



AERIS



CITRA GARDEN SERPONG

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



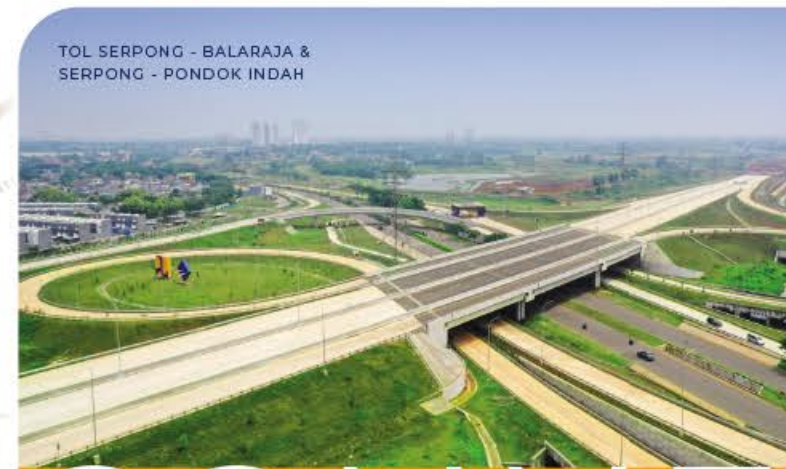
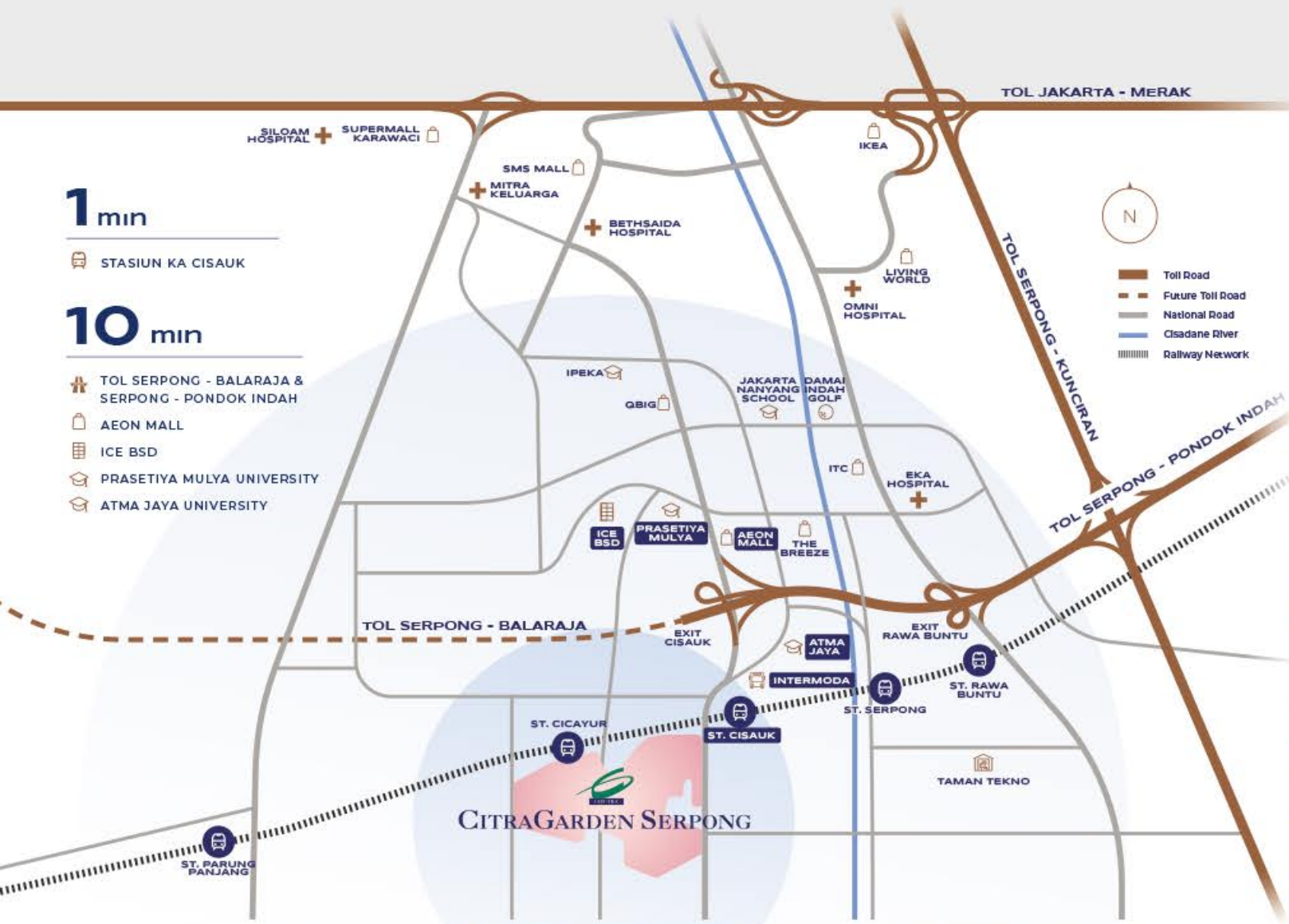


# FLOWER

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



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.

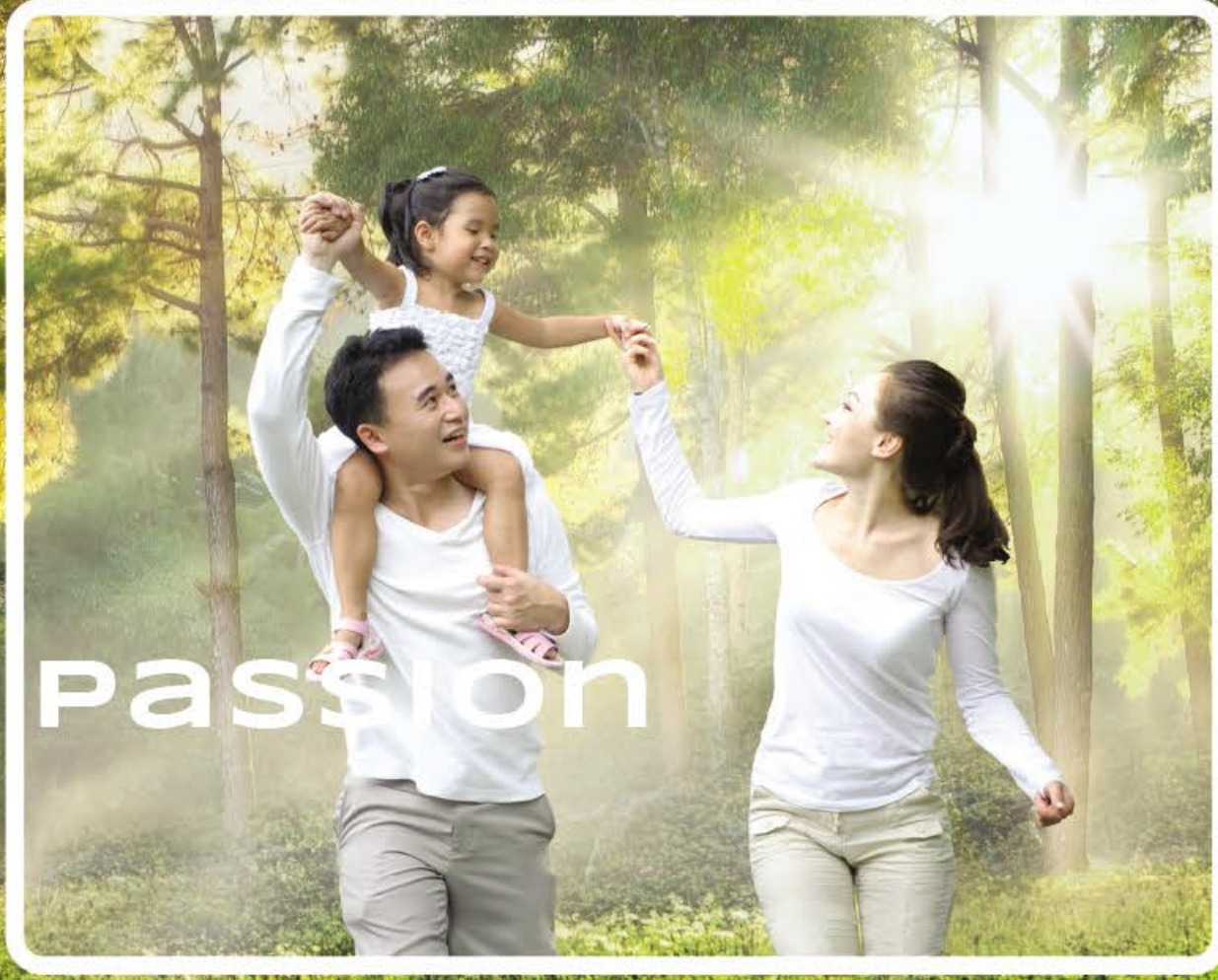




EXPERIENCE QUALITY IN OUR GRAND ECO DESIGN

# 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





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



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



Open layout of  
the living room,  
dining room  
and kitchen



every GOOD sleep  
Has ITS exquisite BEDROOM



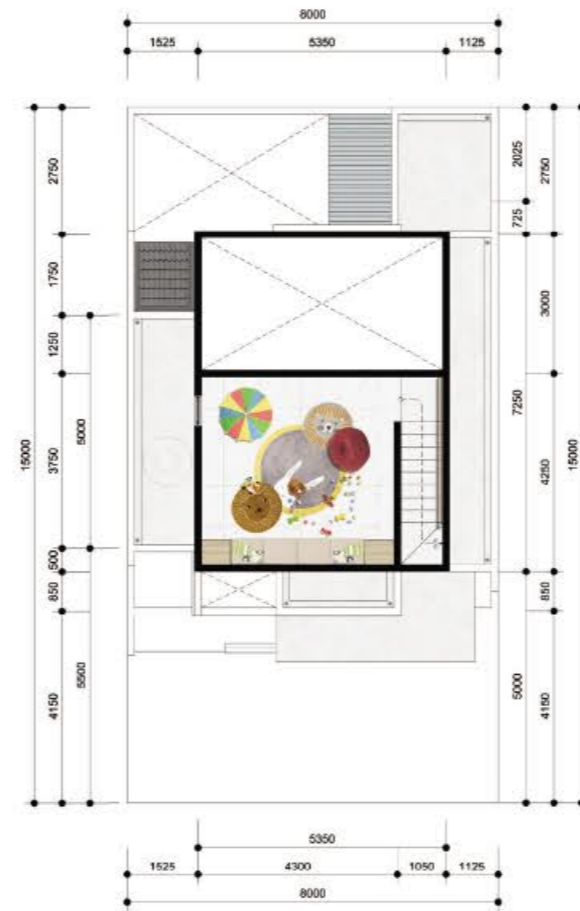
PIVOINE (A)



▲ Lantai 1



▲ Lantai 2



▲ Lantai ATTIC

LB/LT: 141 m<sup>2</sup> / 120 m<sup>2</sup> (8 X 15)

4+1+1 ATTIC ROOM 
 3+1 
 2  
 SMART DOOR LOCK (MAIN DOOR) 
 SMART HOME SYSTEM



PIVOINE (B)

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





▲ Lantai 1  
 ▲ Lantai 2  
 ▲ Lantai attic

LB/LT: 190 m<sup>2</sup> / 150 m<sup>2</sup> (10 X 15)

- 4+1+1 attic room
- 3+1
- 2
- smart door lock (main door)
- smart home system





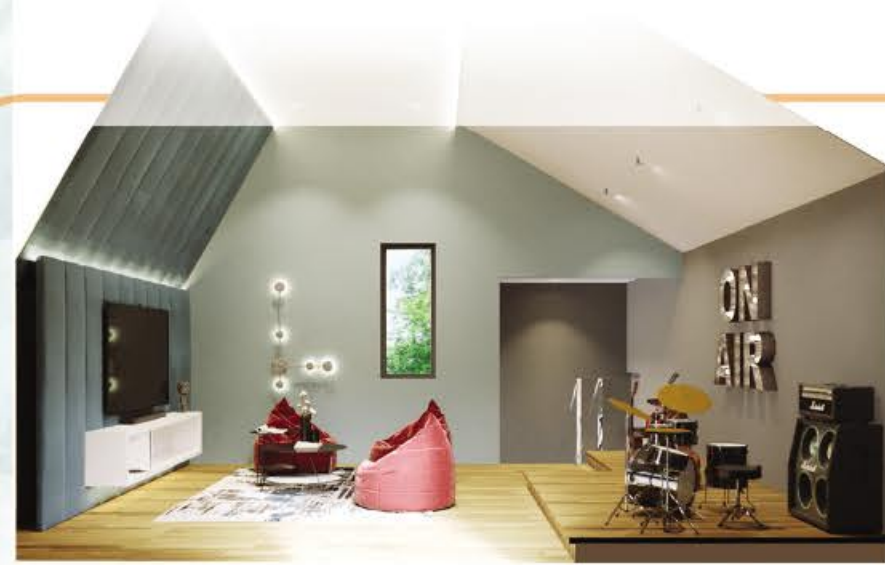
Comfortable living room accessible from wall sized glass doors to the stunning inner courtyard



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

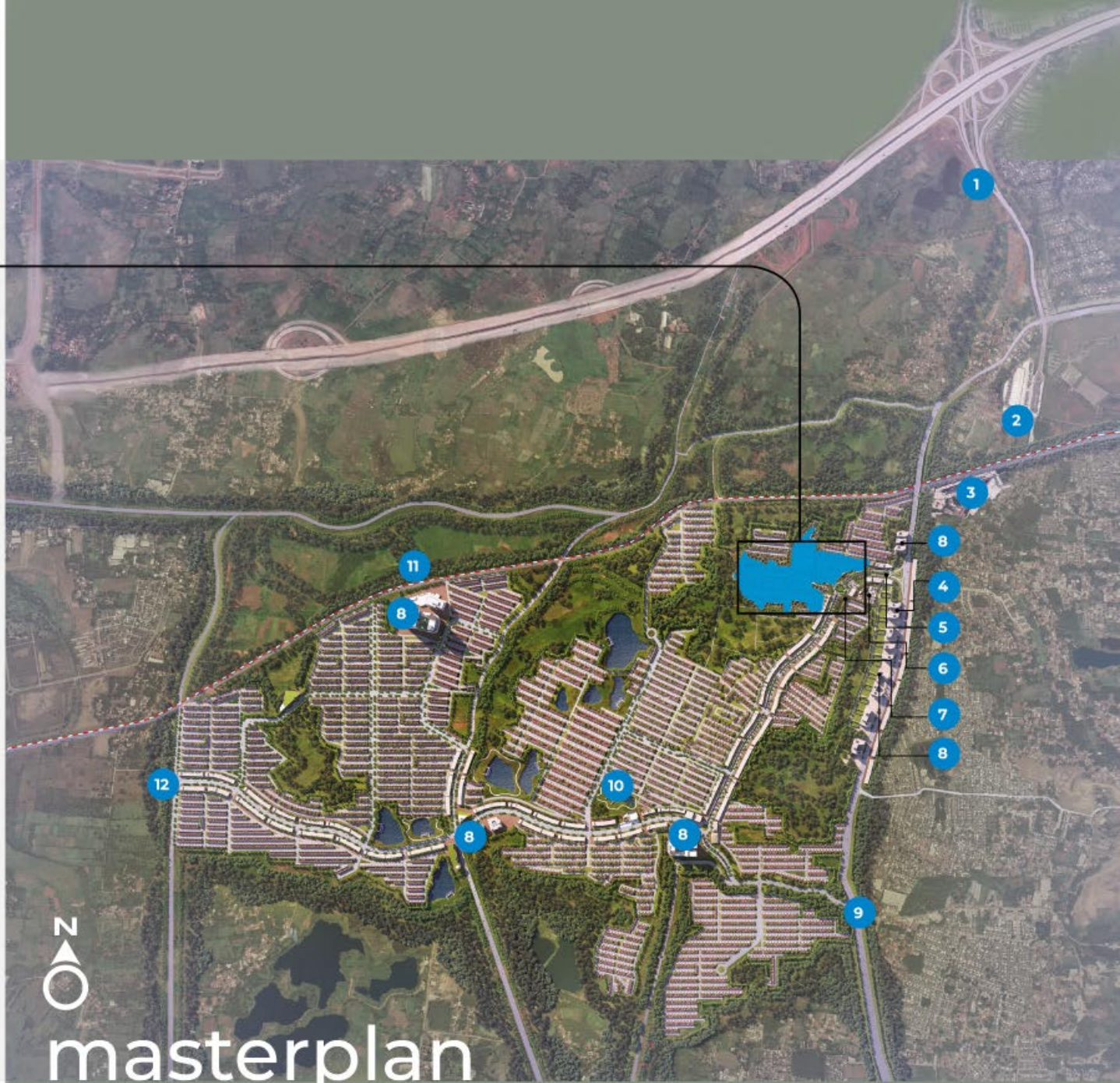
<b>PONDASI</b>	TIANG PANGCANG	
<b>STRUKTUR</b>	BETON BERTULANG	
<b>DINDING</b>	BATA DIPELESTER ACI FINISH CAT	
	DINDING PEMBatas PAGAR TAMAN BELAKANG/SAMPING CAT EXTERIOR CAT INTERIOR ORNAMEN FAÇADE	:DOUBLE DINDING BATA :BATA DIPELESTER ACI FINISHING CAT (TINGGI 2M) :EX. PROPAN (GREEN LABEL SINGAPORE)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

<b>INSTALASI AIR</b>	AIR BERSIH STANDARD PAM "CONCRETE GROUND WATER TANK KAPASITAS 15 M <sup>3</sup> , FIN. KERAMIK (TERMASUK POMPA TRANSFER)"	
<b>INSTALASI TELEPON &amp; INTERNET</b>	TRIPLE PLAY SUPPORT (FIBER OPTIC)	
<b>INSTALASI AC</b>	RUANG TIDUR 1PK UNIT AC TIDAK TERMASUK	
<b>PEMANAS AIR</b>	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. WIKA/SETARA	
<b>FITUR SMART HOME</b>	PINTU UTAMA CCTV	DIGITAL SMART DOOR LOCK 2 TITIK (TERAS DEPAN & RUANG KELUARGA) 4 TITIK (TERAS DEPAN, RUANG KELUARGA & KORIDOR)
	SMART SWITCH	5 TITIK (TERAS DEPAN, RUANG KELUARGA & KORIDOR)
	SMART IR REMOTE	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)
<b>SPESIFIKASI 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 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	
<b>FITUR GREEN CONCEPT</b>	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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- 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: 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)
- PIVOINE  
LB/LT: 141M<sup>2</sup>/120M<sup>2</sup> (8 x 15)
- PRIMEVERE  
LB/LT: 190M<sup>2</sup>/150M<sup>2</sup> (10 x 15)



# masterplan

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# CITRAGARDEN SERPONG



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