



BELLE FLEUR



CITRA GARDEN 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



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

Optimizing the use of electricity through innovation and technology

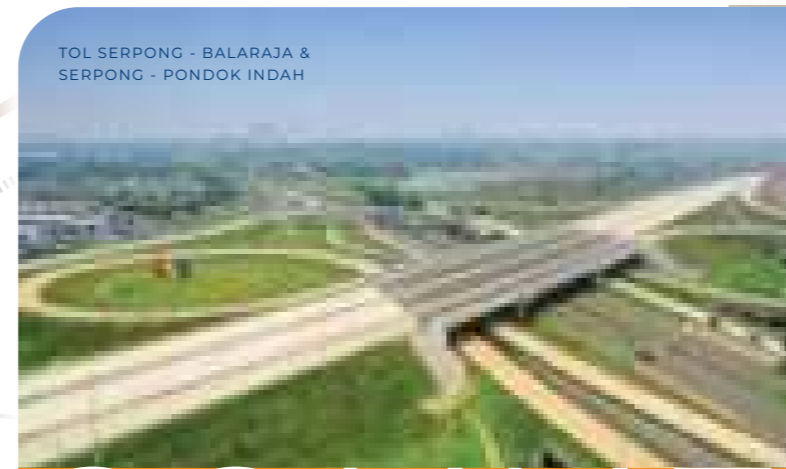
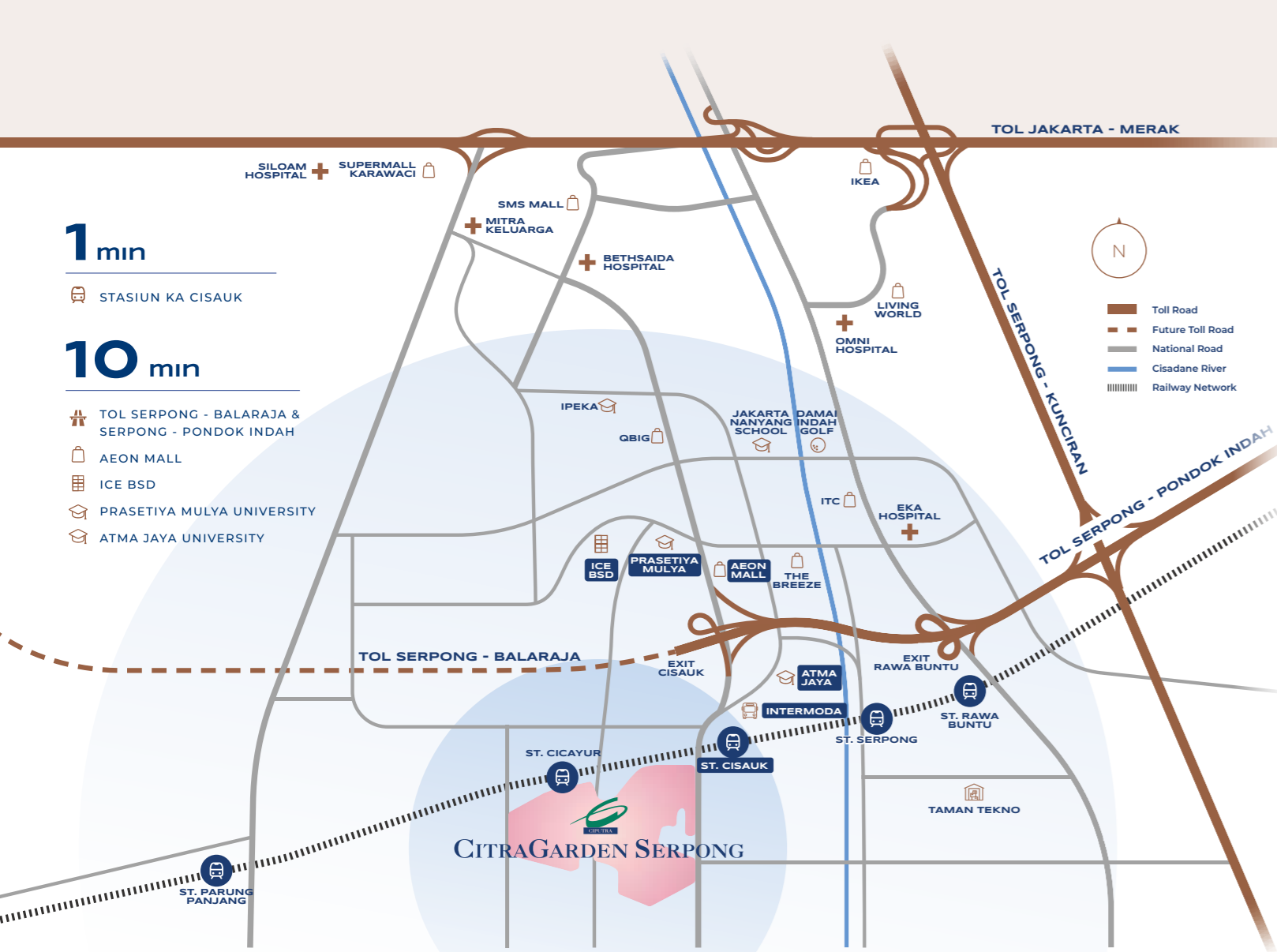
Creating a greener housing environment through greening elements in buildings and the surrounding environment

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



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.





enjoy THE excitement

OF OUTDOOR **HAPPINESS**

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.

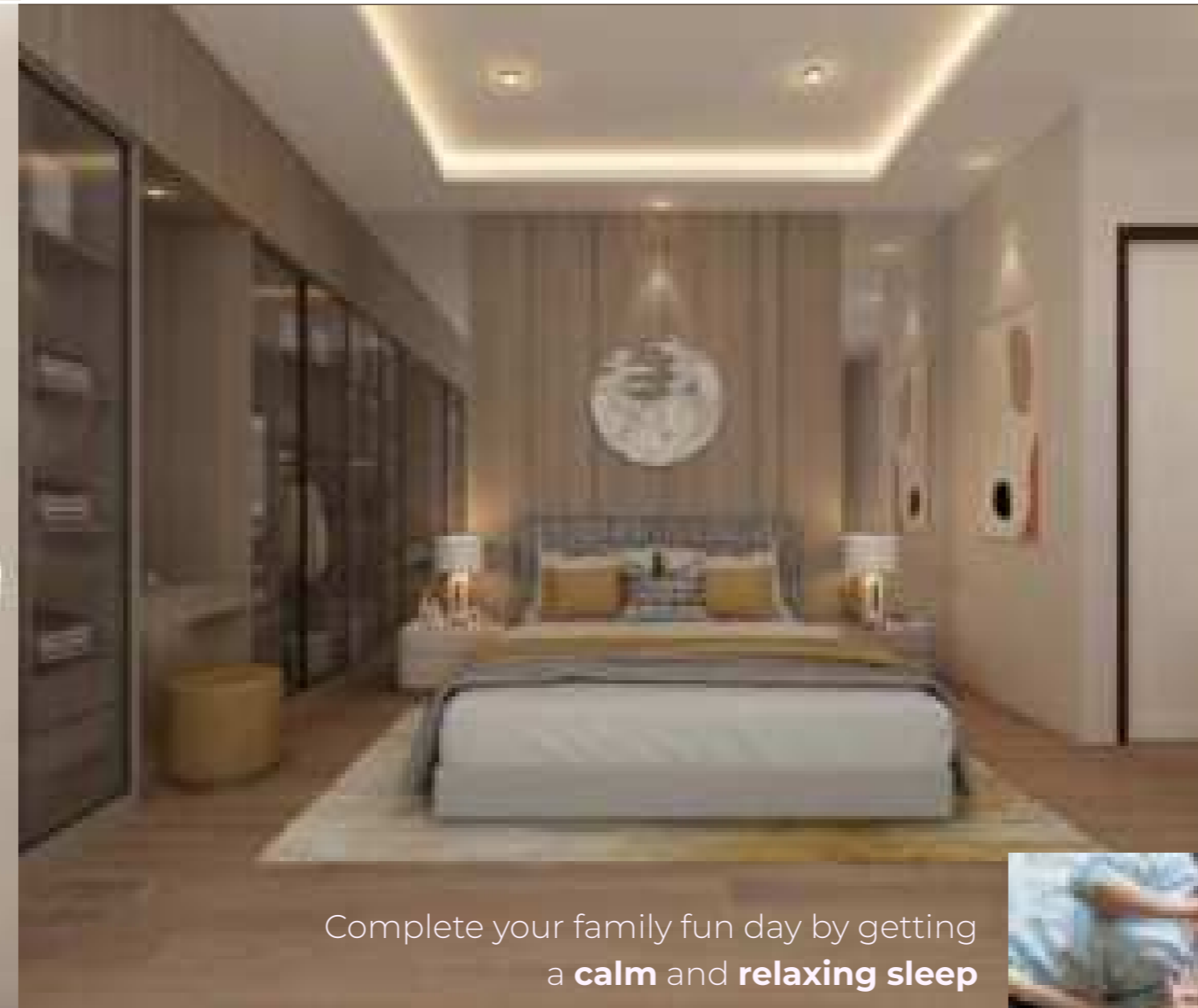




FEEL GREAT !!

ABSOLUTELY A NICE HOME RUN @ BELLE FLEUR





A Cozy open space living room connected with the dining room in a natural color theme

Complete your family fun day by getting a **calm** and **relaxing sleep**



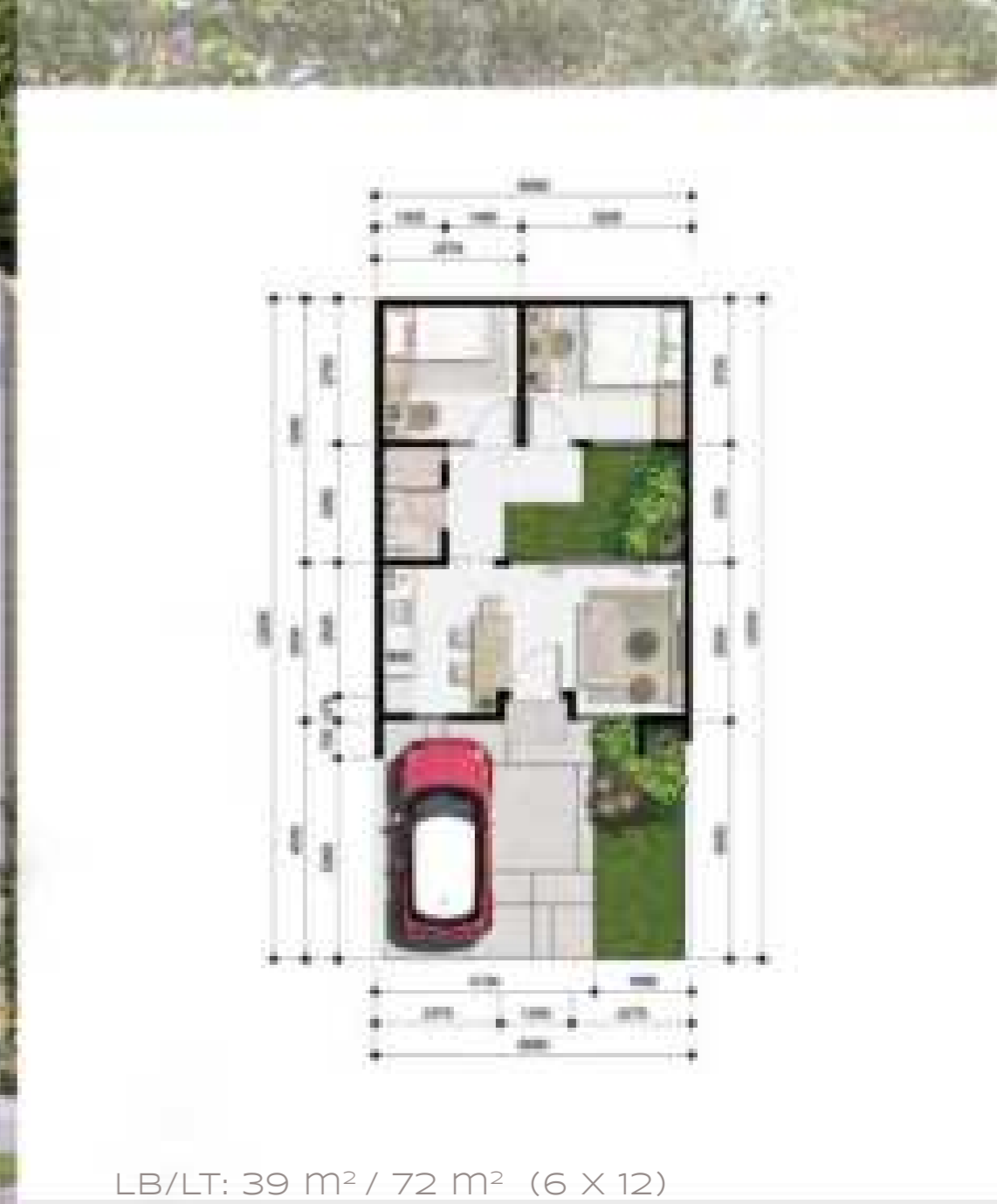


CEILLET & CHARDON



CEILLET ▶ LB/LT: 28 m² / 50 m² (5 X 10)
 CHARDON ▶ LB/LT: 28 m² / 60 m² (5 X 12)

-  2
  1
  1
-  smart door lock (main door)
  smart home system



LB/LT: 39 m² / 72 m² (6 X 12)

🛏️ 2 🏠 1 🚗 1

🔑 smart door lock (main door) 🏠 smart home system



LB/LT: 45 m² / 84 m² (7 X 12)

🛏️ 2 🏠 1 🚗 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: 28M²/50M² (5 x 10)
- CHARDON
LB/LT: 28M²/60M² 5 x 12)
- LUNAIRE
LB/LT: 39M²/72M² (6 x 12)
- STELLAIRE
LB/LT: 45M²/84M² (7 x 12)



N
O
masterplan

DISCLAIMER:

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TECHNICAL SPECIFICATION

PONDASI	TAPAK BETON	
STRUKTUR	BETON BERTULANG	
DINDING	BATA DIPLESTER ACI FINISH CAT	
	DINDING PEMBATAS	:DOUBLE DINDING BATA
	PAGAR TAMAN BELAKANG/SAMPING	:BATA DIPLESTER ACI FINISHING CAT (TINGGI 2M)
	CAT EXTERIOR	:EX. PROPAN (GREEN LABEL SINGAPORE) / SETARA
	CAT INTERIOR	:EX. PROPAN (GREEN LABEL SINGAPORE) / SETARA
	ORNAMEN FAÇADE	:HOMOGENOUS TILE 60X60CM, EX. INFINITI GRANITE TILE / SETARA WOODPLANK EX SHERA / SETARA
PLAFOND	RUANG DALAM	:GYPSUM
	RUANG LUAR	:GYPSUM WATER RESISTANT
LANTAI	LANTAI UTAMA	:HOMOGENOUS TILE 60X60 CM, EX. VALENTINO GRESS / SETARA
	TERAS DEPAN	:KERAMIK 40X40CM, EX. ROMAN / SETARA
	LANTAI KAMAR MANDI	:KERAMIK 30X30CM, EX. ROMAN / SETARA
	DINDING KAMAR MANDI	:KERAMIK 30X60CM, EX. ROMAN / SETARA
	CARPORT	:BETON MOTIF TALI AIR
SANITAIR	SHOWER	:EX. TOTO
	WASTAFEL	:EX. TOTO
	CLOSET DUDUK	:DUAL FLUSH EX. TOTO
ATAP	RANGKA ATAP	:BAJA RINGAN
	PENUTUP ATAP	:GENTENG BETON DATAR, EX. CISANGKAN / SETARA
PINTU	KUSEN	:ALUMINIUM POWDER COATING, EX. YKK / SETARA
	DAUN PINTU UTAMA	:ENGINEERING DOOR PLYWOOD FIN. PVC SHEET
	DAUN PINTU KAMAR TIDUR	:ENGINEERING DOOR HMR FIN. PVC SHEET
	DAUN PINTU KAMAR MANDI	:ENGINEERING DOOR ABS
	DAUN PINTU GESER	:ALUMINIUM FINISH GOOD FULL SYSTEM, EX. YKK / SETARA
JENDELA	KUSEN	:ALUMINIUM POWDER COATING + KACA, EX. YKK / SETARA
	DAUN JENDELA	:ALUMINIUM POWDER COATING, EX. YKK / SETARA
INSTALASI LISTRIK	PLN	2200 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	RUANG TIDUR 3/4PK	
	UNIT AC TIDAK TERMASUK	
FITUR SMART HOME	PINTU UTAMA	:DIGITAL SMART DOOR LOCK
	CCTV	:2 TITIK (TERAS DEPAN & RUANG KELUARGA)
	SMART SWITCH	:2 TITIK (LAMPU TERAS & LAMPU RUANG KELUARGA)
	SMART IR REMOTE	:RUANG KELUARGA
SPEKIFIKASI 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	

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CITRAGARDEN SERPONG



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