



CITRASUN GARDEN

Serenity at The Hill
BUKIT SARI - SEMARANG

E-KATALOG

www.citrasungarden-semarang.com

18 Ha
Of
Residential
Project

370 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

CITRASUN GARDEN
Serenity at The Hill
BUKIT SARI - REMAHANG



3 CLUB HOUSE



VIEW KOTA SEMARANG



FITNESS OUTDOOR



AUTOMATIC GATE

COMING SOON



BASKETBALL COURT



TEMPAT IBADAH



NEW CHILDREN PLAYGROUND



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PRODUCT KNOWLEDGE

LOKASI





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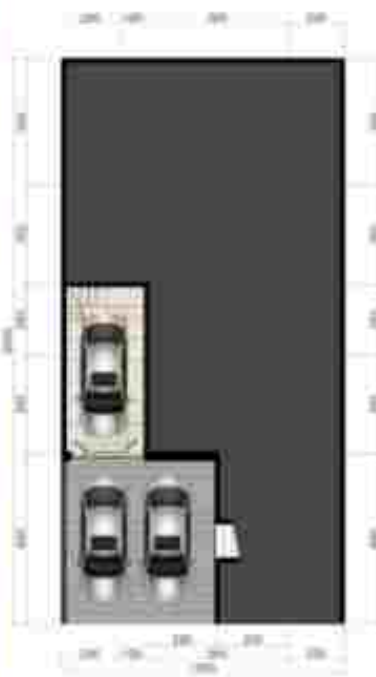
MAIN ROAD

TYPE ANDALUSITE

HANYA 1 UNIT



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

DISKON KHUSUS**

TYPE ANORDHITE



NEW SHOW UNIT – DISKON PPN*

SPECIAL PROMO TIPE ANORDHITE

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

TIPE ANORDHITE HARGA
MULAI 2,9 M-an



DENAH LANTAI 1



DENAH LANTAI 2

SCAN BARCODE
UNTUK VIDEO



TYPE ARAGONITE



**SCAN BARCODE
UNTUK VIDEO**



SPECIAL PROMO TIPE ARAGONITE

**FREE AC TIAP KAMAR | SMART HOME SYSTEM | SMART DOOR LOCK | KANOPI |
PANIC BUTTON**

HARGA MULAI 4,8 M-an



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

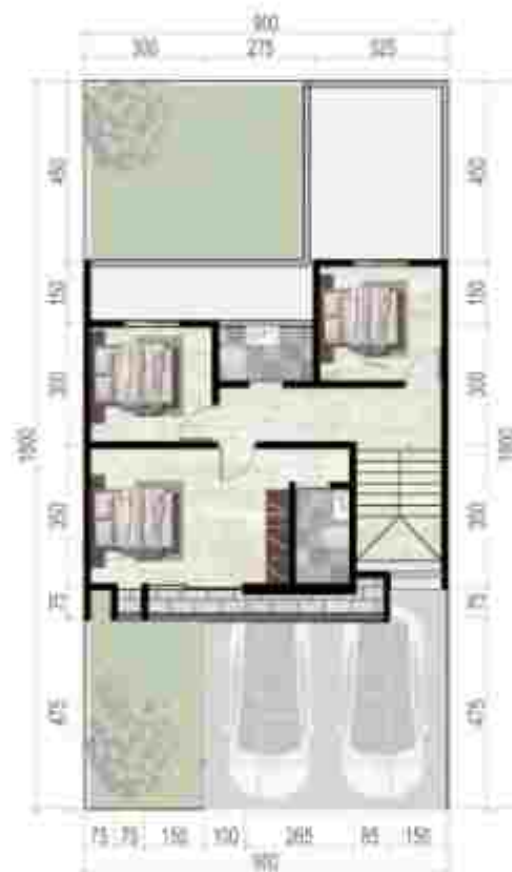


Attic Room

LAYOUT TYPE ARAGONITE



DENAH LANTAI 1



DENAH LANTAI 2



DENAH LANTAI ATTIC

4+1
 3+1
 2
 1
 2



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**NEW TYPE
WITH HOMELIFT**

NEW TYPE ANDREA

CITRASUN GARDEN
Serenity at The Hill
BUKIT KARI - SEMARANG



TYPE ANDREA – LEBAR 10



LOKASI BERADA DI KAWASAN MAIN ROAD

SPECIAL PROMO :
FREE HOME LIFT
FREE IPL 6 BULAN
SMART LOCK
SMART HOME
PANIC BUTTON
FREE AC TIAP KAMAR
FREE KANOPI
VOUCHER BELANJA 5 JUTA

LAYOUT TYPE ANDREA



LANTAI 1



LANTAI 2



LANTAI 3





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CLUSTER SAPPHIRE HILL

TIPE TERLARIS



1 UNIT POSISI HOOK DI CLUSTER SAPPHIRE HILL – DISKON PPN 50%

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

HARGA 4 M-an

SCAN BARCODE
UNTUK VIDEO





CITRASUN GARDEN

Serenity at The Hill
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HORIZON HILL

SHOW UNIT TYPE ANGELITE



**RUMAH 4 LANTAI
VIEW TERBAIK
KOTA SEMARANG**

**FREE INTERIOR
FREE LIFT**



LOKASI BERADA PADA CLUSTER HORIZON HILL – BEST VIEW

READY (SIAP HUNI) 1 UNIT

DISKON SPESIAL*

**SCAN BARCODE
UNTUK VIDEO**





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BEST VIEW

BEST VIEW

AREA MARKETING GALLERY
HANYA TERSEDIA 3 UNIT



Club House View

Main Gate

VIEW MALAM KAVLING



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**DESIGN & BUILD
YOUR DREAM HOUSE**

UPSLOPE – MAIN ROAD



LOKASI MAIN ROAD

INHOUSE 60x
HARGA MULAI 1,3 M-an
TERSEDIA 6 UNIT





**DESIGN &
BUILD
YOUR
DREAM
HOUSE**

LT E/9 : 324 m2



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PROMO

- **DP KPR mulai 5%***
- **CASH 1 kali dapat dibayar 6x**
- **HADIAH LANGSUNG VOUCHER BELANJA 3 Juta**
- **BEBAS BIAYA-BIAYA* (SHM, AJB, BPHTB, APHT, BIAYA KPR)**
- **SUBSIDI BUNGA KPR* (di tahun pertama)**
- **FREE IPL 6 bulan (pembelian unit rumah)**
- **VOUCHER ELEKTRONIK 5 Juta**
untuk pembelian unit Anordhite dan Aragonite
- **VOUCHER ELEKTRONIK 10 Juta**
untuk pembelian unit Audrey dan Andalusite
- **FREE INTERIOR 1 RUANGAN** untuk pembelian rumah

PRICELIST

FIXED PRICE

PRICE LIST

DIMENSION

No	Name	Ketinggian (m)		Luas		Harga Jual	HARGA JUAL				Simulasi KPR				
		Lebar	Panjang	Taman	Bang		TOTAL	RPH 12%	RPH 14%	KPR DP 10% (24)	DP 10%	Plafon Kredit	(angsuran 6.88 %)		
													5 TH	10 TH	15 TH
1	Anandita Superior 31/33	7.5	16.7	140.0	120.0	3,356,720,000	2,925,200,000	3,345,400,000	3,356,720,000	3,155,130,000	315,513,000	1,630,617,000	55,007,190	55,790,509	56,555,173
2	Shiny Unit Anandita Superior 31/22	7.5	16.0	117.0	116.0	3,867,080,000	3,453,910,000	3,665,640,000	3,857,080,000	3,685,540,000	368,554,000	1,310,188,000	45,545,789	45,945,788	46,436,074
3	Andalita 31/18	12.5	20.0	252.0	252.0	5,288,760,000	4,675,000,000	4,957,370,000	5,268,760,000	4,965,150,000	496,525,000	4,472,325,000	68,304,407	68,811,311	69,399,074
4	Aragnita Superior 31/33	9.0	16.4	200.0	100.0	5,638,600,000	4,913,400,000	5,285,300,000	5,638,600,000	5,237,670,000	523,767,000	4,767,303,000	74,140,485	75,004,965	75,858,333
5	Andrea (inc. home lift) 8/9	10.0	15.0	150.0	100.0	5,780,180,000	5,036,930,000	5,417,880,000	5,780,180,000	5,430,450,000	543,045,000	4,887,405,000	74,500,388	75,444,110	76,388,170
6	Andrea (inc. home lift) 8/11	10.0	14.5	145.0	100.0	5,818,940,000	5,070,770,000	5,454,160,000	5,818,940,000	5,466,310,000	546,631,000	4,910,179,000	75,140,470	76,075,040	77,009,080
7	Andrea (inc. home lift) 8/12	10.0	14.7	144.0	100.0	5,857,700,000	5,104,620,000	5,489,050,000	5,857,700,000	5,503,480,000	550,368,000	4,953,132,000	75,787,764	76,724,197	77,665,510

02-04-22

DIMENSION

No.	Tipe	Ketinggian (m)		Luas		Harga Jual	HARGA JUAL				Simulasi KPR				
		Lebar	Panjang	Taman	Bang		TUNGGU	RPH 12%	RPH 14%	KPR DP 10% (20)	DP 10%	Plafon Kredit	(angsuran 6.88 %)		
													5 TH	10 TH	15 TH
1	Kadry K/01	11.7	15.5	187.0	115.0	4.033.480.000	4.037.300.000	4.342.780.000	4.033.480.000	4.338.640.000	435.944.000	1.615.274.000	77.333.014	40.777.146	34.355.211

02-04-22

KETIBANGAN:

- Terdapat unit sebesar Rp. 10.000.000 — Harga dapat berubah sewaktu-waktu tanpa pemberitahuan dibalik.
- Cara Pembayaran:
 - Dari Harga jual dapat diangsur (insburse) selama 24 kali (bulan) tanpa bunga.
 - Tunai (cash) dalam 1 bulan.
 - Pakai KPR bank kerjasama DP 10 % (RPH 12)
- Harga sudah termasuk: PPH, AJB, SPHTB, SHM, APAT, SBD, Pengangkutan Listrik.
- Maka harga termasuk: Pasok tenaga air yang sudah terdapat di perumahan.
- Dikawatir hari, serta biaya juga KPR apabila membayar melalui KPR.

* DP dibayar ke bank/bank umum/ke bank

Untuk keterangan lebih lanjut hubungi Marketing Executive kami di :
MARKETING GALLERY
Rakia Hata, Howard Hill Road, CitraSun Garden, Bukit Sari - Remahang
TAMBAH HUBUNGI 0848 5410



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**THANK
YOU**

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