



CITRASUN GARDEN

Serenity at The Hill
BUKIT SARI - SEMARANG

E-KATALOG

www.citrasungarden-semarang.com


CITRASUN G



18 Ha
Of
Residential
Project

360 unit
SOLD dari
400 unit

70% dihuni



STRATEGIC LOCATION | BEST VIEW | GOOD INVESTMENT

JARAK TEMPUH KE CITRASUN GARDEN :

Pusat kota Semarang : 8,9 KM
(20 menit)
Rumah Sakit (RSND) : 4,9 KM
(13 menit)
UNDIP : 3,3 KM (9 menit)
Jalan Tol : 2 KM (5 menit)
Bandara : 18 KM (30 menit)

SCAN FOR
COMPANY PROFILE VIDEO





A MASTERPIECE
OF CIPUTRA GROUP
AT THE HILL OF SEMARANG

DR. (HC). Ir. Ciputra



±100 PROYEK TERSEBAR DI INDONESIA

WHERE GREEN DESIGN MEET MODERN ATMOSPHERE, THE NEXT LEVEL OF LIVING CONCEPT

DEVELOPMENT BY : CIPUTRA GROUP



KEUNGGULAN



3 CLUB HOUSE



VIEW KOTA SEMARANG



FITNESS OUTDOOR



AUTOMATIC GATE

COMING SOON



BASKETBALL COURT



TEMPAT IBADAH



NEW CHILDREN PLAYGROUND



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MAIN ROAD

LOKASI



Rencana Fasum baru

Cluster Diamond Hill

Tipe Anordhite
7x16 m2

Tipe Aragonite
9x16 m2

Tipe Aragonite
9x18 m2

Tipe Andalusite
10x20 m2



LOKASI PENGEMBANGAN LAHAN

TYPE ANDALUSITE



LT 232 LB 261



**SCAN BARCODE
UNTUK VIDEO**



LOKASI BERADA PADA KAWASAN MAIN ROAD ROW 20

FREE SMART DOOR LOCK | FREE AC TIAP KAMAR | FREE SMART HOME SYSTEM

HARGA MULAI 4 M-an

NEW TYPE ANORDHITE



LT 112 LB 136

SPECIAL PROMO TIPE ANORDHITE

FREE AC TIAP KAMAR | SMART HOME SYSTEM | SMART DOOR LOCK | KANOPI

HARGA MULAI 2,5 M-an



DENAH LANTAI 1



DENAH LANTAI 2

**SCAN BARCODE
UNTUK VIDEO**





NEW TYPE

At Cluster Diamond Hill



Hunian Modern Kontemporer yang simple-clean dengan tone warna warm mood, homey ambience, dan kualitas bangunan yang premium.



Rooftop



SMART HOME



SMART LOCK



PANIC BUTTON



Attic Room



NEW TYPE ARAGONITE



DENAH LANTAI 1



DENAH LANTAI 2



DENAH LANTAI ATTIC

 4+1
  3+1
  2
  1
  2

SUPERIOR
9X18



DENAH LANTAI 1



DENAH LANTAI 2



DENAH LANTAI ATTIC



SUPERIOR
9X16

SHOW UNIT ARAGONITE

 **CITRASUN GARDEN**
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READY STOCK



SCAN BARCODE
UNTUK VIDEO



SPECIAL PROMO

FREE 7 UNIT AC | KANOPI |
SMART HOME SYSTEM |
SMART DOOR LOCK |
KANOPI |
PANIC BUTTON

HARGA MULAI
4,7 M-an



Integritas • Profesionalisme • Entrepreneurship



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CLUSTER SAPPHIRE HILL



TIPE TERLARIS

1 UNIT DI CLUSTER SAPPHIRE HILL – SERAH TERIMA 6 BULAN

**FREE SMART HOME | SMART DOOR LOCK | FREE AC TIAP KAMAR |
FREE CANOPY | 5+1 KAMAR TIDUR | 1 GARASI + 2 CARPORT**

HARGA MULAI 3,9 M-an

**SCAN BARCODE
UNTUK VIDEO**





CITRASUN GARDEN

Serenity at The Hill
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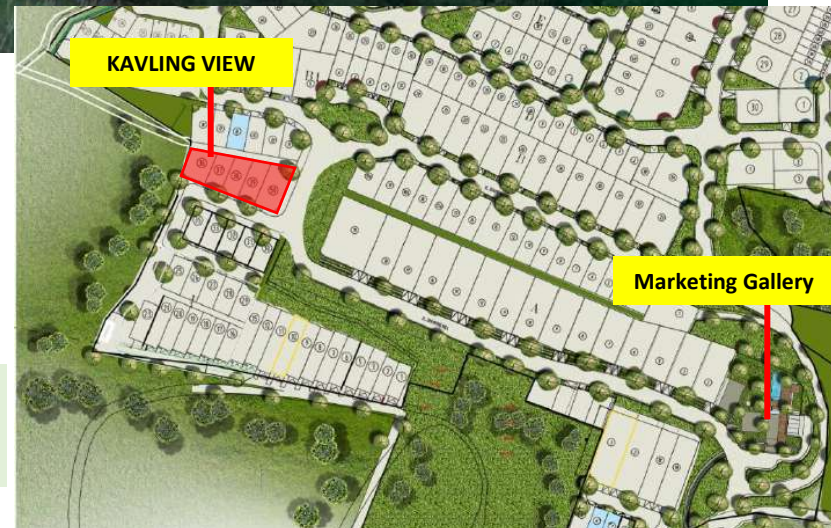
BEST VIEW

BEST VIEW



INHOUSE 24x dibayar 36x
HARGA MULAI 1,9 M-an

HANYA TERSEDIA 2 UNIT





CITRASUN GARDEN

Serenity at The Hill
BUKIT SARI - SEMARANG



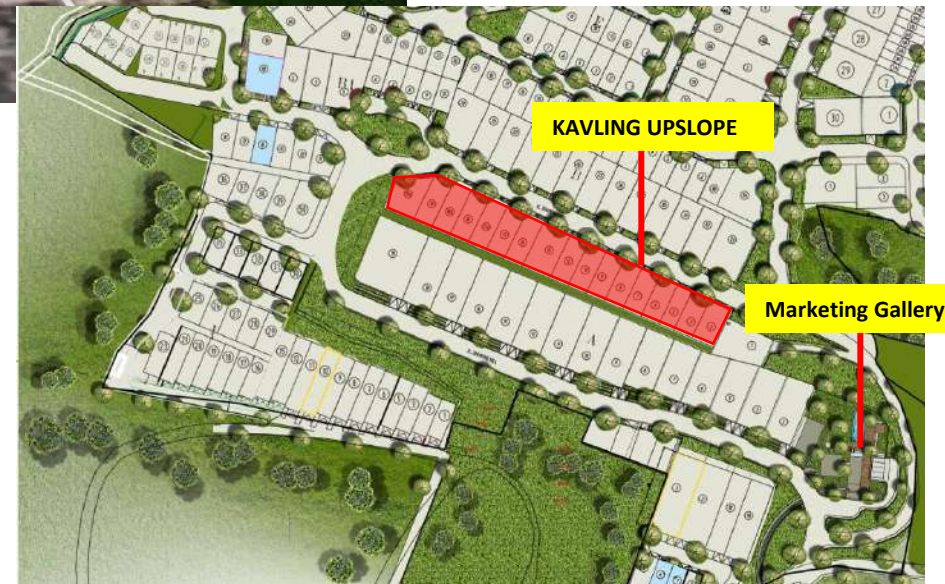
DESIGN & BUILD YOUR DREAM HOUSE

UPSLOPE – MAIN ROAD



LOKASI MAIN ROAD

INHOUSE 60x
HARGA MULAI 1,2 M-an
TERSEDIA 7 UNIT





DESIGN & BUILD YOUR DREAM HOUSE

LT D/27 : 464m²
LT E/9 : 324 m²

FREE IPL 12 Bulan

KAVLING STOK



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PROMO

- **DP KPR mulai 5%***
- **CASH 1** kali dapat dibayar **6x**
- **HADIAH LANGSUNG VOUCHER BELANJA 2 Juta**
- **BEBAS BIAYA-BIAYA*** (SHM, AJB, BPHTB, BIAYA KPR)
- **SUBSIDI BUNGA KPR*** (di tahun pertama)
- **FREE IPL 12 bulan***
- **VOUCHER ELEKTRONIK 5 Juta**
untuk pembelian unit Anordhite dan Aragonite
- **VOUCHER ELEKTRONIK 10 Juta**
untuk pembelian unit Audrey dan Andalusite

PRICE LIST

DIAMOND HILL

No	Tipe	Kavling (m)		Luas		Harga Jual	HARGA JUAL				Simulasi KPR				
		Lebar	Panjang	Tanah	Bang		TUNAI	INH 12x	INH 24x	KPR DP 10% (2x)	DP 10%	Plafon Kredit	(asumsi 6.88 %)		
1	Anordhite Superior	7,0	16,0	112,0	136,0	2.966.590.000	2.584.400.000	2.780.220.000	2.966.590.000	2.779.790.000	277.979.000	2.501.811.000	49.397.335	28.893.655	22.319.474
2	Anordhite Superior B1/33	7,0	26,7	162,0	136,0	3.288.510.000	2.865.000.000	3.082.070.000	3.288.510.000	3.081.400.000	308.140.000	2.773.260.000	54.756.995	32.028.646	24.741.159
3	Aragonite Superior attic B1/30	9,0	34,2	226,0	197,0	4.581.780.000	3.991.800.000	4.294.240.000	4.581.780.000	4.293.310.000	429.331.000	3.863.979.000	76.292.840	44.625.464	34.471.820
4	Show Unit Type Aragonite**	9,0	18,0	162,0	198,0	5.357.840.000	4.761.100.000	5.087.540.000	5.357.840.000	5.081.820.000	508.182.000	4.573.638.000	90.304.795	52.821.384	40.802.920

01-Jan-25

SAPPHIRE HILL

No	Tipe	Kavling (m)		Luas		Harga Jual	HARGA JUAL				Simulasi KPR				
		Lebar	Panjang	Tanah	Bang		TUNAI	INH 12x	INH 24x	KPR DP 10% (2x)	DP 10%	Plafon Kredit	(asumsi 6.88 %)		
1	Audrey K/01	12,7	15,0	187,0	195,0	4.549.770.000	3.963.400.000	4.263.950.000	4.549.770.000	4.263.030.000	426.303.000	3.836.727.000	7 5.754.759	4 4.310.728	34.228.696

01-Jan-25

KETERANGAN :

- Tanda jadi sebesar Rp. 10.000.000,-. Harga dapat berubah sewaktu-waktu tanpa pemberitahuan dahulu
- Cara Pembayaran :
 - Dari Harga Jual dapat diangsur (in-house) selama 24 kali (bulan) tanpa bunga,
 - Tunai (cash) dalam 1 bulan ,
 - Paket KPR bank kerjasama DP 10 % (KPR 1)*
- Harga sudah termasuk : PPN, AJB, BPHTB, SHM, IMB, Penyambungan Listrik.
- Harga belum termasuk : Pajak/biaya lain yang timbul oleh peraturan pemerintah dikemudian hari, serta biaya-biaya KPR apabila membayar melalui KPR.

Untuk keterangan lebih lanjut hubungi Marketing Executive kami di :
MARKETING GALLERY
Main Gate, Diamond Hill Road, CitraSun Garden, Bukit Sari - Semarang

* DP minimum berdasarkan persetujuan bank



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THANK
YOU

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