



AERIS



CITRA GARDEN SERPONG

THE HARMONY BETWEEN NATURE AND CULTURE CRAFTS — A MASTERPIECE ... **TO AN UPGRADE 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

Invite the community to get involved together with developers in building a lifestyle and culture that respects the environment and is responsible for its preservation

Utilizing the recycling, shelter, rain water distribution and flood prevention processes

Development of a control and standardization system to ensure policies are implemented and display leadership in sustainability issues



COMMUNITY



WATER



MANAGEMENT



WASTE



ENERGY



ECOSYSTEM

Optimizing the use of electricity through innovation and technology

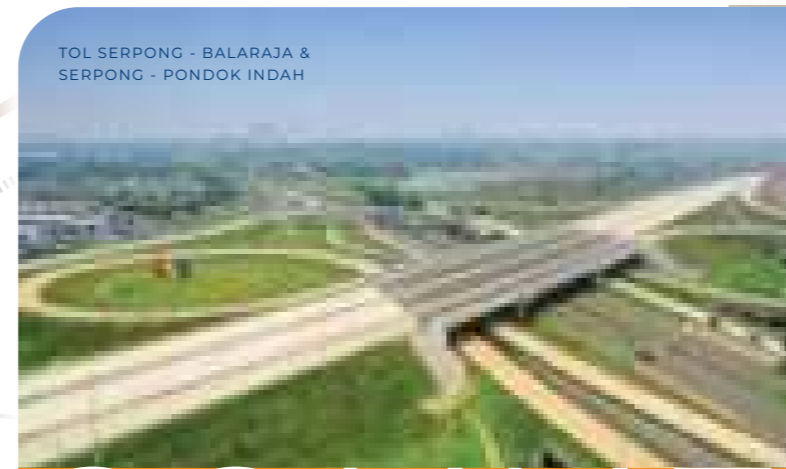
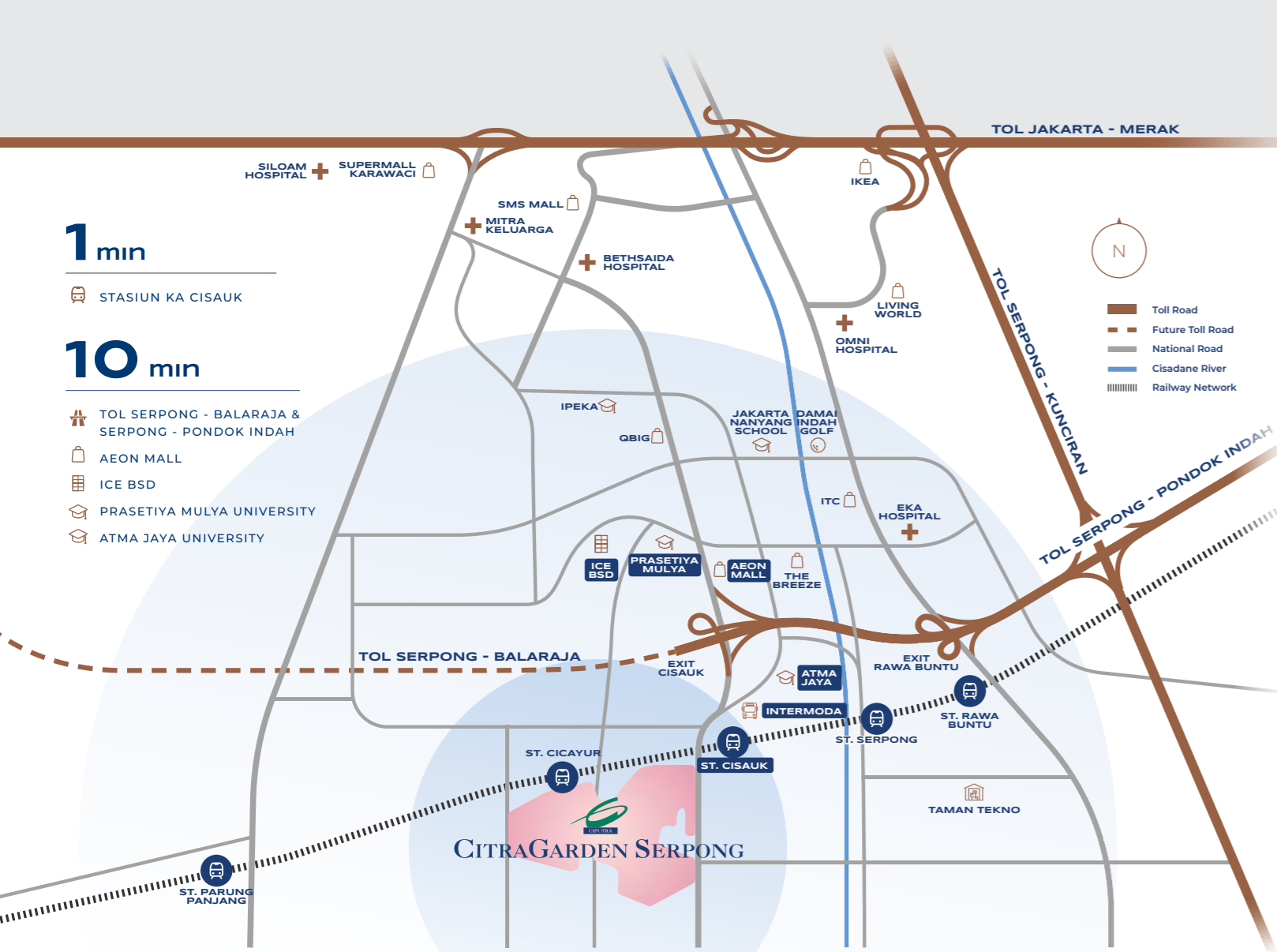
Effective waste management to reduce pollution and return it to the environment safely

Creating a greener housing environment through greening elements in buildings and the surrounding environment



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.



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.



welcome
TO THE new
CHAPTER



...leads you to experience
the new innovative and fresh
residential concept to enter
the new eco culture era.

**The Golden Moment
to Rejoice in the
Harmony of Nature**

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.



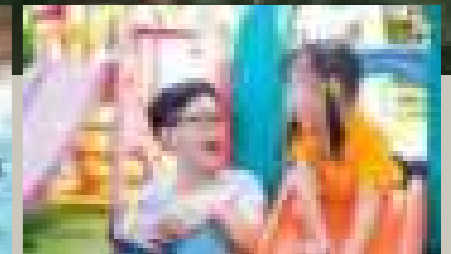


CLUBHOUSE @AERIS

THE BEST LEISURE TIME

TO SPEND WITH YOUR FAMILY

Bring your family to experience the happy healthy lifestyle in our clubhouse, with all the facilities and amenities, designed specifically to satisfy your activities.





EXPERIENCE QUALITY IN OUR GRAND ECO DESIGN

LIVE WITH PASSION

A harmonious living that encompassed vibrant indulgence with nature's serenity. Aeris brings you home to natural treasure.



Frame your own green scenery

Connect with the nature,
creating a sense of relaxation,
comfortly swayed by
a delightful air romance
of the natural breeze.

Enhancing your quality of life.



THE PERFECT AMBIENCE CRAFTED BY NATURE TO ENHANCE YOUR

comfort living

The luxurious
lush green scenery
bring its presence
to every corner of your home



Here in your own room

Feel the

rhythm of nature's lullaby @ AERIS





▲ Lantai 1

▲ Lantai 2

LB/LT: 85 m² / 90 m² (6 X 15)

3 2+1 POWDER ROOM 1

SMART DOOR LOCK (MAIN DOOR) SMART HOME SYSTEM



▲ Lantai 1

▲ Lantai 2

LB/LT: 95 m² / 105 m² (7 X 15)

3 3 2

smart door lock (main door) smart home system

Open layout of
the living room,
dining room
and kitchen

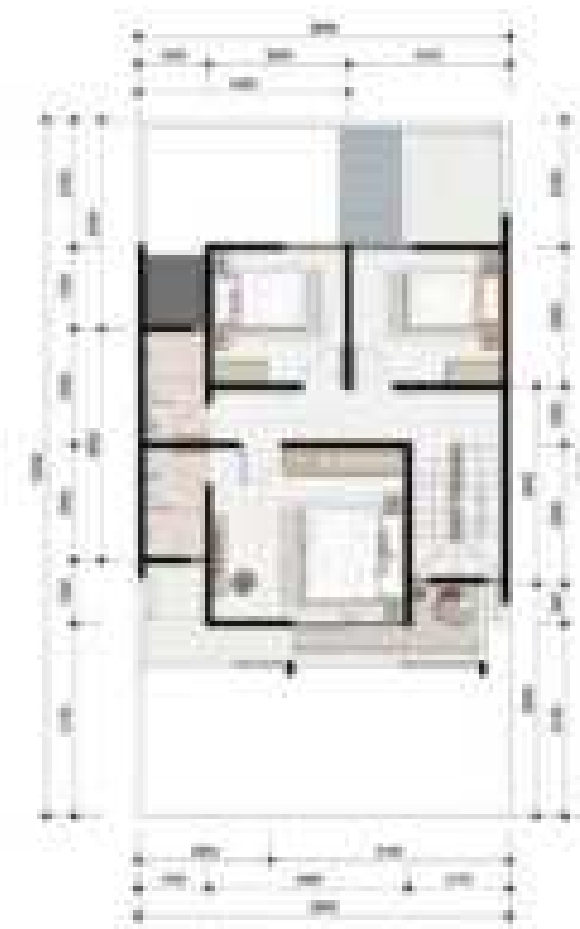


every GOOD SLEEP
HAS ITS EXQUISITE BEDROOM

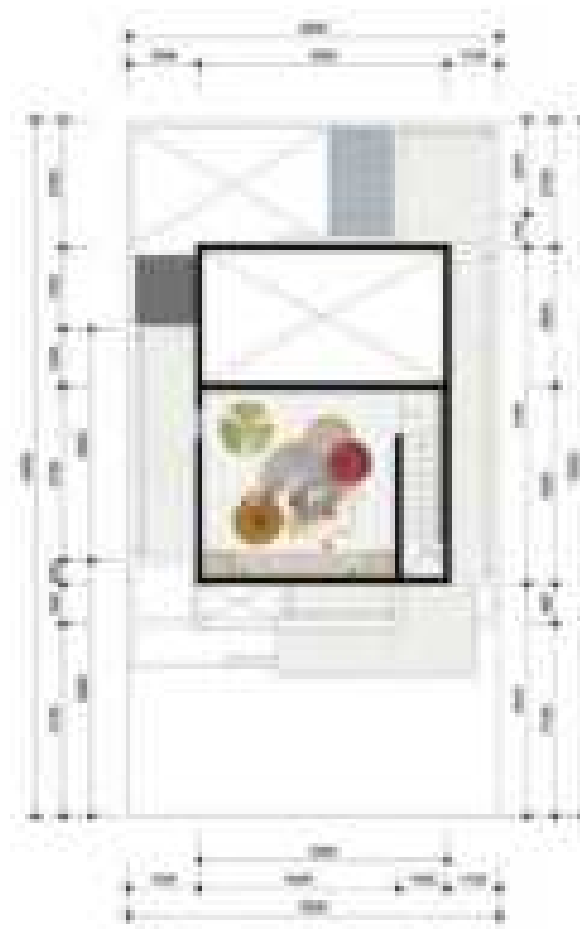




▲ Lantai 1



▲ Lantai 2



▲ Lantai ATTIC

LB/LT: 141 m² / 120 m² (8 X 15)

4+1+1 ATTIC ROOM 3+1 2
Smart Door Lock (main door) Smart Home System





A spacious living room and a generous garden area make a perfect venue for your family





4+1+1 attic room
 3+1
 2

smart door lock (main door)
 smart home system



Comfortable living room accessible from wall sized glass doors to the stunning inner courtyard



Open space dining
room and kitchen
with access to the
garden terrace



Tranquility and
serenity of nature
from your bedroom





MORE SPACE FOR FUN AND CREATIVITY

Attic can bring a special charm and warmth into the house, giving an excellent extra room for you to utilize as kid's playroom or music room



siteplan



TECHNICAL SPECIFICATION

PONDASI	TIANG PANCANG	
STRUKTUR	BETON BERTULANG	
DINDING	BATA DIPLASTER ACI FINISH CAT DINDING PEMBATA PAGAR TAMAN BELAKANG/SAMPING CAT EXTERIOR CAT INTERIOR ORNAMEN FAÇADE	:DOUBLE DINDING BATA :BATA DIPLASTER ACI FINISHING CAT (TINGGI 2M) :EX. PROPAN (GREEN LABEL SINGAPORE) / SETARA :EX. PROPAN (GREEN LABEL SINGAPORE) / SETARA :LINNEA & MALVA HOMOGENOUS TILE 60X60CM, EX. INFINITI GRANITE TILE / SETARA WOODPLANK EX SHERA / SETARA PIVOINE, PRIMIVERE GRANIT TILE 60X120CM, EX. ROMAN GRANIT / SETARA WOODPLANK EX SHERA / SETARA
PLAFOND	RUANG DALAM RUANG LUAR	:GYPSUM :GYPSUM WATER RESISTANT
LANTAI	LANTAI UTAMA TERAS DEPAN LANTAI KAMAR MANDI UTAMA DINDING KAMAR MANDI UTAMA CARPORT	: LINNEA & MALVA PIVOINE, PRIMIVERE : LINNEA & MALVA PIVOINE, PRIMIVERE : LINNEA & MALVA PIVOINE, PRIMIVERE : LINNEA & MALVA PIVOINE, PRIMIVERE : LINNEA & MALVA PIVOINE, PRIMIVERE HOMOGENOUS TILE 60X60 CM, EX. VALENTINO GRESS / SETARA HOMOGENOUS TILE 80X80 CM, EX. VALENTINO GRESS / SETARA KERAMIK 40X40CM, EX. ROMAN / SETARA HOMOGENOUS TILE 60X60 CM, EX. INFINITI GRANIT TILE / SETARA KERAMIK 30X30CM, EX. ROMAN / SETARA HOMOGENOUS TILE 60X60 CM, EX. VALENTINO GRESS / SETARA KERAMIK 30X60CM, EX. ROMAN / SETARA HOMOGENOUS TILE 60X120 CM, EX. INFINITI GRANIT TILE / SETARA KERAMIK 30X30CM, EX. ROMAN / SETARA HOMOGENOUS TILE 60X60 CM, EX. INFINITI GRANIT TILE / SETARA
SANITAIR	SHOWER WASTAFEL CLOSET DUDUK	:EX. TOTO :EX. TOTO :DUAL FLUSH EX. TOTO
ATAP	RANGKA ATAP PENUTUP ATAP	:BAJA RINGAN :GENTENG BETON DATAR, EX. CISANGKAN / SETARA
PINTU	KUSEN DAUN PINTU UTAMA DAUN PINTU KAMAR TIDUR DAUN PINTU KAMAR MANDI DAUN PINTU GESER	:ALUMINIUM POWDER COATING, EX. YKK / SETARA :ENGINEERING DOOR PLYWOOD FIN. PVC SHEET :ENGINEERING DOOR HMR FIN. PVC SHEET :ENGINEERING DOOR ABS :LINNEA & MALVA PIVOINE, PRIMIVERE ALUMINIUM FINISH GOOD FULL SYSTEM, EX. YKK / SETARA ALUMINIUM FINISH GOOD FULL SYSTEM, EX. YKK NEXSTA / SETARA
JENDELA	KUSEN DAUN JENDELA	:ALUMINIUM POWDER COATING + KACA, EX. YKK / SETARA :ALUMINIUM POWDER COATING, EX. YKK / SETARA
KANOPI CARPORT		LINNEA & MALVA PIVOINE, PRIMIVERE TIDAK ADA RANGKA HOLLOW FINISH CAT, PENUTUP KANOPI KACA TEMPERED 10 MM
INSTALASI LISTRIK	PLN PLN PLN PLN	2200 WATT 3500 WATT 3500 WATT 4400 WATT

INSTALASI AIR	AIR BERSIH STANDARD PAM "CONCRETE GROUND WATER TANK KAPASITAS 15 M ³ ; FIN. KERAMIK (TERMASUK POMPA TRANSFER)"
INSTALASI TELEPON & INTERNET	TRIPLE PLAY SUPPORT (FIBER OPTIC)
INSTALASI AC	RUANG TIDUR 1PK UNIT AC TIDAK TERMASUK
PEMANAS AIR	LINNEA & MALVA PIVOINE & PRIMIVERE INSTALASI PEMANAS AIR LISTRIK DI KAMAR MANDI UTAMA (UNIT TIDAK TERMASUK) INSTALASI DAN UNIT PEMANAS AIR TENAGA SURYA DI KAMAR MANDI UTAMA, EX. WIKI/SETARA
FITUR SMART HOME	PINTU UTAMA CCTV SMART SWITCH SMART IR REMOTE LINNEA & MALVA PIVOINE PRIMIVERE LINNEA & MALVA PIVOINE & PRIMIVERE LINNEA & MALVA PIVOINE & PRIMIVERE DIGITAL SMART DOOR LOCK 2 TITIK (TERAS DEPAN & RUANG KELUARGA) 4 TITIK (TERAS DEPAN, RUANG KELUARGA & KORIDOR) 5 TITIK (TERAS DEPAN, RUANG KELUARGA & KORIDOR) 3 TITIK (LAMPU TERAS, LAMPU RUANG KELUARGA) 4 TITIK (LAMPU TERAS, LAMPU RUANG KELUARGA & LAMPU BALKON) 1 TITIK (RUANG KELUARGA) 2 TITIK (RUANG KELUARGA DAN KAMAR TIDUR UTAMA)
SPESIFIKASI LINGKUNGAN	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 JALAN BOULEVARD FINISH ASPHALT ROW 30 (JALAN UTAMA DENGAN MEDIAN), BADAN JALAN 7M ROW 28 (JALAN KOMERSIAL DENGAN MEDIAN), BADAN JALAN 7M ROW 13, BADAN JALAN 7M ROW 12, BADAN JALAN 8M ROW 10, BADAN JALAN 6M ROW 9, BADAN JALAN 6M ROW 8, BADAN JALAN 5M ROW 7, BADAN JALAN 5M
FITUR GREEN CONCEPT	LAMPU PENERANGAN JALAN UMUM LED BIOLOGICAL SEPTICTANK RESAPAN BIOPORI EXHAUST FAN KM/WC, UNTUK KM/WC BAWAH DAK TANGGA VENTILASI GRILL PINTU CAT RAMAH LINGKUNGAN, SERTIFIKAT GREEN LABEL CLOSET DUAL FLUSH DUAL TRASH BIN

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

- LINNEA
LB/LT: 85M²/90M² (6 x 15)
- MALVA
LB/LT: 95M²/105M² (7 x 15)
- PIVOINE
LB/LT: 141M²/120M² (8 x 15)
- PRIMEVERE
LB/LT: 190M²/150M² (10 x 15)



masterplan

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CITRAGARDEN SERPONG



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