

PARK SERPONG

FANTASTIC FOUR

PARK SERPONG

Another Township Development by **LippoLand**

A large, cratered moon dominates the center of the frame, set against a deep blue and black cosmic background. Numerous bright, vibrant streaks of light in shades of blue, purple, and green radiate across the scene, creating a sense of dynamic energy and futuristic technology. The moon's surface is detailed with various craters and lunar maria.

VIBRANT CITY AT THE HEART OF SERPONG

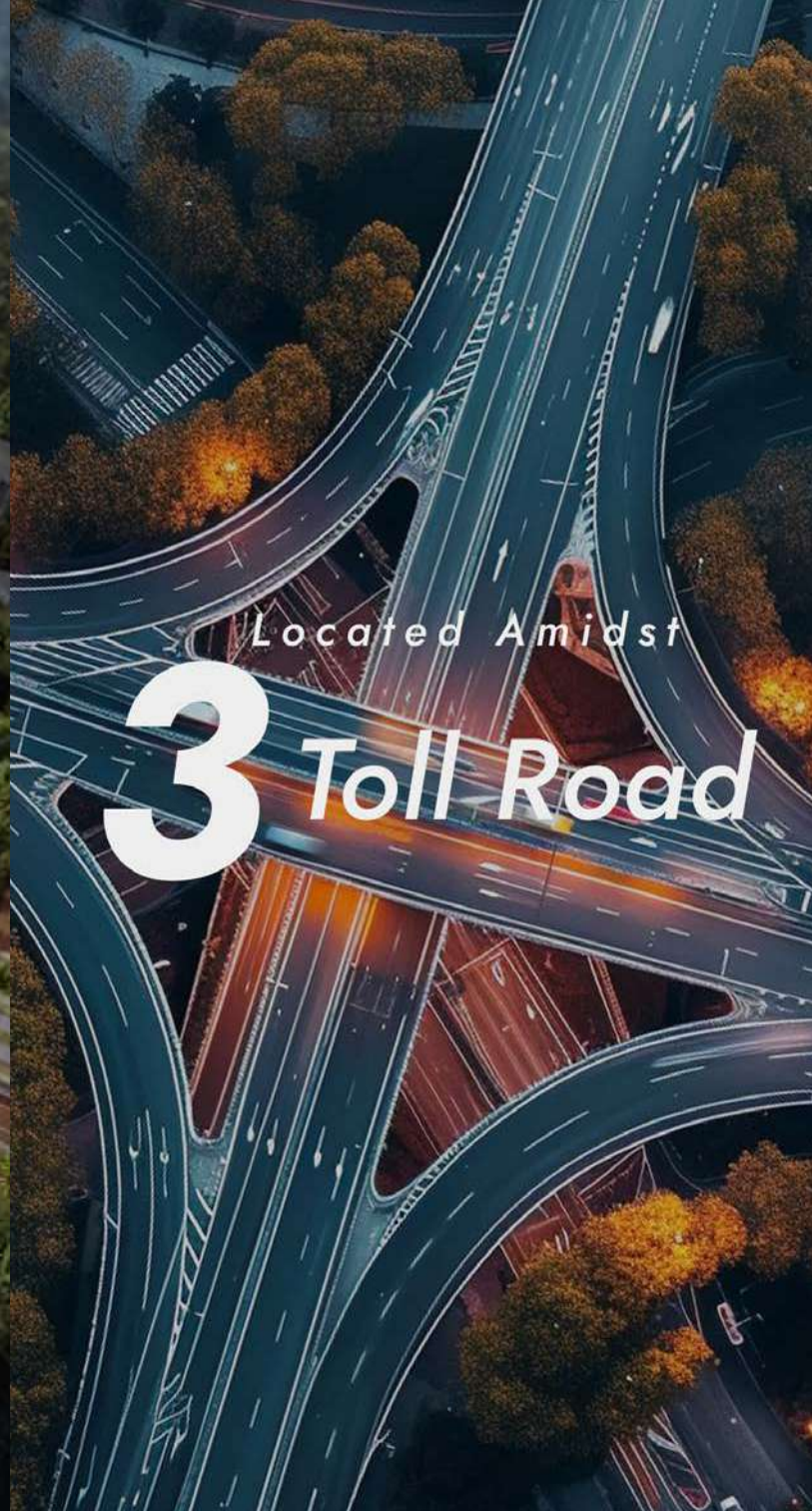




Surrounded by
**Established
Developments**



400 Ha
Vibrant City



Located Amidst
3 Toll Road

JAKARTA MERAK TOLL

<< FUTURE MRT >>
PHASE 1 CIPARANG BALARAJA

LIPPO VILLAGE

ALAM SUTERA

JORR 2 TOLL

JL RAYA SERPONG ROW 36 M

GADING SERPONG

JL RAYA LEGOK
FUTURE ROW 25 M

BSD

NEW! LEGOK
TOLL GATE

PARK SERPONG

JL DIKLAT PEMDA

JL RAYA BONGQ
FUTURE ROW 25 M

JL RAYA PASIR WANDU
FUTURE ROW 25 M

PARAMOUNT PETALS

CITRA RAYA

JAKARTA - BALARAJA TOLL

**Shopping
Centre**

**Hotels &
Recreation**

Education

Complete for all your needs, within minutes at

PARK SERPONG

Healthcare

**Business
& M.I.C.E.**

**Transport
Hubs**

***JUST OPENED AROUND
PARK SERPONG***

Toll Gate Legok - Serbaraja

Now Accesible

🕒 8 minutes



JUST OPENED AROUND
PARK SERPONG

Hampton Square & Papaya Fresh Market

Shopping Centre | Gading Serpong

🕒 5 minutes



COMING SOON AROUND
PARK SERPONG

2025

Jakarta Premium Outlet

Shopping Centre | Alam Sutera

🕒 10 minutes



COMING SOON AROUND
PARK SERPONG

2025

Genesis Global Community School

IB World School

Education | BSD

🕒 10 minutes



COMING SOON AROUND
PARK SERPONG

2025

AEON @ Eastvara Mall

Shopping Centre | BSD

🕒 9 minutes



PARK SERPONG



AEON Citra Raya
5.000 m²



Park Serpong



AEON Alam Sutera
5.946 m²



AEON Eastvara
5.000 m²



AEON Mall BSD City
150.000 m²

**Privilege Tinggal
di Park Serpong
Dikelilingi Giant
AEON Store**

COMING SOON IN
PARK SERPONG

COMING SOON IN
PARK SERPONG



SDH
SEKOLAH DIAN HARAPAN





COMING SOON IN
PARK SERPONG



The background is a dark, deep blue space filled with numerous small, white and light blue stars of varying sizes. Diagonal streaks of light in shades of green, teal, and blue sweep across the frame from the top-left and bottom-right corners, creating a sense of motion and depth. The text is centered in the middle of the image.

& MANY MORE TO COME

PARK SERPONG

FANTASTIC FOUR

FUNTASTIC FOUR



PARK SERPONG
Another Township Development by LippoLand



Your Livin Power in The Heart of Serpong

PARK SERPONG
FUNTASTIC
FOUR





PARK SERPONG

FUNTASTIC FOUR

Originals

XYZ

LIVIN

The Power of Compact.
Double storey home neatly
crafted for everyday living.



Z⁶



Z6



TYPE **Z⁶**

TYPE
STANDARD

3.3 x 9.5 m

LT 31.4 m²

LB 33.7 m²

1 BR
1.5 Bath
1 Carport

Originals Class of
FANTASTIC FOUR
PARK SERPONG



SECOND FLOOR



FIRST FLOOR

TYPE **Z⁶**

TYPE
STANDARD

3.3 x 9.5 m

LT 31.4 m²

LB 33.7 m²

1 BR

1.5 Bath

1 Carport

Originals Class of
FANTASTIC FOUR
PARK SERPONG

MARKET PRICE

Rp. 484 Mio

2025 EARLY BIRD SPECIAL

STARTS FROM

RP **380** Mio



Z6

TYPE **Z6B**

TYPE
STANDARD

3.3 x 11.4 m

LT 37.6 m²

LB 39.5 m²

1 BR
1.5 Bath
1 Carport
Backyard

Original Class of
FANTASTIC FOUR
PARK SERPONG



SECOND FLOOR



FIRST FLOOR

TYPE **Z6B**

TYPE
STANDARD

3.3 x 11.4 m

LT 37.6 m²

LB 39.5 m²

1 BR
1.5 Bath
1 Carport
Backyard

Originales Class of
FANTASTIC FOUR
PARK SERPONG

MARKET PRICE

Rp. 554 Mio

2025 EARLY BIRD SPECIAL

STARTS FROM

RP **434** Mio



Z6B

Z6B Living Area



Master Bedroom







X7



TYPE **X7**

TYPE
STANDARD

5 x 12.5 m

LT 62.5 m²

LB 64.8 m²

3 BR
2.5 Bath
2 Carport
Backyard

Originals Class of
FLIMTASTIC FOUR
PARK SERPONG



SECOND FLOOR



FIRST FLOOR

TYPE **X7**

TYPE
STANDARD

5 x 12.5 m

LT 62.5 m²

LB 64.8 m²

3 BR
2.5 Bath
2 Carport
Backyard

Originals Class of
FUTURISTIC FOUR
PARK SERPONG

MARKET PRICE

Rp. 932 Mio

2025 EARLY BIRD SPECIAL

STARTS FROM

RP **731** Mio

XYZ

LIVING

VIRTUAL
REALITY



Original Class of
FANTASTIC FOUR
PARK SERPONG

X7 Living Area





Master Bedroom



Priority Pass



REGULAR

3 Mio

Fully Refundable
Non Transferable

FASTLANE

5 Mio

Non Refundable
1x Transferable

*Terms & Conditions Apply



PARK SERPONG

FANTASTIC FOUR

Deluxes



LIVIN

**The Power of Qourtyard.
Where every day feels fresh
and serene with high ceilings.**



Q15



TYPE **Q15**

TYPE
STANDARD

3.3 x 12 m

LT 39.6 m²

LB 36.7 m²

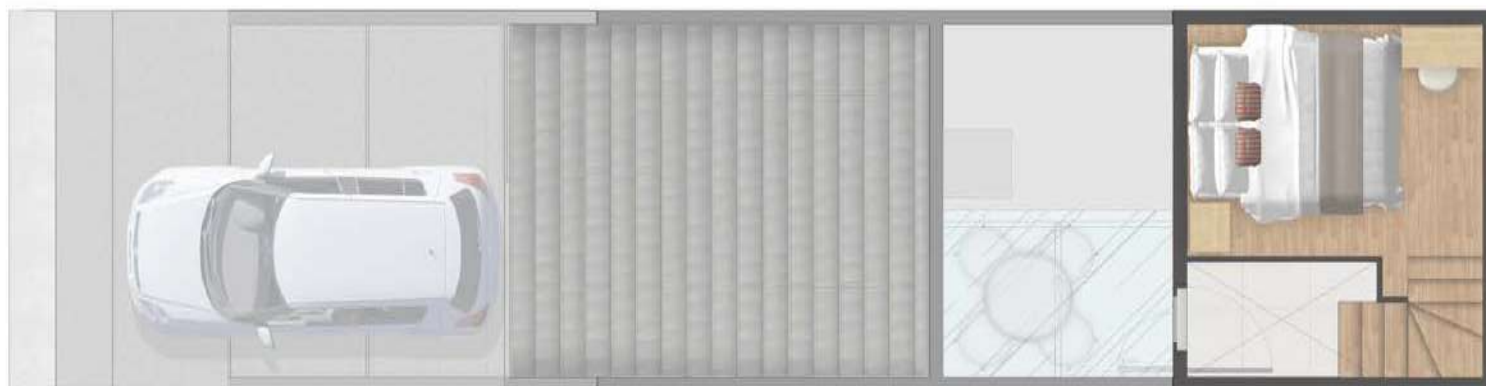
1+ M BR
1 Bath
1 Carport
Courtyard

Deluxes Class of
FANTASTIC FOUR
PARK SERPONG

LANTAI 1



LANTAI 2



TYPE **Q15**

TYPE
STANDARD

3.3 x 12 m

LT 39.6 m²

LB 36.7 m²

1+ M BR
1 Bath
1 Carport
Courtyard

Deluxe Class of
FANTASTIC FOUR
PARK SERPONG

MARKET PRICE

Rp. 581 Mio

2025 EARLY BIRD SPECIAL

STARTS FROM

RP **456** Mio

Q22



TYPE **Q22**

TYPE
STANDARD

3.3 x 13 m

LT 42.9 m²

LB 48.6 m²

2 BR
2 Bath
1 Carport
Courtyard

Deluxes Class of
FANTASTIC FOUR
PARK SERPONG

DENAH LANTAI 1



DENAH LANTAI 2



TYPE **Q22**

TYPE
STANDARD

3.3 x 13 m

LT 42.9 m²

LB 48.6 m²

2 BR
2 Bath
1 Carport
Courtyard

Deluxe Class of
FANTASTIC FOUR
PARK SERPONG

MARKET PRICE

Rp. 692 Mio

2025 EARLY BIRD SPECIAL

STARTS FROM

RP **543** Mio

Q23



TYPE **Q23**

TYPE
STANDARD

3.6 x 13 m

LT 46.8 m²

LB 52.4 m²

2 BR
2 Bath
1 Carport
Courtyard

Deluxes Class of
FANTASTIC FOUR
PARK SERPONG

LANTAI 1



LANTAI 2



TYPE **Q23**

TYPE
STANDARD

3.6 x 13 m

LT 46.8 m²

LB 52.4 m²

2 BR
2 Bath
1 Carport
Courtyard

Deluxe Class of
FANTASTIC FOUR
PARK SERPONG

MARKET PRICE

Rp. 738 Mio

2025 EARLY BIRD SPECIAL

STARTS FROM

RP **579** Mio



Q25

Q25



TYPE **Q25**

TYPE
STANDARD

3.3 x 16 m

LT 52.8 m²

LB 55.7 m²

2 BR

2.5 Bath

2 Carport

Courtyard

Deluxe Class of
FANTASTIC FOUR
PARK SEIPONG



SECOND FLOOR



FIRST FLOOR

TYPE **Q25**

TYPE
STANDARD

3.3 x 16 m

LT 52.8 m²

LB 55.7 m²

2 BR

2.5 Bath

2 Carport

Courtyard

Deluxe Class of
FANTASTIC FOUR
PARK SERPONG

MARKET PRICE

Rp. 810 Mio

2025 EARLY BIRD SPECIAL

STARTS FROM

RP **635** Mio



Q25 – Living Area



Master Bedroom



Kids Bedroom





EIVIN

VIRTUAL
REALITY

Deluxes Class of
FANTASTIC FOUR
PARK SERPONG



SPECIFICATIONS



PONDASI

Beton

STRUKTUR

Beton Bertulang

DINDING

Dinding Eksterior	Bata Ringan & Mortar Finish Cat
Dinding Interior	Bata Ringan & Mortar Finish Cat
Dinding Pembatas	Dinding Ganda
Pagar Belakang	Bata Ringan & Mortar Finish Cat
Kamar Mandi	Bata Ringan Finish Keramik

PLAFON

Ruang Dalam	Gypsum Finish Cat
Kamar Mandi	Gypsum WR (Water Resistant) Finish Cat

CAT

Eksterior	Cat Dinding Weathershield / Setara
Interior	Cat Dinding Interior

SANITAIR

Closet Duduk	Ex: Toto / American Standard / Setara
Wastafel	Ex: Toto / American Standard / Setara
Shower	Ex: Toto / American Standard / Setara
Meja Dapur	Homogeneous Tile

LANTAI

Teras	Non-Slip Ceramic Tile
Lantai Utama	Homogeneous Tile
Kamar Tidur	Homogeneous Tile
Toilet	Non-Slip Ceramic Tile

ATAP

Rangka Atap
Penutup Atap Utama
Penutup Atap Belakang

Baja Ringan
Genteng Beton
Skylight Kaca (Type Z)
Spandek Pasir + Skylight Kaca
(Type Q Livin)

JENDELA & PINTU

Kusen Pintu Utama & Jendela	Aluminium
Kusen Pintu Dalam	Aluminium
Daun Jendela	Aluminium + Kaca
Daun Pintu Utama	Solid Engineering
Daun Pintu Dalam	Engineering Honeycomb

INSTALASI

Air Bersih	Water Treatment Plant Kawasan
Air Kotor	Sewage Treatment Plan Kawasan
Air Panas	Tersedia Instalasi (Pipa)
AC	Tersedia Instalasi (Power Outlet, Pipa Saluran Pembuangan)
TV, Internet	Tersedia Jaringan Instalasi Luar (Fiber Optic)

INSTALASI LISTRIK

2.200 VA

SPESIFIKASI LINGKUNGAN

Kawasan Tanpa Pagar
Instalasi Jaringan Listrik Dalam Tanah

*Terms & Conditions Apply

Priority Pass



LIVIN

REGULAR

3 Mio

Fully Refundable
Non Transferable

FASTLANE

5 Mio

Non Refundable
1x Transferable

*Terms & Conditions Apply



PARK SERPONG

FUNTASTIC FOUR Suites



CENDANA
GRAND SUITES

**The Power of Privacy.
Where everyone has privacy
just like in a hotel-suite.**





CENDANA
GRAND SUITES





CENDANA
GRAND SUITES





Type 5

TYPE
STANDARD

5 x 13.5 m

LT 67.5 m²

LB 79.5 m²

3 BR
3.5 Bath
2 Carport
Backyard

Suites Class of
FANTASTIC FOUR
PARK SERPONG



Type 5

TYPE
STANDARD

5 x 13.5 m

LT 67.5 m²

LB 79.5 m²

3 BR
3.5 Bath
2 Carport
Backyard

Suites Class of
FANTASTIC FOUR
PARK SERPONG

MARKET PRICE

Rp. 1.246 Bio

2025 EARLY BIRD SPECIAL

STARTS FROM

RP **978** Mio

Type 5.5

TYPE
STANDARD

5.5 x 14.5 m

LT 79.8 m²

LB 90.1 m²

3 BR
3.5 Bath
2 Carport
Backyard

Suites Class of
FANTASTIC FOUR
PARK SEEPONG



Type 5.5

TYPE
STANDARD

5.5 x 14.5 m

LT 79.8 m²

LB 90.1 m²

3 BR
3.5 Bath
2 Carport
Backyard

Suites Class of
FANTASTIC FOUR
PARK SEEPONG

MARKET PRICE

Rp. 1.4 Bio

2025 EARLY BIRD SPECIAL

STARTS FROM

RP **1.098** Bio


CENDANA
GRAND SUITES

**VIRTUAL
REALITY**

Suites Class of
FANTASTIC FOUR
PARK SERPONG





Living Room



Living Room



Master Bedroom Suite





2nd and 3rd Bedroom with wnsuite bathroom

SPECIFICATIONS

Pondasi	: Beton
Struktur	: Beton Bertulang
Dinding	: Bata Ringan & Mortar Finish Cat
Dinding Pembatas	: Dinding Ganda
Pagar Belakang	: Bata Ringan & Mortar Finish Cat
Kamar Mandi	: Bata Ringan Finish Homogenous Tile
Plafon	
Ruang Dalam	: Gypsum Finish Cat
Kamar Mandi	: Gypsum WR (Water Resistant) Finish Cat
Cat	
Eksterior	: Cat Dinding
Interior	: Cat Dinding Interior
Sanitair	
Closet Duduk	: Ex. Toto / American Standard / Setara
Wastafel	: Ex. Toto / American Standard / Setara
Shower	: Ex. Toto / American Standard / Setara
Meja Dapur	: Beton Finish Homogenous Tile
Lantai	
Teras	: Non-slip Homogenous Tile
Lantai Utama	: Non-slip Homogenous Tile
Kamar Tidur	: Non-slip Homogenous Tile
Toilet / Kamar Mandi	: Non-slip Homogenous Tile
Carport	: Non-slip Homogenous Tile

Atap

Rangka Atap	
Penutup Atap	: Genteng Beton

Jendela & Pintu

Kusen Pintu Utama & Jendela	: Aluminium
Kusen Pintu Dalam	: Aluminium
Daun Jendela	: Aluminium + Kaca
Daun Pintu Utama	: Solid Engineering
Daun Pintu Dalam	: Engineering Honeycomb

Instalasi

Air Bersih	: Water Treatment Plant Kawasan
Air Kotor	: Sewage Treatment Plant Kawasan
Air Panas	: Tersedia Instalasi (Pipa)
AC	: Tersedia Instalasi (Stop Kontak, Pipa Saluran Pembuangan)
TV, Internet	: Tersedia Jaringan Instalasi Luar (Fiber Optic)

Instalasi Listrik

: 2.200 VA

Spesifikasi Lingkungan

: Kawasan Tanpa Pagar
Instalasi Jaringan Listrik Bawah Tanah

*Terms & Conditions Apply



CENDANA
GRAND SUITES

Priority Pass



CENDANA
GRAND SUITES

REGULAR

5 Mio

Fully Refundable
Non Transferable

FASTLANE

10 Mio

Non Refundable
1x Transferable

*Terms & Conditions Apply



PARK SERPONG

FUNTASTIC FOUR

Premium

BLACKST★R
H O M E S

BLACKSTAR
HOMES



The Power of Space.
This is Premium Space for
all 4+ family member.

BLACKSTAR
HOMES

BLACKSTAR
HOMES



BLACKSTAR
HOMES

TYPE
STANDARD

7.2 x 16 m

LT 115.2 m²

LB 131.7 m²

4 BR
3.5 Bath
Backyard
Powder Room
Maid's Quarter
2 Carport with Canopy

Premium Class of
FANTASTIC FOUR
PARK SERPONG



BLACKSTAR
HOMES

TYPE
STANDARD

7.2 x 16 m

LT 115.2 m²

LB 131.7 m²

4 BR
3.5 Bath
Backyard
Powder Room
Maid's Quarter
2 Carport with Canopy

Premium Class of
FANTASTIC FOUR
PARK SERPONG

MARKET PRICE

Rp. 2.435 Bio

2025 EARLY BIRD SPECIAL

STARTS FROM

RP **1.900** Bio

BLACKSTAR
HOMES

VIRTUAL
REALITY

Premium Class of
FANTASTIC FOUR
PARK SERPONG















SPECIFICATIONS

FOUNDATION	Concrete
STRUCTURE	Reinforced Concrete
WALL	
Exterior Wall	Light Brick with Mortar & Paint Finish
Interior Wall	Light Brick with Mortar & Paint Finish
Boundary Wall	Double Wall, Light Brick with Mortar & Paint Finish
Backyard Wall Bathroom	Light Brick with Mortar & Paint Finish Light Brick with Homogenous Tile Finish
CEILING	
General Area	Gypsum with Paint Finish
Bathroom	Water Resistant Gypsum with Paint Finish
PAINT	
Exterior	Weathershield Paint or equivalent
Interior	Interior Wall Paint
SANITARY	
Water Closet	ex. Toto / American Standard / equivalent
Wash Basin	ex. Toto / American Standard / equivalent
Shower	ex. Toto / American Standard / equivalent
Kitchen Counter	Concrete with Homogenous Tile
FLOORING	
Front Terrace	Non - Slip Homogenous Tile
Carport	Natural Stone
General Area	Non - Slip Homogenous Tile
Bedroom	Non - Slip Homogenous Tile
Bathroom	Non - Slip Homogenous Tile
Service & Balcony	Non - Slip Homogenous Tile

ROOFING	
Structure	Light-weight Steel & Reinforced Concrete
Cover	Coated Zincalume & Concrete Slab
CARPORT	
Canopy Structure	H-Beam Steel & Hollow Steel
Roof	Glass
DOOR & WINDOW	
Main Door Frame	Aluminium
Interior Door Frame	Aluminium
Window	Aluminium + Glass
Main Door	Solid Engineering Wood
Interior Door	Engineering Honeycomb
INSTALLATION	
Clean Water	Township Water Treatment Plant
Waste Water	Township Sewerage Treatment Plant
Hot Water	Plumbing Installation (exclude Maid's Quarter)
AC	Electrical Outlet & Drain Pipe Installation
Internet & TV Outlet	Fiber Optic Network Installation
ELECTRICITY	
3,500 VA	
ENVIRONMENT	
Gated Community, No Front Fence Housing Underground Installation	

*Terms & Conditions Apply

Priority Pass

BLACKSTAR
HOMES

REGULAR

6 Mio

Fully Refundable
Non Transferable

FASTLANE

12 Mio

Non Refundable
1x Transferable

*Terms & Conditions Apply

FUNTASTIC FOUR




CENDANA
GRAND SUITES
Price Starts From

RP **978** mio*

*INSTALLMENT 12X, EXCL. PPN



Price Starts From

RP **456** mio*

*INSTALLMENT 12X, EXCL. PPN



Price Starts From

RP **380** mio*

*INSTALLMENT 12X, EXCL. PPN



Price Starts From

RP **1.91** BIO*

*INSTALLMENT 12X, EXCL. PPN



CITRARANG TANGERANG
AEON Citra Raya

Q LIVIN
XYZ LIVIN

PARAMOUNT PETALS

BLACKSTAR HOMES

CENDANA GRAND SUITES

ZEN PARKVIEW

HILLSIDE

THE HIVE PARKHILLS BOULEVARD PARK HILLS

PALISADE HILLS

HILLSDALE

XYZ COVE

XYZ FLO

XYZ TRAIL

XYZ CHARM

PARK BOTANIC

PARK REFLECTION

PARK STREAM

CITYZEN PARK

THE HIVE PARK AVENUE

CENDANA PRIVE

LAKEVIEW DRIVE

CREST PARK

CENDANA CREST

PARK AVENUE

PARK AVENUE

CX3

PS

BEACH CLUB

FUTURE MRT STATION DANAU RANAU

FUTURE MRT STATION KELAPA DUA

Lippo Village

UPH

Sekolah Pelita Harapan

AEON Mall @ Alam Sutera

SMS

RS Mitra Keluarga

Siloam Hospitals - Kelapa Dua

McDonald

RS Menanti

Stasiun Indomilk

PARAMOUNT LAND

Bethsaida

Episode Hotel UMN

SUMMARECON SERPONG

Melody Lake Symphonia

Cluster Baroni

FANTASTIC FOUR

GOLDEN PROPERTY AWARDS
2024

THE WINNER OF THE BEST CHOICE HOUSING PROJECT KABUPATEN TANGERANG

THE WINNER OF THE BEST CHOICE MILLENNIAL HOME DESIGN

PARK SERPONG

AEON Mall BSD

AEON Supermarket Eastvara

BSDCITY

PARK SERPONG
***FUN*ASTATIC**
FOUR

**HAND
OVER**

PARK SERPONG
FUNTASTIC
FOUR

18 month
+6 months grace period

*Terms & Conditions Apply

PARK SERPONG
FUNTASTIC
FOUR

PAYMENT TERMS

PARK SERPONG
FUNTASTIC
FOUR

Cash
Installment 12-24
KPR

*Terms & Conditions Apply

PARK SERPONG
FUNTASTIC
FOUR

**BANK
PARTNERS**

BANK PARTNERS



BANK PORTAL

1

Early Document Submission

Lengkapi dokumen KPR
Sistem akan mengajukan
Pre-Approval ke beberapa Bank
untuk direview.

Priority Pass

2

Bank Review & Pre-Approval

Customer akan mendapatkan
informasi & Pre-Approval untuk KPR.

Grand Launch

3

Finish

Customer menentukan pilihan bank yang
akan dipakai melalui Customer Portal.

Akad Kredit

DP **0** **%**



*Terms & Conditions Apply.

DP
0
%

Syarat & Ketentuan

- Konsumen wajib submit kelengkapan dokumen pengajuan KPR secara online melalui link Customer Portal.
- Keputusan final atas pengajuan KPR menyesuaikan dengan hasil review dari Bank Nobu.
- Wajib melakukan pembayaran 1 (satu) kali cicilan KPR saat Grand Launching.

PARK SERPONG
FUNTASTIC
FOUR

DISCLAIMER: While every reasonable care has been taken in preparing this presentation, specifications, constructing the sales models, and sales gallery/ show flat (the "materials"), the Developer and its agent and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation, or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. All information, specifications, layout plans, building plans, location of facilities, finishes, appliance selection, and visuals are subject to any changes as may be required and approved by the Architect, Developer, and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays, and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All information, specifications, rendering, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact.