HORTIS

CitraGarden Serpong

WHERE LIFE STORIES UNFOLD

Smiles, sunrise, and stories to keep

Each day begins with golden light dancing on the water, and ends with the comfort of togetherness. Here, every moment is a story waiting to be treasured.

More than just clusters,
a living community.

DIVE DEEP INTO A **39 HA** AREA THAT OFFERS TRANQUIL AND NATURAL LIVING EXPERIENCE BY THE LAKE. LACOVIA FOSTERS A SERENE AND RELAXING ATMOSPHERE, WITH TWO BEAUTIFUL LAKES NESTLED WITHIN ITS GROUNDS, PERFECT FOR THOSE WHO DESIRE A HARMONIOUS BLEND OF MODERN COMFORT AND THE BEAUTY OF NATURE. HERE, YOU CAN TRULY EXPERIENCE THE MASTERPIECE OF LIVING.

MASTERPLAN BY

URBNT

LANDSCAPE BY

SIURA SINGAPORE

LEGEND

A	Amrit
B	Belle Fleur
C	Chloe
D	Diandre
E	Elora

Lacovia

F	Fortis
G	Gervus
H	HORTIS
I,J,K	Future Development

Discover beautiful resort-inspired living

Step into a world where every detail reflects harmony between nature and modern design. Embrace the beauty of lush landscapes, serene spaces, and timeless architecture that evoke the charm of a private resort—crafted to bring you comfort, elegance, and a truly elevated way of living.

RESORT CLUB
LAKEPARK

Spanning **2 Ha** of beauty, Resort Club LakePark blends contemporary architecture with timeless Indonesian artistry. A grand mural inspired by Hendra Gunawan celebrates culture and everyday life—creating a resort destination that is both luxurious and soulful.

DESIGN BY

INTERIOR BY

badiprana

Romance within steps, in the 2Ha Resort Living

Experience everyday comfort and vitality, from a welcoming lobby lounge designed for relaxation, to modern facilities which inspire an active lifestyle, and a multi-purpose court.

Outdoor Facilities :

- Swimming Pool
- Kids Pool
- Treehouse
- Mini Amphitheatre
- Children Playground
- Jogging Track
- Viewing Deck
- Viewing Balcony

Indoor Facilities :

- Resto & Cafe
- Lounge Area
- Fitness Center
- Locker Room
- Shower Room
- Basketball 3 on 3 Court
- Badminton Court
- Yoga Studio
- Zumba Studio
- Aerobic Studio

Beautiful living, resort serenity

Arrive at a sanctuary where nature and architecture unite in harmony. Surrounded by lush greenery and timeless design, this is more than just an entrance—it is the beginning of a beautiful lifestyle inspired by the serenity of resort living.

Your sanctuary awaits inside the green belt

Every detail of **Ecolink** is designed to elevate your living experience. This verdant walkway links homes with lush gardens and open spaces, creating an oasis where luxury is not only defined by design, but also by the privilege of living closer to nature.

Here, the vibes wrap you in warmth

Every corner whispers serenity, every night glows in comfort. Coming home feels like being held close by someone you love.

HORTIS 5

A 5x10 | **B** 5x12

smart home system

smart door lock (main door)

HORTIS 5B

LB: 73 M² | LT: 60 M²

4 3 1

HORTIS 5A

LB: 58 M² | LT: 50 M²

Lantai 1

Lantai 2

smart home system

smart door lock (main door)

HORTIS 5B

LB: 73 M² | LT: 80 M²

Lantai 1

Lantai 2

HORTIS 6

LB: 84 M² | LT: 72 M² (6x12)

4 | 3 | 1 | smart home system | smart door lock (main door)

Lantai 1

Lantai 2

HORTIS 7

LB: 99 M² | LT: 84 M² (7x12)

4 | 3 | 2 | smart home system | smart door lock (main door)

Lantai 1

Lantai 2

HORTIS 8

LB: 112 M² | LT: 96 M² (8x12)

4 | 3 | 2 | smart home system | smart door lock (main door)

Lantai 1

Lantai 2

SITEPLAN
N
H3
H2
H1
H7
H5
H6
H8
H10
H9
HORTIS
WHERE LIFE STORIES UNFOLD
Hortis 5A
Hortis 5B
Hortis 6
Hortis 7
Hortis 8

Lacovia Main Gate

Hortis Cluster Gate

Residency The Lake

Ecolink

Resort Club LakePark

LACOVIA
RESORT CLUB
LAKE PARK
HORTIS
CLUSTER GATE
ECOLINK
GARDEN
BY THE LAKE

BUILDING SPECIFICATIONS

PONDASI	BETON BERTULANG	
STRUKTUR	BETON BERTULANG	
DINDING	BATA DIPLESTER ACI FINISH CAT	
	DINDING PEMBATAS	DOUBLE DINDING BATA
	PAGAR TAMAN BELAKANG/SAMPING	BATA DIPLESTER ACI FINISHING CAT
	CAT EXTERIOR	EX. PROPAN/JOTUN/SETARA
	CAT INTERIOR	EX. PROPAN/JOTUN/SETARA
	CERAMEN / ACI, KDS	HOMOGENOUS TILE 600X20 CM, EX. TITANIUM/INFINITY/ SETARA
PLAFON	RUANG DALAM	GYPSUM
	RUANG LUAR	GYPSUM WATER RESISTANT
LANTAI	LANTAI UTAMA	HOMOGENOUS TILE 80X80 CM, EX. SANDIMAS/SETARA
	TERAS DEPAN	HOMOGENOUS TILE 30X60CM, EX. INFINITI/SETARA
	LANTAI KAMAR MANDI UTAMA	HOMOGENOUS TILE 60X60CM, EX. SANDIMAS/SETARA
	DINDING KAMAR MANDI UTAMA	HOMOGENOUS TILE 60X60CM, EX. INFINITI/SETARA
	CARPORT	KERAMIK 30X30CM, EX. MASDA/SETARA
	TERAS BELAKANG	KERAMIK 30X30CM, EX. MASDA/SETARA
SANITAIR	SHOWER	HGT & COLD (KM. UTAMA) , COLD ONLY (KM. ANAK), EX. TOTO
	WASTAFEL	EX. TOTO
	CLOSET DUDUK	DUAL FLUSH EX. TOTO
ATAP	RANGKA ATAP	BAJA RINGAN
	PENUTUP ATAP	GENTING BETON DATAR, EX. CISANGKAN / SETARA
PINTU	KUSEN PINTU	ALUMINIUM POWDER COATING EX. YKK / SETARA
	DAUN PINTU UTAMA	ENGINEERING DOOR LAPIS HMR FIN. PVC SHEET
	DAUN PINTU KAMAR TIDUR	ENGINEERING DOOR LAPIS HMR FIN. PVC SHEET
	DAUN PINTU KAMAR MANDI	ENGINEERING DOOR LAPIS HMR FIN. PVC SHEET
	DAUN PINTU TERAS BELAKANG	ALUMINIUM POWDER COATING EX. YKK / SETARA + KACA CLEAR
JENDELA	KUSEN JENDELA	ALUMINIUM POWDER COATING EX. YDE / SETARA
	DAUN JENDELA	ALUMINIUM POWDER COATING EX. YDE / SETARA

INSTALASI LISTRIK	PLN TIPE 5	2200 WATT
	PLN TIPE 6, 7, 8	3500 WATT
INSTALASI AIR	AIR BERSIH STANDARD PAM	
	"CONCRETE GROUND WATER TANK KAPASITAS 1M³, FIN. KERAMIK (TERMASUK POMPA TRANSFER)"	
INSTALASI TELEPON & INTERNET	TRIPLE PLAY SUPPORT (FIBER OPTIC)	
INSTALASI AC	1 PK INSTALASI DI RUANG TIDUR (BAP, PK)	
	* UNIT AC TIDAK TERMASUK	
PEMANAS AIR	INSTALASI LISTRIK WATER HEATER	KAMAR MANDI UTAMA
	* UNIT WATER HEATER TIDAK TERMASUK	
FITUR SMART HOME	PINTU UTAMA	DIGITAL SMART DOOR LOCK WITH VIDEO
	CCTV	3 TITIK
	SMART SWITCH	2 TITIK
	SMART IR REMOTE	2 TITIK
SPESIFIKASI LINGKUNGAN	KAWASAN TANPA PAGAR KAVELING	
	INSTALASI JARINGAN LISTRIK DALAM TANAH	
	INSTALASI KABEL FIBER OPTIC DALAM TANAH	
	SALURAN DRAINASE TERTUTUP	
	JALAN CLUSTER FINISH PAVING BLOCK, EX. CISANGKAN / SETARA	
	ROW 15 (DENGAN MEDIAN), BADAN JALAN 2 x 5M	
	ROW 10, BADAN JALAN 7M	
	ROW 8, BADAN JALAN 5M	
FITUR GREEN CONCEPT	LAMPU PENERANGAN JALAN UMUM LED	
	BIOLOGICAL SEPTIC TANK	
	CAT BAHAN LINGKUNGAN, SERTIFIKAT GREEN LABEL	
	CLOSET DUAL FLUSH	
	DUAL TRASH BIN	

DESIRABLE LOCATION

CIPUTRA

Marketing Office

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