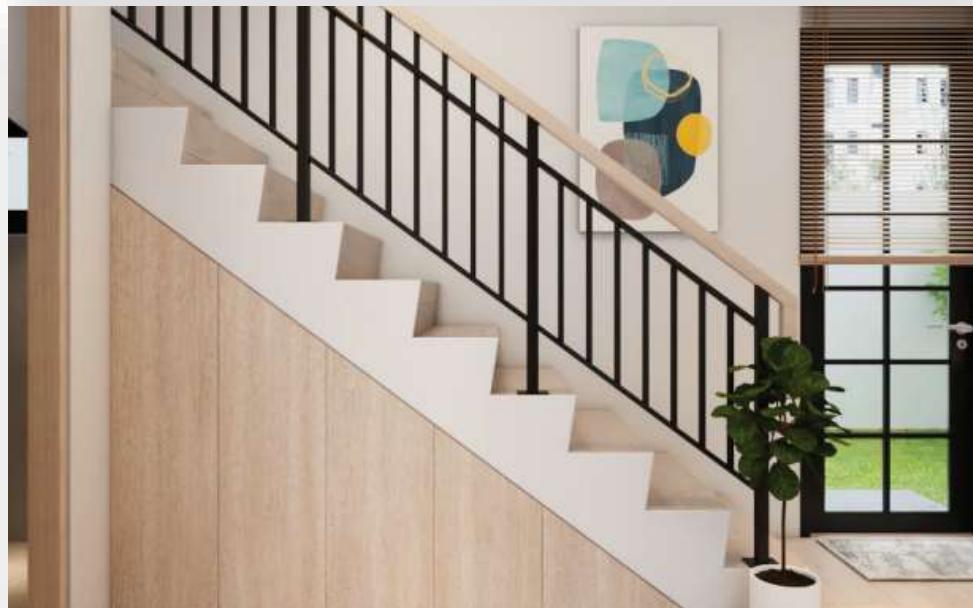
JAPANESE MODERN - ALL NEW 7 UNIT





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JAPANESE MODERN - ALL NEW 7 UNIT





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JAPANESE MODERN - ALL NEW UNIT





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JAPANESE MODERN - ALL NEW 7 UNIT



DENAH LT. DASAR



DENAH LT. ATAS

Type 70/87 - 3KT 3KM
START PRICE 1.2milyar-an

HIGHLIGHT FEATURE:

- 2-Storey House
- Airy-Balcony
- Compact & efficient room arrangement
- Parking Area for 2 car
- Private-Garden
- Expandable house
- Smarthome system (Package 4 item)
- Individual toilet for each BR (2nd floor)



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JAPANESE ORIENTAL - ALL NEW! 8 UNIT





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JAPANESE ORIENTAL - ALL NEW L8 UNIT





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JAPANESE ORIENTAL - ALL NEW L8 UNIT





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JAPANESE ORIENTAL - ALL NEW L8 UNIT



DENAH LT. DASAR



DENAH LT. ATAS

Type 102/120 - 4KT 3KM

START PRICE 1.6milyar-an

HIGHLIGHT FEATURE:

- 2-Storey House
- High Ceiling (floor to floor 3.4m)
- Two lot Parking Area
- Private-Garden
- Expandable house
- Big & Spacious-rooms
- Wide Backyard garden
- Smarthome system (4 item)
- Limited Unit ONLY



CITRALAND MEGAH BATAM

OSAKA HILLS LAUNCHING PLAN

THEMES

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OSAKA HILLS
Life In Balance

IKAN KOI

Di Jepang, ikan koi dinamakan Nishikigoi, kurang lebih bermakna ikan berwarna-warni. Di negeri sakura itu, ikan koi menjadi semacam simbol cinta dan persahabatan. Selayaknya tinggal di OSAKA Hills yang siap memberikan rasa Nyaman dan Aman sehingga rasa cinta dan persahabatan dapat dipertahankan.



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OSAKA HILLS
Life In Balance

GUNUNG FUJI
SIMBOL JEPANG

Gunung Fuji adalah gunung tertinggi di Jepang, terletak di perbatasan Prefektur Shizuoka dan Yamanashi, di sebelah barat Tokyo. Gunung Fuji adalah simbol Jepang yang terkenal dan sering digambarkan dalam karya seni dan foto-foto, serta dikunjungi pendaki gunung maupun wisatawan.

Demikian pula dengan OSAKA HILLS dari CitraLand Megah Batam yang dibangun diatas tanah potong dan lahan tertinggi di areanya.



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OSAKA HILLS
Life In Balance

BUNGA SAKURA

Arti bunga sakura bagi masyarakat Jepang sendiri cukup dalam. Masyarakat setempat menganggap, bunga sakura sebagai kehidupan, dan pembaruan. Atau secara filosofia dilambangkan sebagai siklus kehidupan.



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OSAKA HILLS
Life In Balance

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OSAKA HILLS
Life In Balance

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OSAKA HILLS
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BUNGA SAKURA

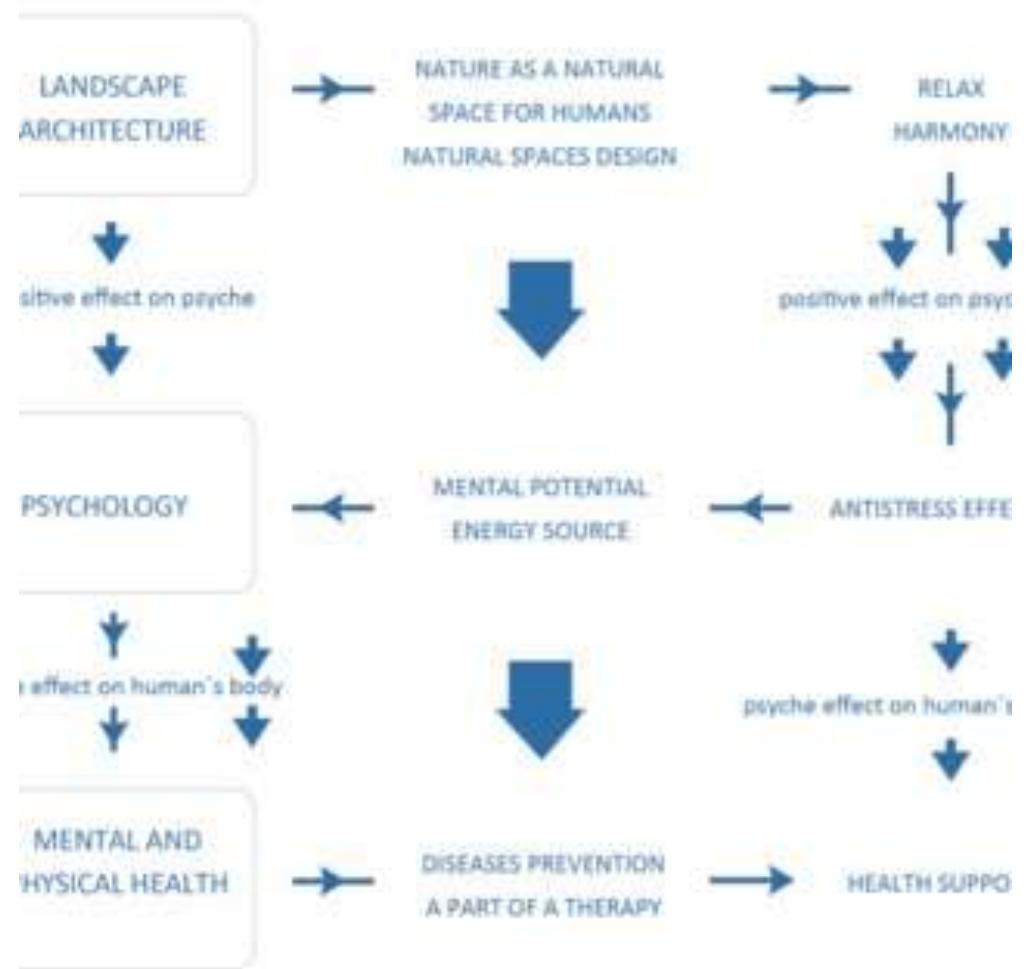
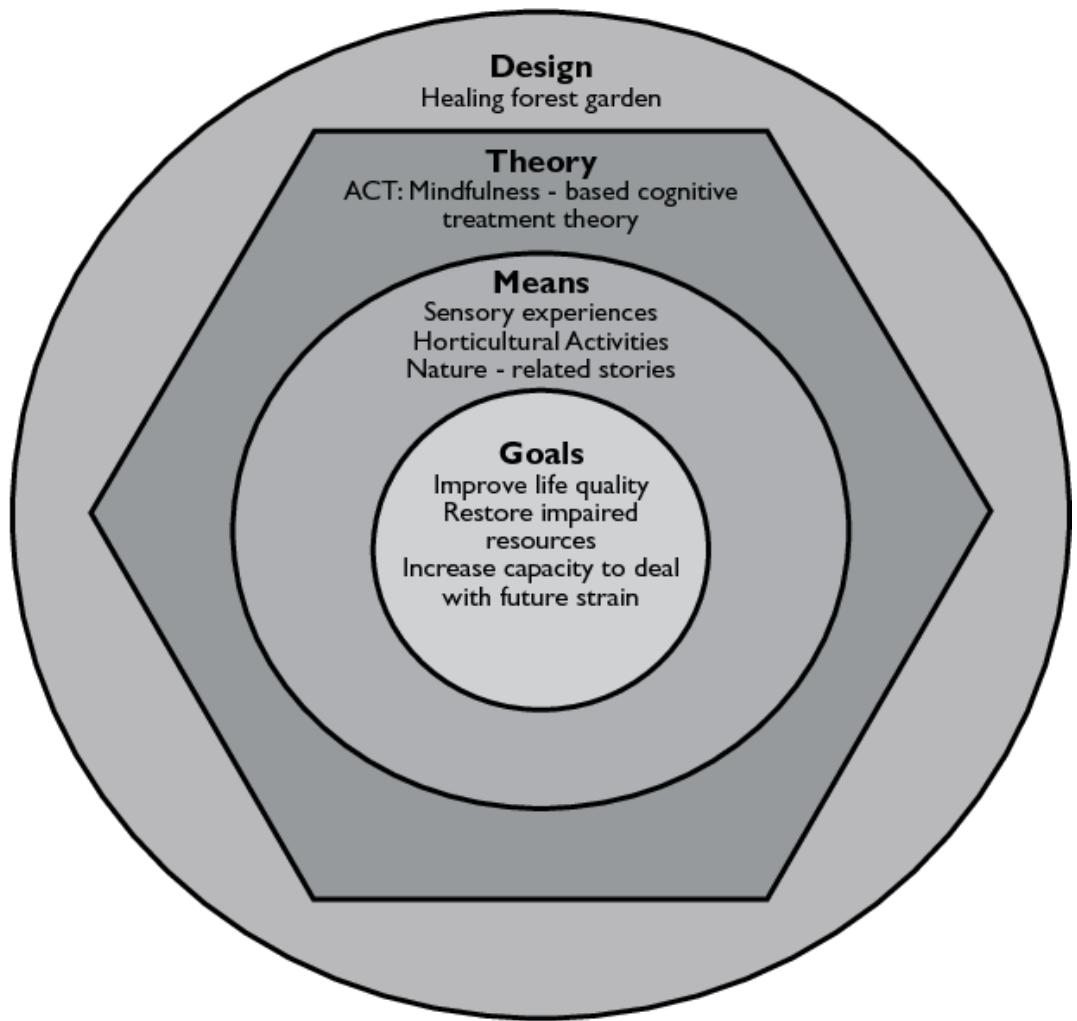
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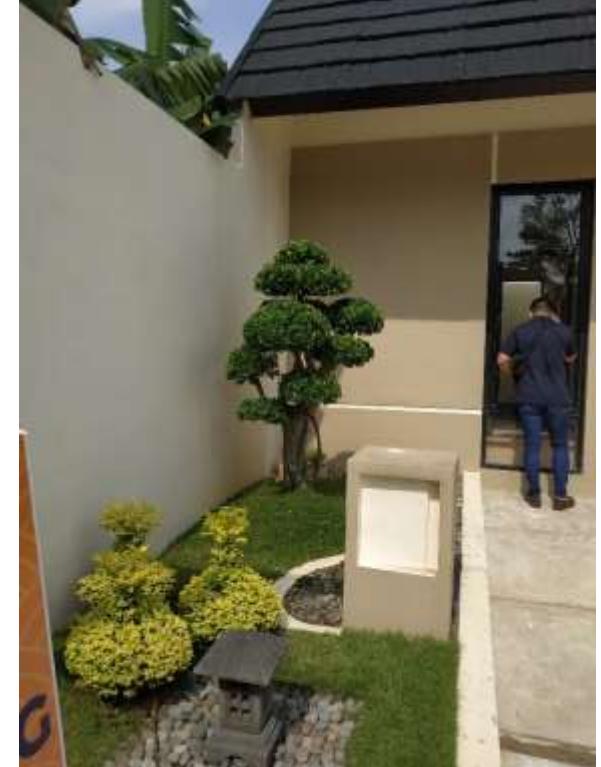
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OSAKA HILLS
Life In Balance

ZEN GARDEN



TAMAN JEPANG SETIAP UNIT



GAMBAR DIATAS ILUSTRASI REAL PHOTO



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MEKANISME - PRIORITY PASS (NUP)



MEKANISME - PRIORITY PASS (NUP)

Priority Pass (NUP)

PP LAVISH HILLS,

- 5 Juta (Refundable)
- Pilih 5 opsi unit

PP FASTLINE LAVISH HILLS

- 10 Juta (non-refundable)
- Pilih 5 opsi unit
- Jalur pilihan didepan urutan regular

BOOKING FEE,

- 10 Juta (diconvert dari NUP)



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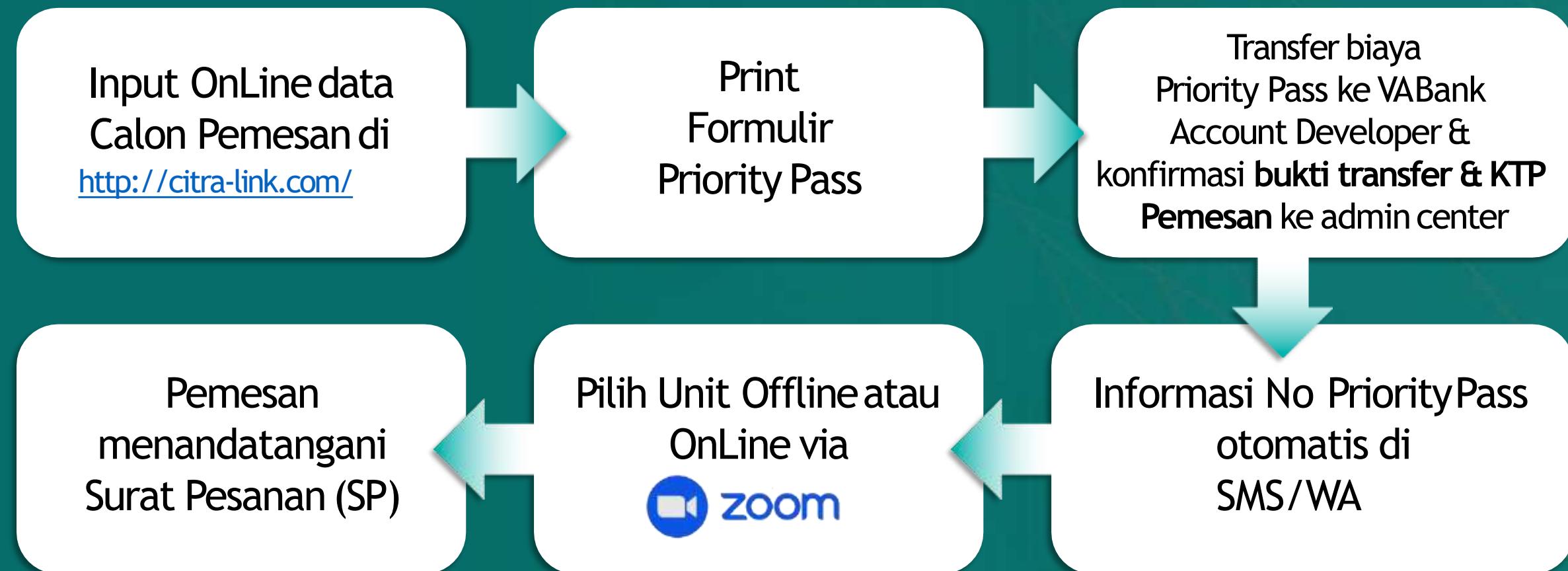
MEKANISME BOOKING FEE



- **BOOKING FEE : 10 JUTA**
- **CICILAN PERTAMA selambatnya
2 Minggu DARI BF**
- **PPJB setelah angsuran-1**



- Pendaftaran Priority Pass secara Online hanya melalui <http://citra-link.com/>
- Biaya Priority Pass FASTLINE 10 Juta / Unit (NON Refundable)
- Biaya Priority Pass Regular 5 Juta / Unit (Refundable)
- Periode Pendaftaran Priority Pass mulai tanggal 25 Agustus 2022, Pk. 09.00 WIB
- Nama Calon Pemesan yang terdaftar di Formulir Priority Pass hingga pemilihan unit tidak bisa diganti (kecuali masih suami istri, saudara kandung, orang tua dengan anak)
- No Priority Pass akan otomatis di SMS/Whatss App ke No HP Pemesan dan Penjual (Agent/Sales Inhouse), setelah pembayaran biaya Priority Pass dibayarkan melalui No Virtual Account Mandiri dan melakukan konfirmasi ke Admin Center 0811-7089-696
- Pemilihan Unit secara Offline atau Online via ZOOM
- Waktu dan tempat pemilihan akan di info kepada pemesan dan penjual selambat-lambatnya 3 hari sebelum acara).





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PROMO END-USER



PAYMENT TERMS – OSAKA HILLS

- 1. HARDCASH – 3x payment**
- 2. INHOUSE up.to 36x TANPA DP**
- 3. KPR: Ballon Payment DP 10% Cicil 12**
- 4. KPR: Express DP 10% LANGSUNG KPR**

HANDOVER UNIT OSAKA HILLS

Serah terima Rumah : 24 Bulan sejak Pilih Unit

Biaya Ganti unit : 2%

**Biaya Pengalihan Hak: 5% + Pph Final sesuai
ketentuan di Surat Pemesanan dan PPJB**

Biaya IPL berkisar 7.5rb – 8.5rb/meter

HADIAH PEMBELIAN KONSUMEN

Khusus Pre-Launching (Priority Pass)

*S&k berlaku

PROGRAM END-USER:

1. KHUSUS Priority Pass Lavish OSAKA HILLS Dapatkan GRATIS UPGRADE Smarthome package meliputi: Smart Door Lock, Smart CCTV 360', Smart Lamp RGB

Dan, FASTLINE ONLY EXTRA:

L7: + AC 1pk 1 unit, Lamp Taman Jepang

L8: + AC 1pk 1 unit, TV LED 43", Lamp Taman Jepang



2. Mendapatkan *Early Bird Price* OSAKA Hills, dengan Promo Gratis AJB, BBN, BPHTB, dan Subsidi Biaya akad 10 Juta



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DESIGN PROMO

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FIRST TIME IN BATAM



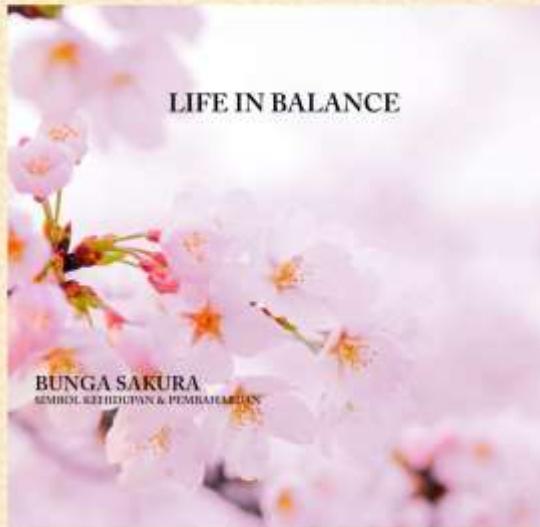
IKAN KOI
SIMBOL KINTA & PEMBALANCEAN

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LIFE IN BALANCE



BUNGA SAKURA
SIMBOL KEHIDUPAN & PEMBALANCEAN

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SOMETHING NEW IS COMING



GUNUNG FUJI
SIMBOL IFANG

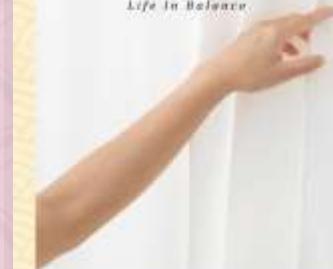
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COMING SOON

SAKA
HILLS
Life In Balance.



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TIME SCHEDULE

- **Per-25 Agusuts 2022, START PRIORITY PASS FASTLINE**
- **TBA, START PRIORITY PASS Regular**
- **Oktober 2022, Show unit ready**
- **End-Oktober 2022, target pilih unit**

PENTING:

Jadwal diatas dapat berubah dan disesuaikan kembali, pastinya di-informasi lebih lanjut bila ada perubahan



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WHY PRIORITY PASS FASTLINE? (SIMULATION)

• PP REGULAR

- **Pilih unit setelah Konsumen Fastline**
- **Potensi Kehilangan unit yang diminati**
- **Smarthome System Package ONLY**

• PP FASTLINE

- **Jalur pilih unit didepan urutan regular**
- **Potensi mendapatkan unit idaman lebih tinggi**
- **Dapat Smarthome System Package AC setiap Kamar, TV 43', dan Taman Lampu Jepang**



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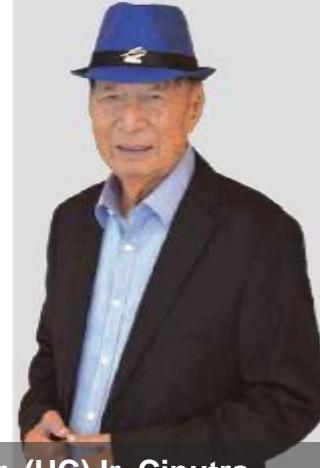
CITRA LAKE SUITE IN
JAKARTA, INDONESIA



CITRA PLAZA NAGOYA
IN BATAM, INDONESIA



Alm. Dr. (HC) Ir. Ciputra



CITRA GARDEN CITY FINE HOMES
IN JAKARTA, INDONESIA



Mr. Nararya Ciputra Sastrawinata

CIPUTRA HANOI INTERNATIONAL CITY
IN HANOI, VIETNAM



Mr. Budiarso Sastrawinata

TRUE PIONEER OF DEVELOPMENT

Founded by **Dr.Hc Ir. Ciputra** in 1981, Ciputra Group has established itself as the foremost property developer in Indonesia by continuing to build masterpieces in property development domestically to regional levels for more than 35 years.

97 property developments in more than **33 cities** in Indonesia and many other developmental projects on regional scale such as **Ciputra Hanoi International City in Vietnam**, **Grand Phnom Penh International City in Cambodia**, and **Grand Shenyang International City in China**, is a golden track record of Ciputra Group on proving its commitment and capabilities as one of the pioneer in property development in Indonesia.

As a pioneer in property development for more than 38 years, **Dr.Hc Ir. Ciputra** also inspires and encourages spirit of entrepreneurship by his utmost commitment in building many educational institutions for fostering future entrepreneur generation with nation-building integrity.

THANK YOU..

Q & A SESSION?

STAY SAFE & HEALTHY



CIPUTRA