



  
DIANDRE

  
CITRAGARDEN SERPONG

THE HARMONY BETWEEN NATURE AND CULTURE CRAFTS    a masterpiece ... **TO AN UPSCALE URBAN LIVING**







# FLOWER

The Blooming Beauty wrought by Nature's wondrous hand, speaks of life and joy upon the land reaching your emotion by it's softly spoken words

## Leaf

The gift of the tree, respected to be strong to stand the test of time, growing stronger as time goes by.

## air

Nature's Breath of Life, travels through the vast network in the vital atmosphere.



## WOOD

The gift of the tree, growing stronger as time goes by, standing the test of time.

## water

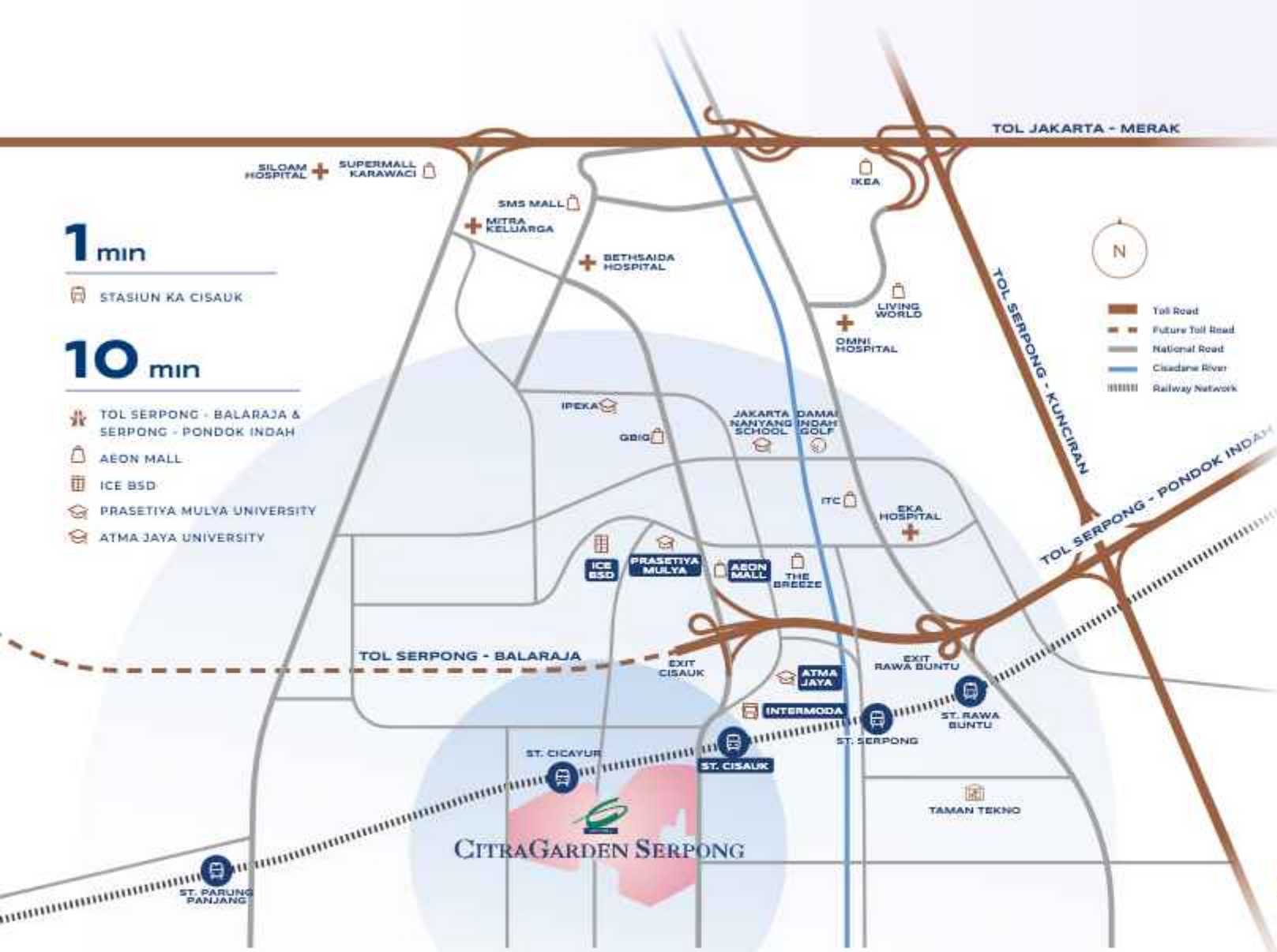
Healing mind, body and soul, transforming ideas and visions into a special place where love can flourish



# smart LIVING

One simple touch to activate the ease your daily activities. Automated features to increase your comfort living. **Smart Door Lock and CCTV** to ensure your security and safety. **Smart Switch** system to support the energy efficiency practices.



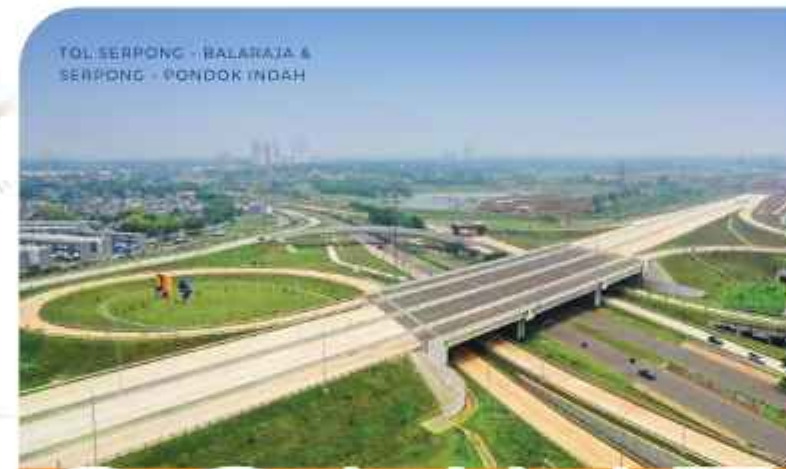


**1 min**

STASIUN KA CISAUK

**10 min**

- TOL SERPONG - BALARAJA & SERPONG - PONDOK INDAH
- AEON MALL
- ICE BSD
- PRASETIYA MULYA UNIVERSITY
- ATMA JAYA UNIVERSITY



# CONNECTING

YOU TO THE PLACES THAT MATTER MOST

The perfect location designed with the best traffic oriented development system, allows access to many adjacent well-known destinations.



ICE BSD



ATMAJAYA UNIVERSITY



PRASETIYA MULYA UNIVERSITY



AEON MALL



STASIUN KA CISAUK







**THE PERFECT LEISURE**  
WHERE YOU CAN SPEND WITH YOUR LOVED ONES



**LakePark**  
FAMILY CLUB

As you walk into the **Lake Park**, you'll enjoy a spacious and verdant oasis overflowing with natural light and beautiful landscaping. You'll feel energized and recharged to take on the challenges of the day.

**ZHANA**  
PLACE OF BEAUTY



- AEON MALL
- ICE BSD
- PRASETIYA MULYA UNIVERSITY
- ATMAJAYA UNIVERSITY



- |                          |                    |                    |
|--------------------------|--------------------|--------------------|
| 1 AKSES TOL              | 5 GERBANG UTAMA    | 9 GERBANG TIMUR    |
| 2 PASAR MODERN INTERMODA | 6 CIFFEST          | 10 STASIUN CICAYUR |
| 3 STASIUN KA CISAUK      | 7 MARKETING OFFICE |                    |
| 4 APARTMENT              | 8 CBD (MIX USED)   |                    |



# HEALTHY & FUN ACTIVITIES FOR everyone



You can experience the beauty of the Lake Park's infinity pool connected with the stunning lake view in all of its natural splendour, while enjoying your gourmet feast. A place with modern luxury and contemporary design, makes the perfect celebration venue.



welcome TO THE new CHAPTER ...



**THE HARMONY OF  
NATURE'S GOLDEN MOMENT  
THAT SURROUND US**

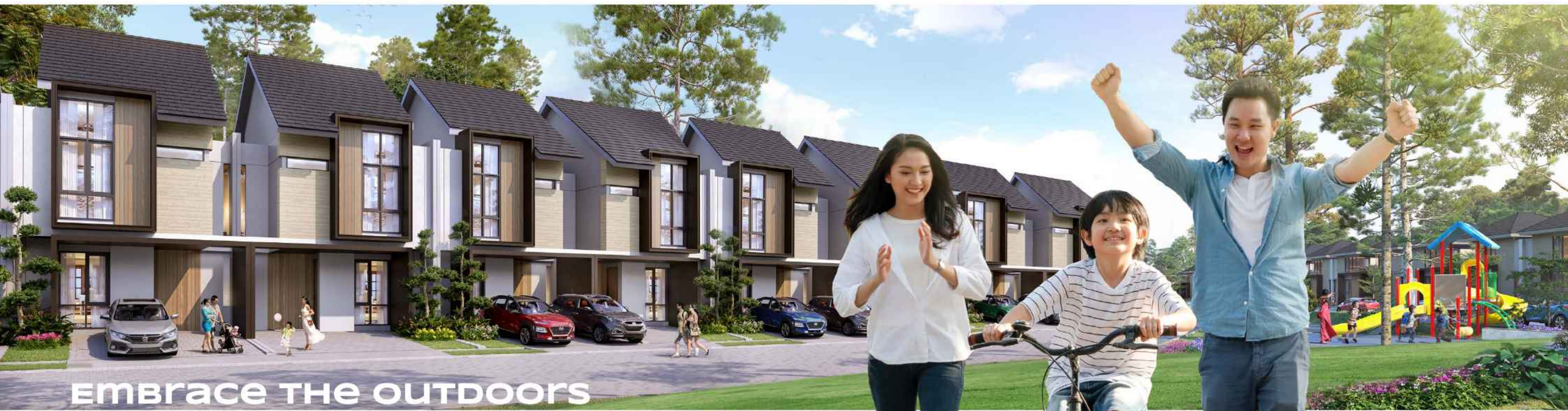
Step into a perfect getaway  
where eco green style meets  
modern urban living.

The Prestigious Residency  
surrounded by the verdant  
landscape where you

Live the best life that your deserve.







EMBRACE THE OUTDOORS  
and feel the **BEAUTY OF LIFE!**





# CEILLET & CHARDON



▲ CEILLET



▲ CHARDON

CEILLET ▶ LB/LT: 28 m<sup>2</sup> / 50 m<sup>2</sup> (5 X 10)

CHARDON ▶ LB/LT: 28 m<sup>2</sup> / 60 m<sup>2</sup> (5 X 12)

🛏️ 2 🏠 1 🚗 1

🔑 smart door lock (main door)

🏠 smart home system





LB/LT: 85 m<sup>2</sup> / 90 m<sup>2</sup> (6 X 15)

3 2+1 POWDER ROOM 1

SMART DOOR LOCK (MAIN DOOR) SMART HOME SYSTEM





MALVA



LB/LT: 95 m<sup>2</sup> / 105 m<sup>2</sup> (7 X 15)

3 3 2

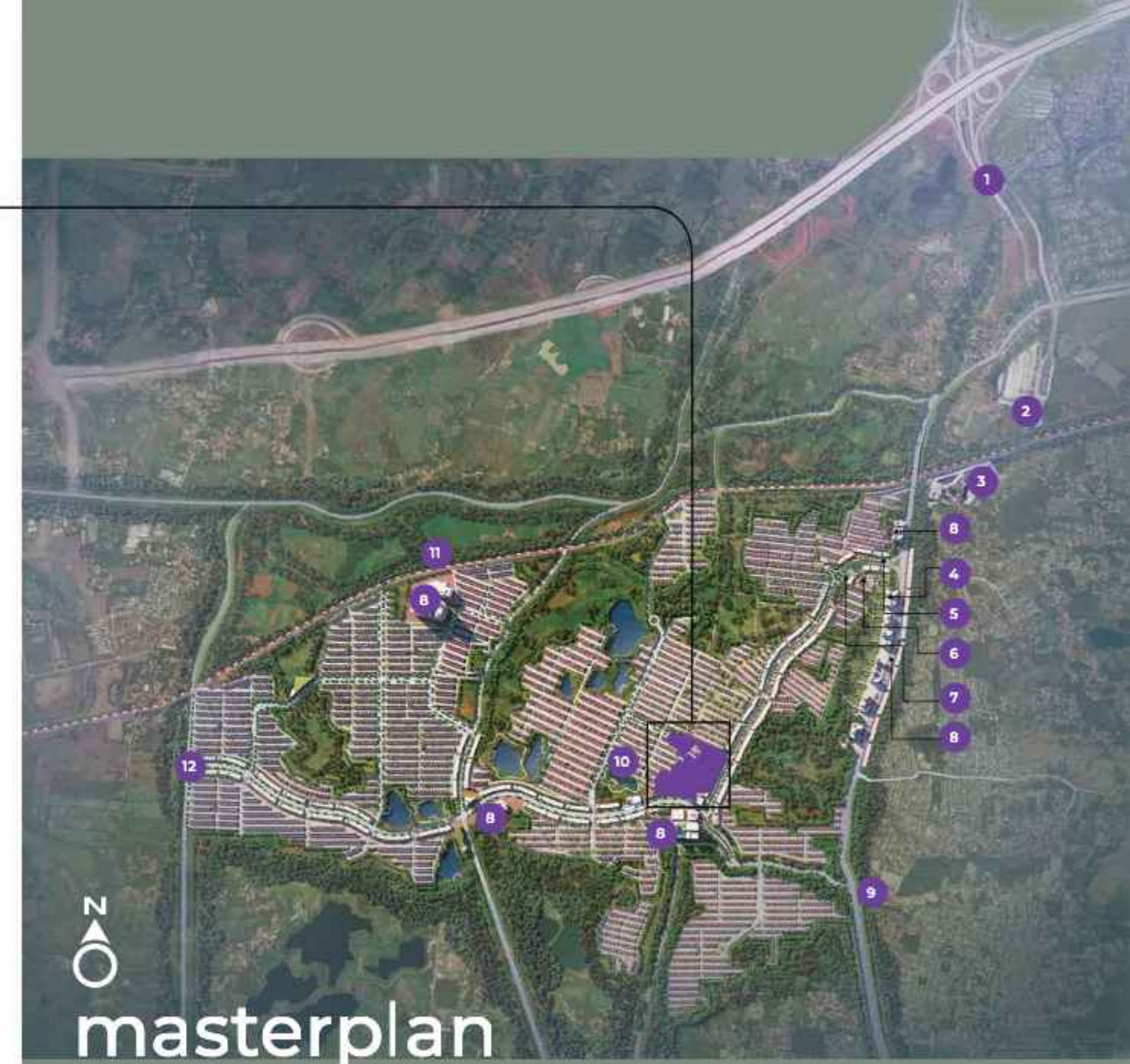
smart door lock (main door) smart home system





- AKSES TOL 1
- PASAR MODERN INTERMODA 2
- STASIUN KA CISAUK 3
- APARTMENT 4
- GERBANG UTAMA 5
- CIFFEST 6
- MARKETING OFFICE 7
- CBD (MIXED USE) 8
- GERBANG TIMUR 9
- LAKE PARK FAMILY CLUB 10
- STASIUN CICAYUR 11
- GERBANG BARAT 12

- CEILLET**  
LB/LT: 28M<sup>2</sup>/50M<sup>2</sup> (5 x 10)
- CHARDON**  
LB/LT: 28M<sup>2</sup>/60M<sup>2</sup> (5 x 12)
- LINNEA**  
LB/LT: 85M<sup>2</sup>/90M<sup>2</sup> (6 x 15)
- MALVA**  
LB/LT: 95M<sup>2</sup>/105M<sup>2</sup> (7 x 15)



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**masterplan**

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# TECHNICAL SPECIFICATION

<b>PONDASI</b>	CEILLET & CHARDON : TAPAK BETON LINNEA & MALVA : TIANG PANCANG	
<b>STRUKTUR</b>	BETON BERTULANG	
<b>DINDING</b>	BATA DIPELESTER ACI FINISH CAT DINDING PEMBATAS PAGAR TAMAN BELAKANG/SAMPING CAT EXTERIOR CAT INTERIOR ORNAMEN FAÇADE	DOUBLE DINDING BATA BATA DIPELESTER ACI FINISHING CAT (TINGGI 2M) EX. PROPAN (GREEN LABEL SINGAPORE) / SETARA EX. PROPAN (GREEN LABEL SINGAPORE) / SETARA HOMOGENOUS TILE 60X60CM, EX. INFINITI GRANITE TILE / SETARA WOODPLANK
<b>PLAFOND</b>	RUANG DALAM RUANG LUAR	GYP SUM GYP SUM WATER RESISTANT
<b>LANTAI</b>	LANTAI UTAMA TERAS DEPAN LANTAI KAMAR MANDI DINDING KAMAR MANDI CARPORT	HOMOGENOUS TILE 60X60 CM, EX. VALENTINO GRESS / SETARA KERAMIK 40X40CM, EX. ROMAN / SETARA KERAMIK 30X30CM, EX. ROMAN / SETARA KERAMIK 30X60CM, EX. ROMAN / SETARA BETON MOTIF TALI AIR KERAMIK 30X30CM, EX. ROMAN / SETARA
<b>SANITAIR</b>	SHOWER WASTAFEL CLOSET DUDUK	EX. TOTO / SETARA EX. TOTO / SETARA DUAL FLUSH EX. TOTO / SETARA
<b>ATAP</b>	RANGKA ATAP PENUTUP ATAP	BAJA RINGAN GENTENG BETON DATAR, EX. CISANGKAN / SETARA
<b>PINTU</b>	KUSEN DALU'N PINTU UTAMA DALU'N PINTU KAMAR TIDUR DALU'N PINTU KAMAR MANDI DALU'N PINTU GESER	ALUMINIUM POWDER COATING, EX. YKK / SETARA ENGINEERING DOOR ENGINEERING DOOR ENGINEERING DOOR ALUMINIUM POWDER COATING, EX. YKK / SETARA
<b>JENDELA</b>	KUSEN DALU'N JENDELA	ALUMINIUM POWDER COATING + KACA, EX. YKK / SETARA ALUMINIUM POWDER COATING, EX. YKK / SETARA
<b>INSTALASI LISTRIK</b>	PLN PLN PLN	: CEILLET & CHARDON : 2200 WATT : LINNEA : 2200 WATT : MALVA : 3500 WATT

<b>INSTALASI AIR</b>	AIR BERSIH STANDARD PAM GROUND WATER TANK KAPASITAS 1M3 (TERMASUK POMPA TRANSFER)	
<b>INSTALASI TELEPON &amp; INTERNET</b>	TRIPLE PLAY SUPPORT (FIBER OPTIC)	
<b>INSTALASI AC</b>	RUANG TIDUR 3AKP UNIT AC TIDAK TERMASUK	
<b>FITUR SMART HOME</b>	PINTU UTAMA CCTV SMART SWITCH SMART IR REMOTE	DIGITAL SMART DOOR LOCK 2 TITIK (TERAS DEPAN & RUANG KELUARGA) 2 TITIK (LAMPU TERAS & LAMPU RUANG KELUARGA) 3 TITIK (LAMPU TERAS & LAMPU RUANG KELUARGA) 1 TITIK RUANG KELUARGA
<b>SPEKIFIKASI LINGKUNGAN</b>	KAWASAN TANPA PAGAR INSTALASI JARINGAN LISTRIK DALAM TANAH INSTALASI KABEL FIBER OPTIC BAWAH TANAH SALURAN DRAINASE TERTUTUP JALAN CLUSTER FINISH PAVING BLOCK, EX. CISANGKAN / SETARA ROW 10, BADAN JALAN 6M ROW 9, BADAN JALAN 6M ROW 8, BADAN JALAN 5M	
<b>FITUR GREEN CONCEPT</b>	LAMPU PENERANGAN JALAN UMUM LED BIOLOGICAL SEPTICTANK RESAPAN BIOPORI VENTILASI GRILL PINTU UNTUK KAMAR MANDI / WC CAT RAMAH LINGKUNGAN, SERTIFIKAT GREEN LABEL CLOSET DUAL FLUSH DUAL TRASH BIN	

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# CITRA GARDEN SERPONG



## Marketing Office

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