



MALTA

LUXURY MEDITERRANEAN HOMES

An Endless Mediterranean Retreat



Inspired by the warmth of coastal towns and the rustic allure of sun-soaked landscapes, Malta offers a tranquil daily immersion of traditional Mediterranean living. A fresh chapter within the Aeroworld 8 establishment, the project belongs to those who yearn for the charm of a classic European retreat, with a modern twist that feels inviting and refreshing.



WELCOME TO

Your Luxury Mediterranean Homes



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.



A Lively Neighborhood with European Charm



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.



The Warmth of Breathtaking Sunset Mood



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.



A Lifestyle Made Seamless



Our Santorini-inspired clubhouse serves as the heart of the community, seamlessly blending relaxation and convenience. From here, residents enjoy direct access to Sunset Avenue, a vibrant commercial strip, lined with renowned brands and lakeside seating areas perfect for unwinding as the sun dips below the horizon.



Casa de Club

Casa de Club

AT THE HEART OF ALL

Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.



Swim, Stretch, Lift, Lounge—Your Everyday Retreat



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.



Exclusive Access to Vibrant Shophouses and Sunset Avenue



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.



Sunset Avenue

*The Commercial Arcade Spanning
Alongside The Picturesque Lake*

Sunset Avenue is a haven for foodies and coffee lovers, boasting a lineup of renowned brands that will tantalize your taste buds. Indulge in creamy treats at Vilo Gelato, savor the tangy delights of Sour Sally Green, or fuel up with expertly brewed cups from Tomoro Coffee and December Coffee, and many more exciting eateries and cafes to explore.

MALTA

The Lake

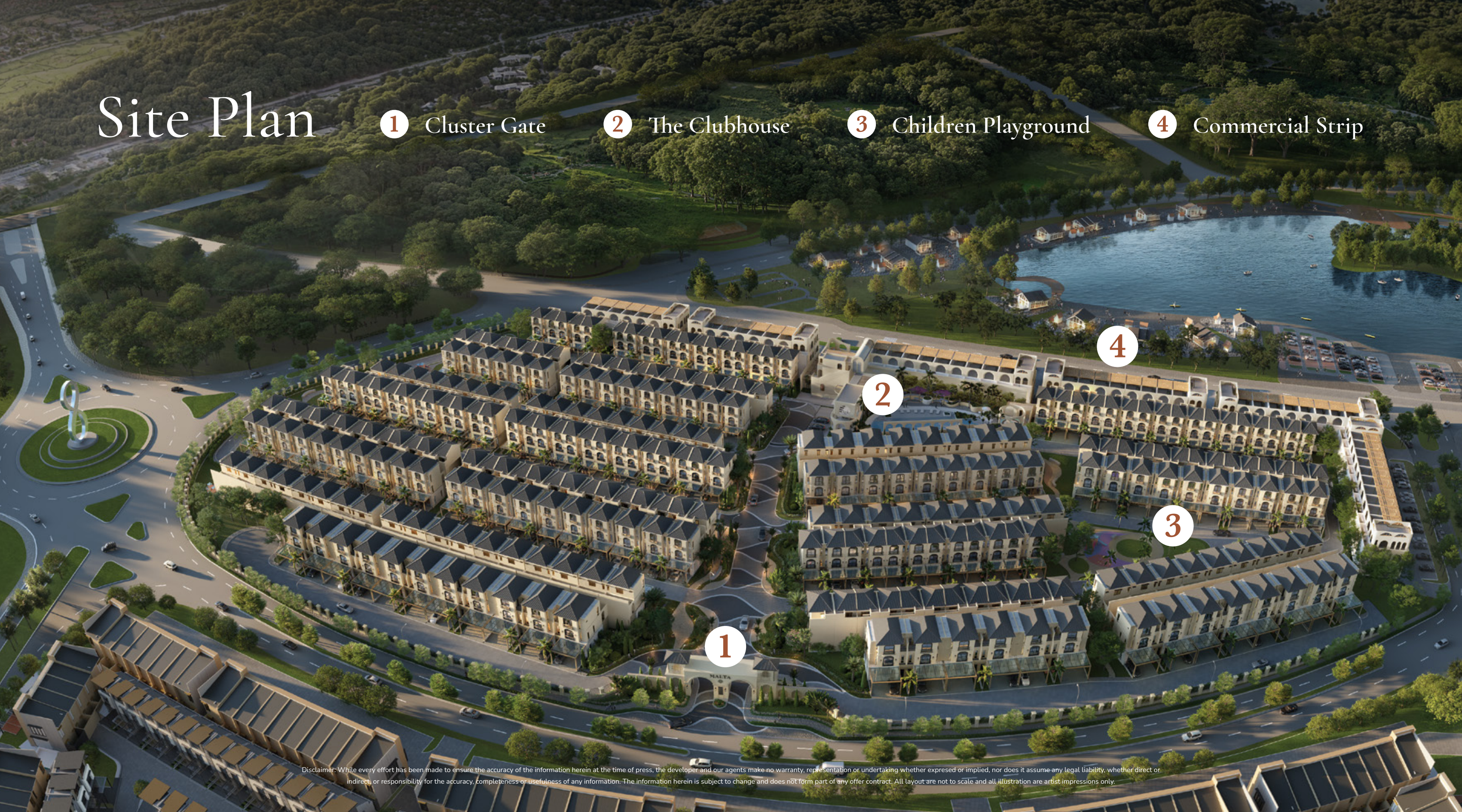
Sunset Avenue

Master Plan

Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.

Site Plan

- 1 Cluster Gate
- 2 The Clubhouse
- 3 Children Playground
- 4 Commercial Strip



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.

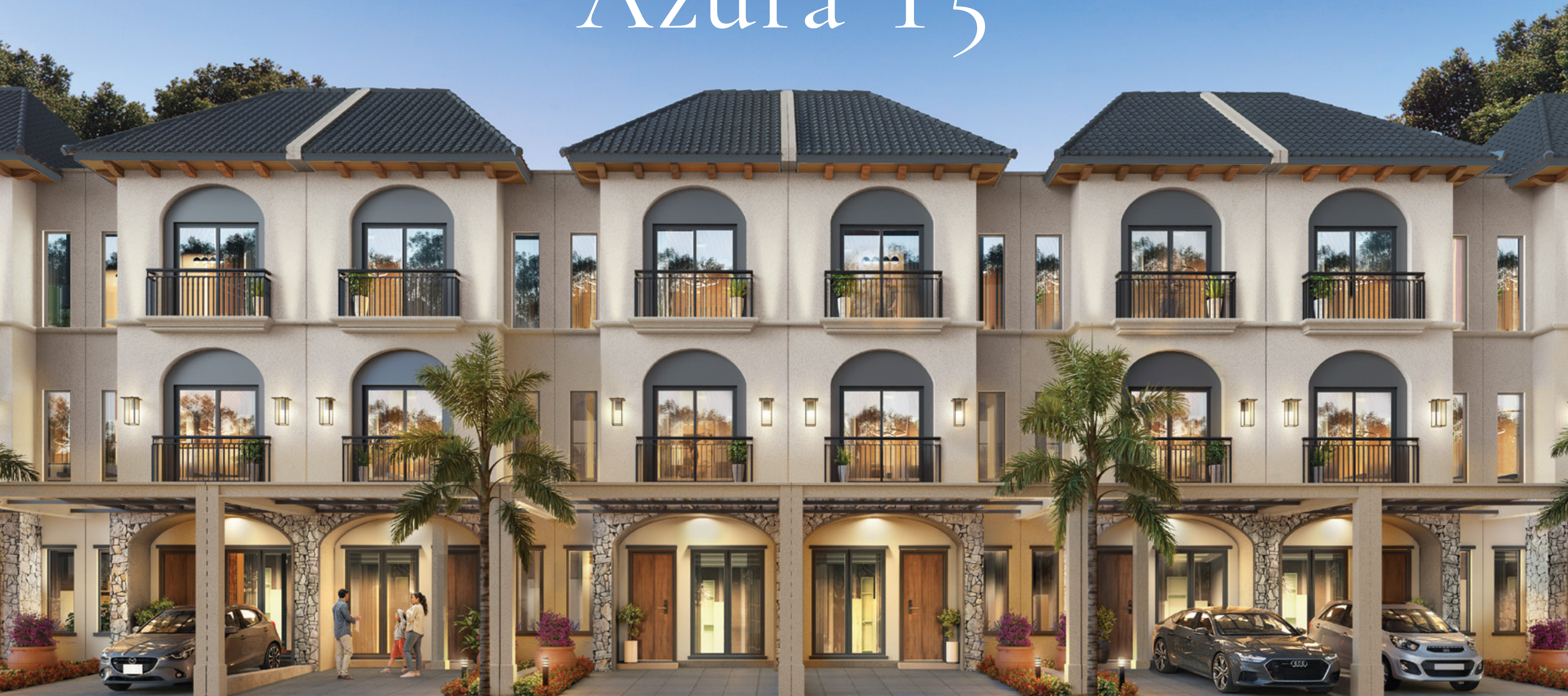
A Design Made Timeless



Our homes capture the iconic charm of Mediterranean allure, where every detail evoke a warm, sun-kissed aesthetic. The façade features a natural beige palette complemented by textured natural stone and refined stucco finishes, evoking the timeless elegance of old European architecture.



Azura T5



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.

Azura

5x12 LA: 60 m² BA: 104 m²



3+1 Bedrooms



2+1 Bathrooms



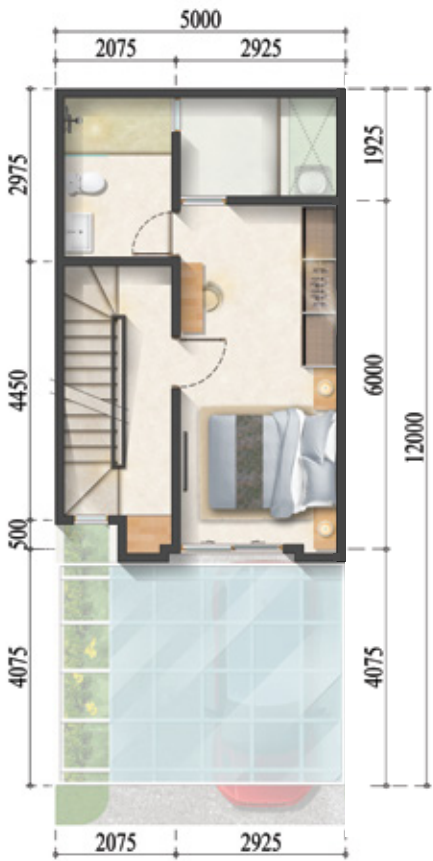
1 Powder Room



1 Carport



First Floor

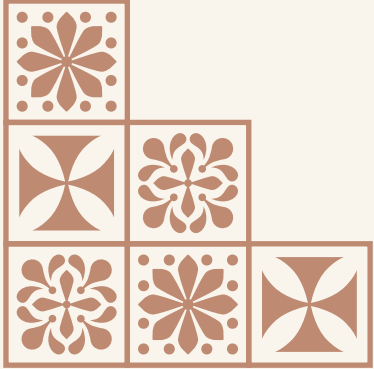


Second Floor

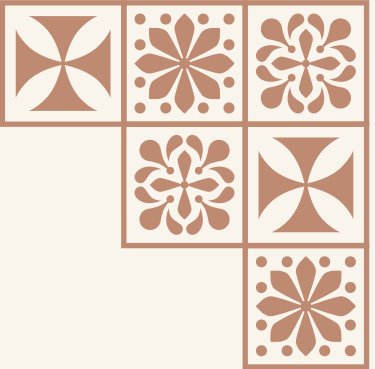


Third Floor

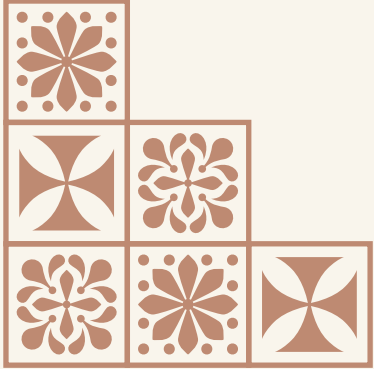
Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.



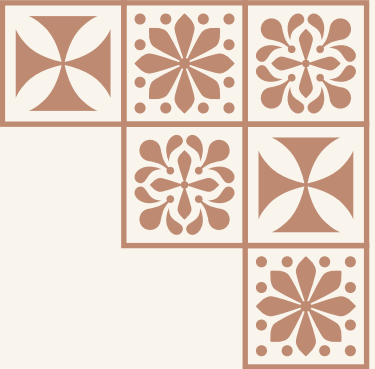
Living and Dining Room



A seamless blend of elegance and comfort, the living and dining area invites warmth into every gathering.



Children Bedroom 1



A playful yet serene space where imagination thrives and dreams take flight.

Terra T7



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.

Terra

7x12	LA: 84 m ²	BA: 135 m ²
7x14	LA: 98 m ²	BA: 135 m ²



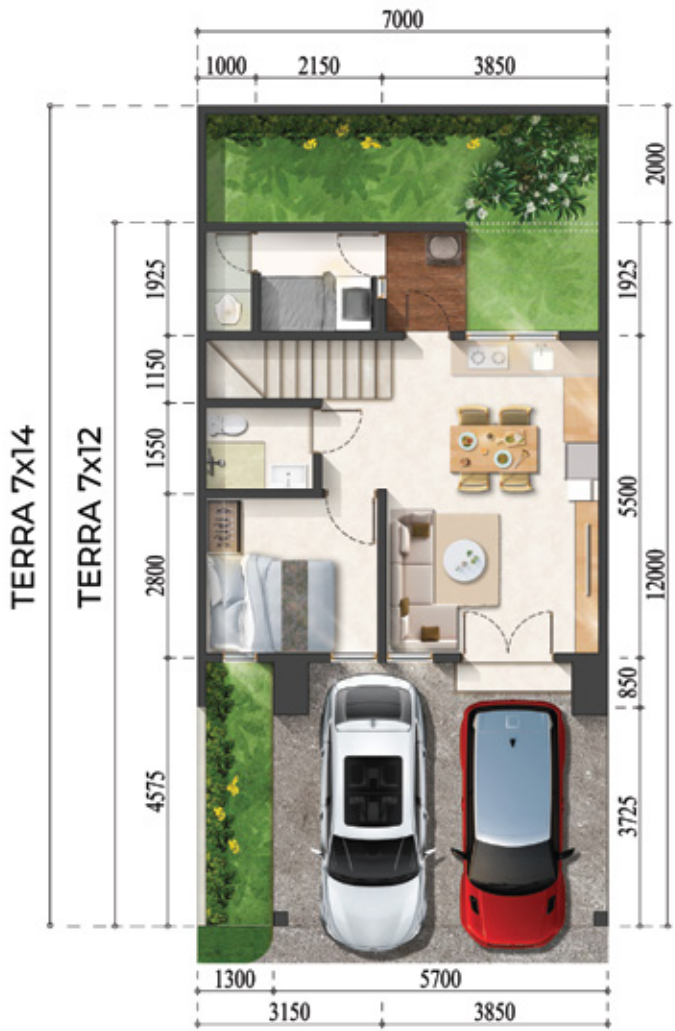
4+1 Bedrooms



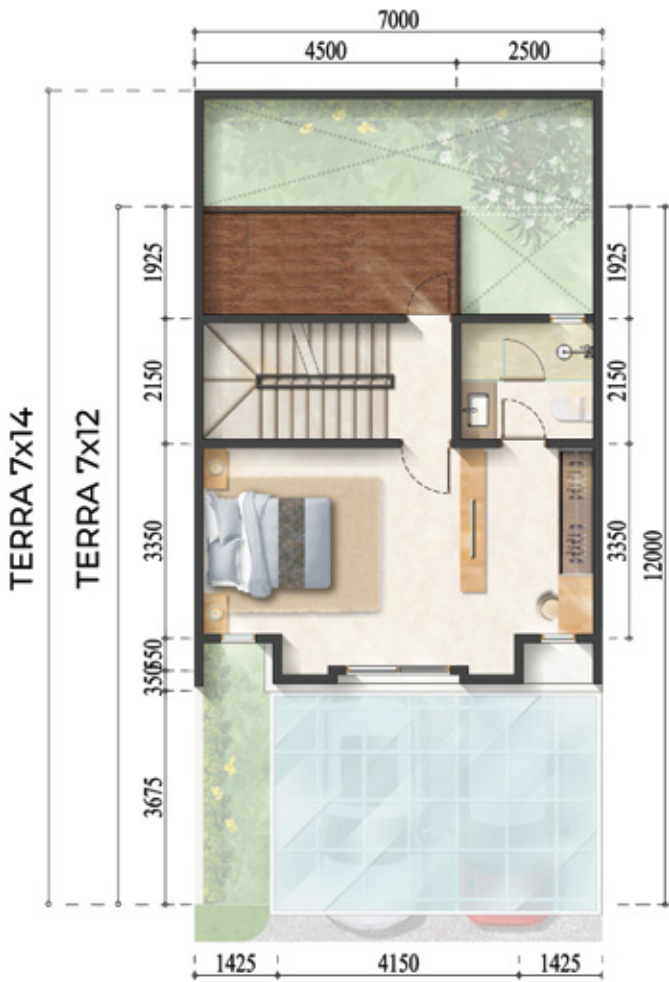
3+1 Bathrooms



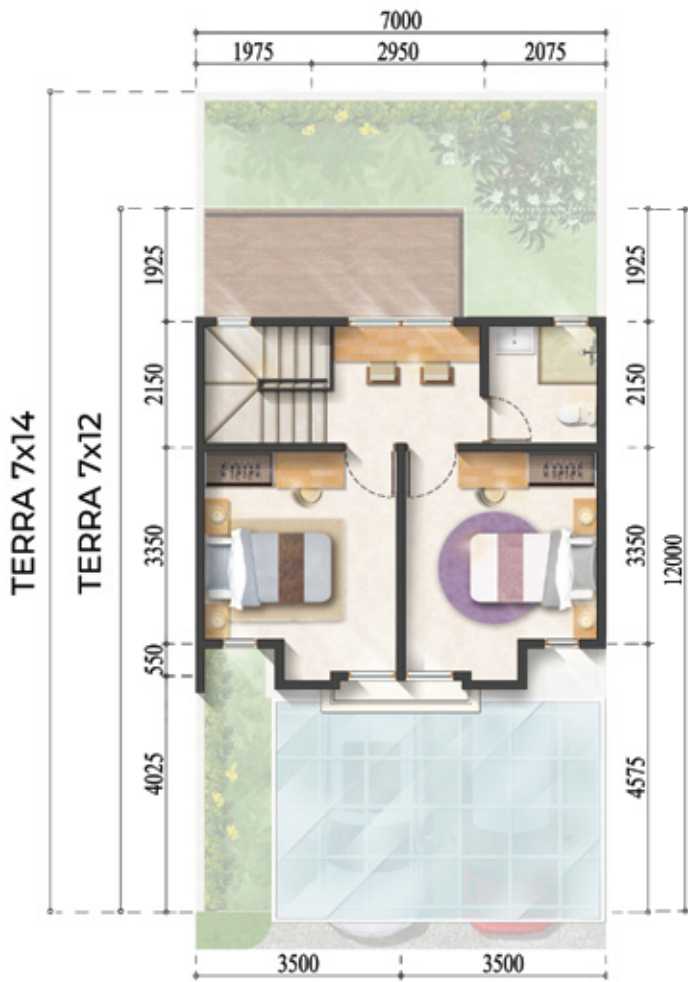
2 Carports



First Floor

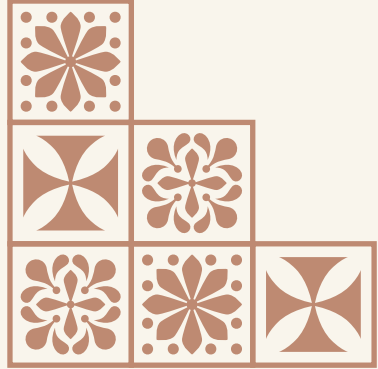


Second Floor

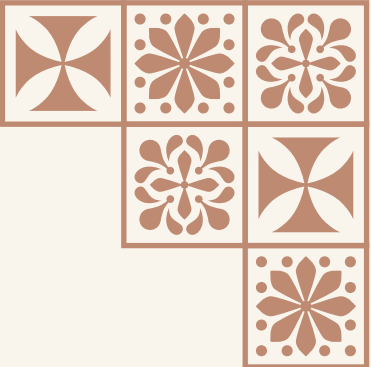


Third Floor

Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.

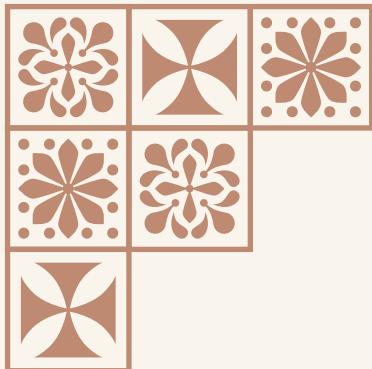


Master Bedroom

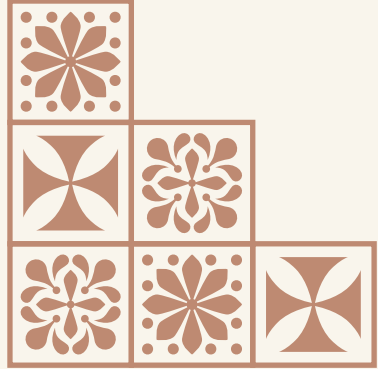


Soft palettes and refined textures create a haven of restful sophistication.

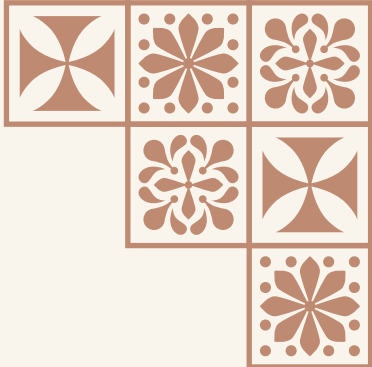
Children Bedroom 1



Cozy corners and vibrant accents create
a joyful retreat for young minds.



Children Bedroom 2



A warm, welcoming space designed
for both rest and adventure.

Zephira T8



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.

Zephira

8x15 LA: 120 m² BA: 196 m²



4+1 Bedrooms



3+1 Bathrooms



2 Carports



First Floor



Second Floor



Third Floor

Zephira Gran

8x16

LA: 128 m² BA: 216 m²

8x18

LA: 144 m² BA: 216 m²



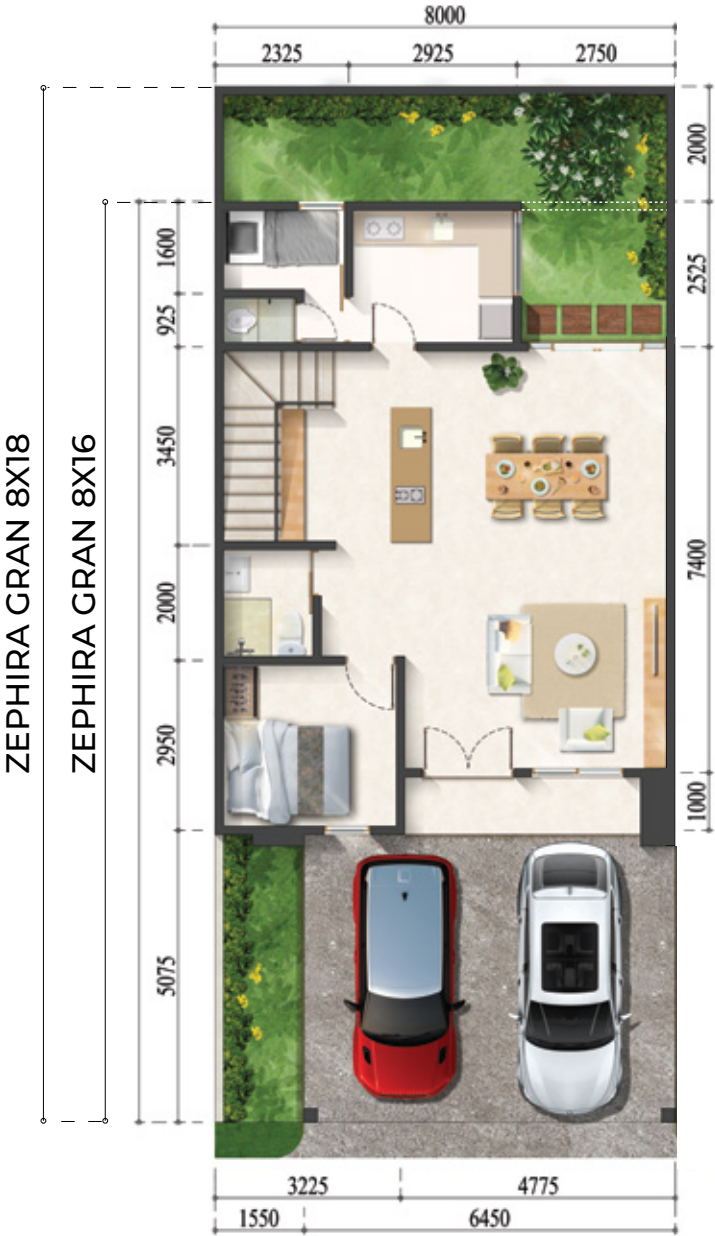
4+1 Bedrooms



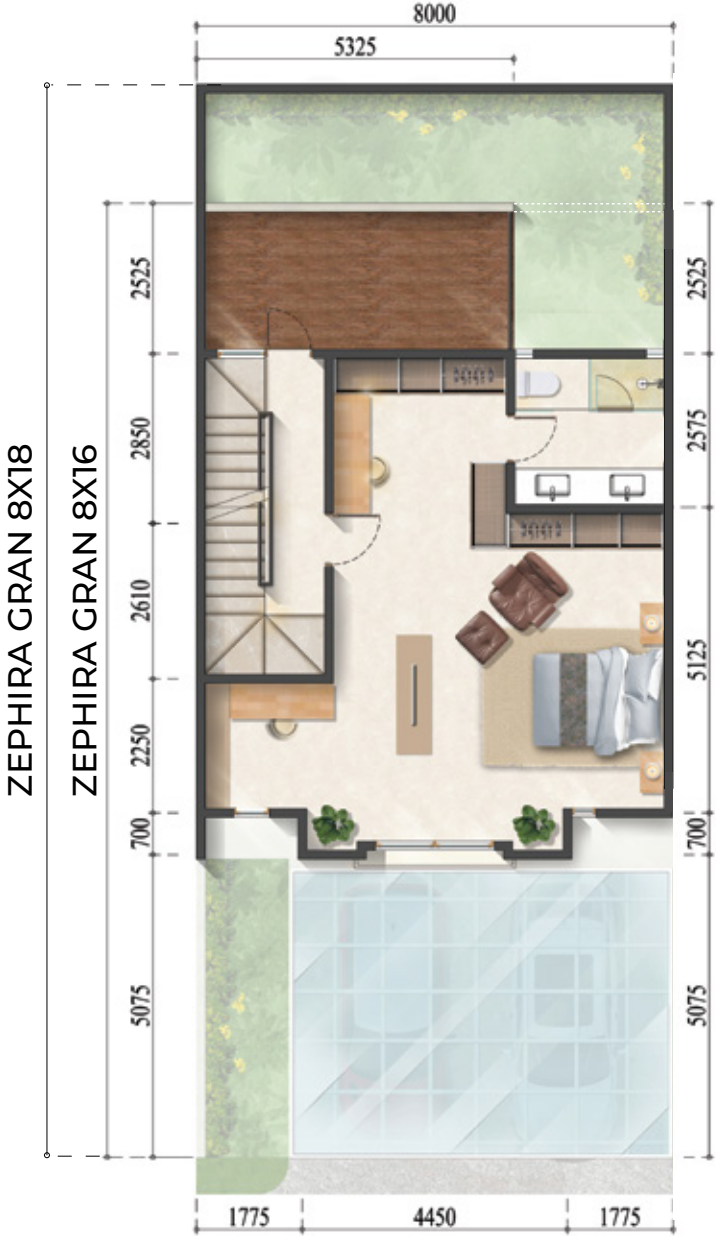
3+1 Bathrooms



2 Carports



First Floor

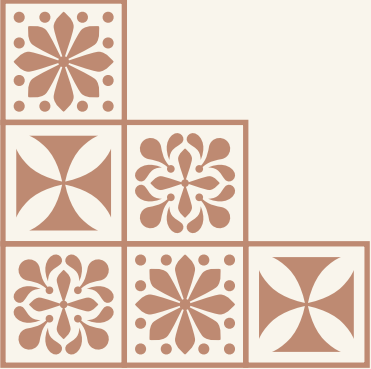


Second Floor

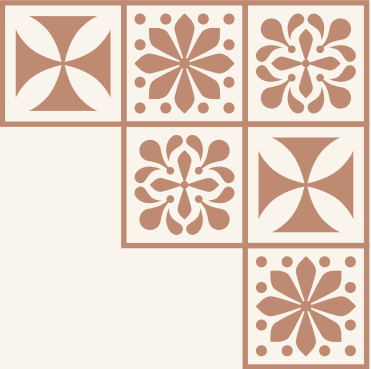


Third Floor

Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.

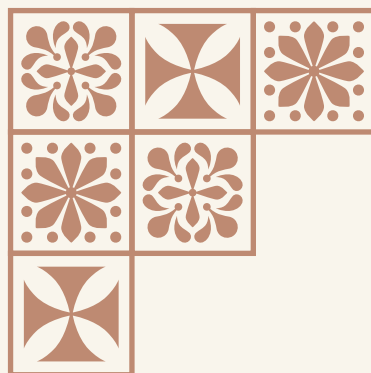


Living and Dining Room

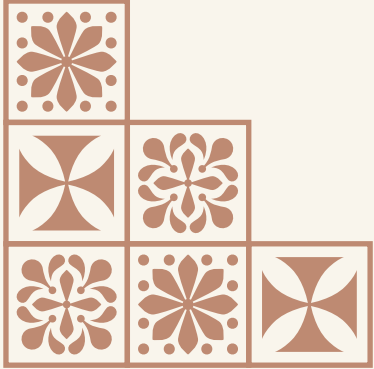


An open, airy ambiance enriched with natural tones, perfect for intimate dinners and lively conversations.

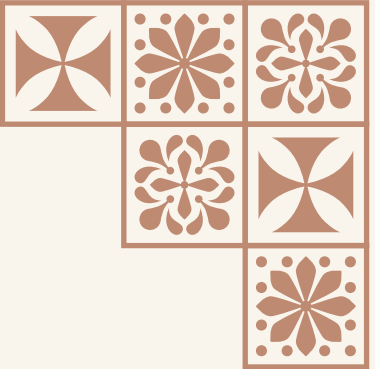
Guest Bedroom



Thoughtfully designed to offer both comfort and sophistication, making every stay unforgettable.

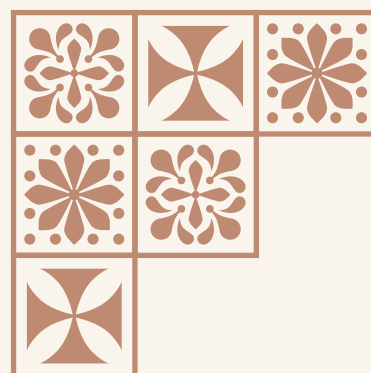


Master Bedroom

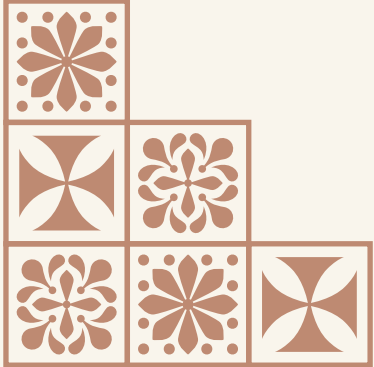


Designed for ultimate comfort, this master suite is a timeless escape from the everyday.

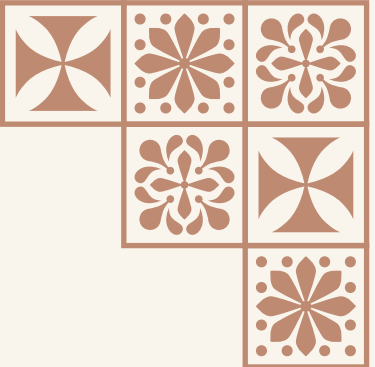
Children Bedroom 1



Gentle hues and smart storage solutions
make this the perfect childhood sanctuary.

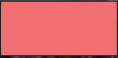
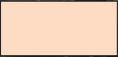
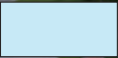
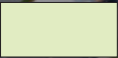
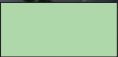


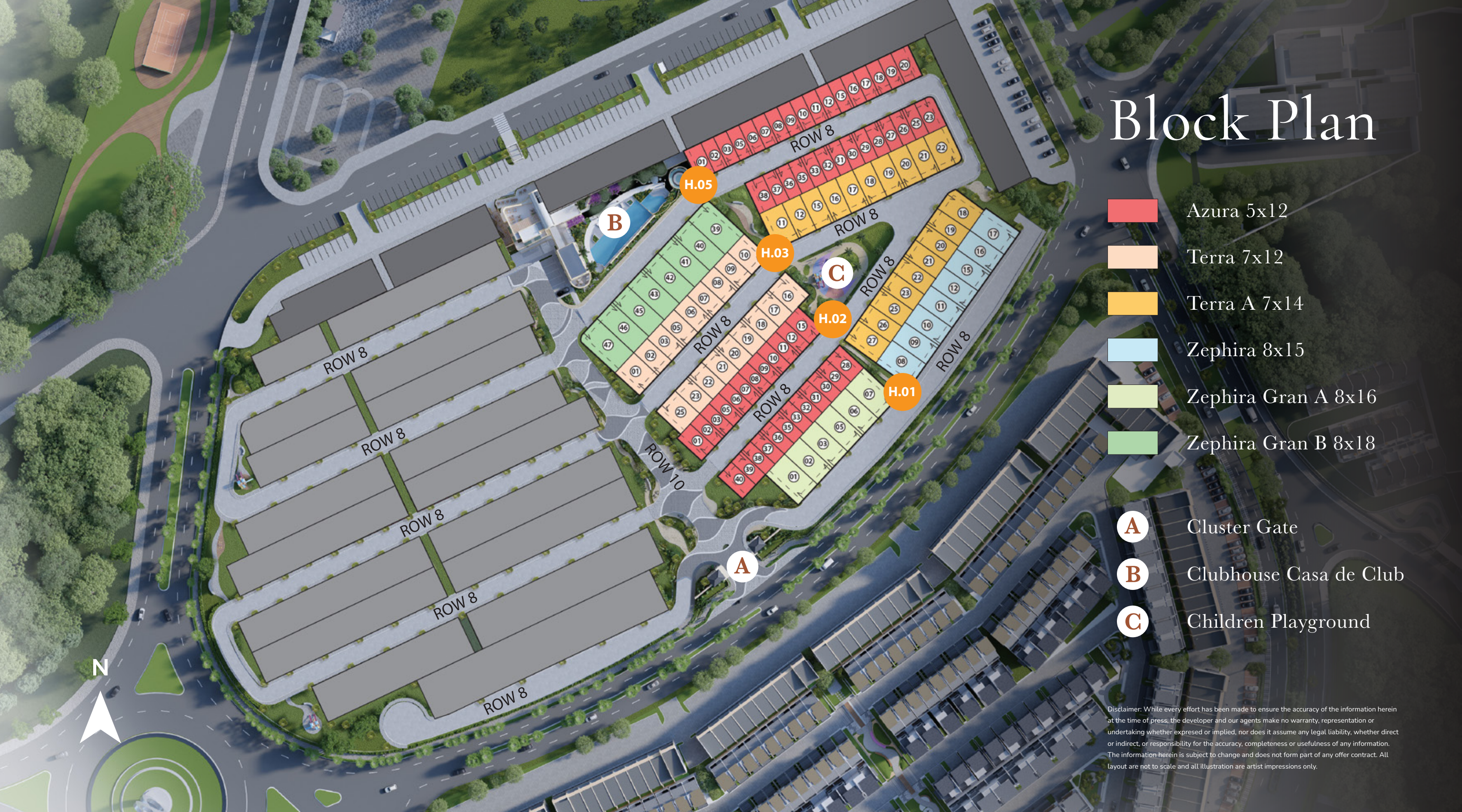
Children Bedroom 2



Where every detail is designed for
comfort, play, and peaceful nights.

Block Plan

-  Azura 5x12
-  Terra 7x12
-  Terra A 7x14
-  Zephira 8x15
-  Zephira Gran A 8x16
-  Zephira Gran B 8x18
-  Cluster Gate
-  Clubhouse Casa de Club
-  Children Playground



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.

Specifications

		Azura T5	Terra T7	Zephira T8
Foundation		Mini Pile		
Structure		Reinforced Concrete		
Wall		Bricks, Wall Plastered		
Roof		Lightweight Steel Structure with Ceramic Roof		
Ceiling		Gypsum Board, Finishing Paint		
Floor	Main Floor & Bedroom	Homogenous Tiles 60 x 60	Grande 80 x 80	
	Master Bathroom	Homogenous Tiles 60 x 60		
	Stairs	Homogenous Tiles 60 x 120		
	Balcony	-		Homogenous Tiles 15 x 60
	Terrace	Homogenous Tiles 60 x 60	Grande 80 x 80	
	Carport	Homogenous Tiles 60 x 60		
	Service Area	Homogenous Tiles 60 x 60 & Ceramic 30 x 30		
Wall Finishing	Exterior	Weathershield Paint Combine with Texture Paint & Natural Stone		
	Interior	Wall Paint		
	Master Bathroom	Homogenous Tiles 60 x 60	Homogenous Tiles 60 x 120	
	Bathroom	Homogenous Tiles 60 x 60		
Door		Engineering Wood Door with PVC Sheet		
Window		YKK Nexsta with PVB Laminated Glass (Sliding), YKK with PVB Laminated Glass		
Railing		Steel		
Sanitary		TOTO or Equal		
Water		PDAM		
Electrical		2200 Watt	4400 Watt	
Features	Air Conditioner	Installed 1 Unit for Each Bedroom		
	Water Pump	Available		
	Water Torrent	500 Litres		
	Ground Tank	1.5 m³		
	Installation	AC, Telephone, TV, Network, Water Heater		
	Canopy	Concrete & Steel Frame Combination with Solar Flat		
	Smart Home System	Onassis or Equal (Indoor & Outdoor CCTV, Switch Double, Door Sensor, Sirine, Universal IR Remote, Google Nest)		
	Smart Digital Lock	Onassis or Equal (T62 Pro)	Onassis or Equal (K11 Pro)	

Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.

A Journey Made Effortless



Tucked within the vibrant Aeroworld 8 on Boulevard Street, Malta's strategic location ensures residents are always close to where excitement happens, with effortless access to both business and leisure destinations.





Prominent Location

- 10 mins** to Soekarno-Hatta International Airport
- 20 mins** to Pantai Indah Kapuk
- 25 mins** to Puri Indah
- 30 mins** to Serpong Area





Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.



MALTA

LUXURY MEDITERRANEAN HOMES

(021) 5437 4777 | (+62) 818 0682 3000

MARKETING GALLERY

Aerobiz SOHO Blok D.02 No 9-10 Aeroworld 8,
CitraGarden City, Kalideres, Jakarta Barat 11830

www.citragardencity.com

Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.