



VEN-131116-R1

SPECTACULAR INSTALLMENT 48X

Last Updated: 16-Nov-16

															KINGLAN	AVENUE														
SECTION	V V					E										N									ν					
View	ALAM SUTERA CBD					ALAM SUTERA CBD										CITY VIEW + KARAWACI									FACILITIES		ALAM SUTERA CITY VIEW			
Type Unit	1BR	1BR	1BR	3BR	1BR	1BR	1BR	1BR	1BR	1BR	3BR	1BR	3BR	1BR	1BR	3BR	3BR	1BR	1BR	1BR	3BR	1BR	1BR	1BR	1BR	3BR	3BR	1BR	1BR	1BR
UNIT NO	V06	V05	V03	V02	V01	E01	E02	E03	E05	E06	E07	E08	E09	E10	E11	E12	N10	N09	N08	N07	N06	N05	N03	N02	N01	V11	V10	V09	V08	V07
Luas SGA (m2)	48.25	51.25	51.25	73.54	51.61	51.61	47.78	40.60	40.60	40.60	68.63	47.78	73.43	47.78	47.78	82.85	83.66	47.78	46.54	46.49	69.42	40.60	40.60	40.60	48.39	70.93	69.29	43.89	43.89	44.37
GP																														
PS	1,184,233	1,257,864	1,257,864	1,821,318	1,254,937	1,254,937	1,172,697	996,474	996,474	996,474	1,704,604	1,182,907	1,807,087	1,167,253	1,167,253	2,042,451	2,007,597	1,139,346	1,097,844	1,092,220	1,637,487	948,637	948,637	948,637	1,125,816	1,681,906	1,665,227	1,050,650	1,056,902	1,072,254
28	1,183,133	1,256,696	1,256,696	1,819,642	1,253,760	1,253,760	1,171,609	995,549	995,549	995,549	1,703,039	1,181,818	1,805,414	1,166,163	1,166,163	2,040,562	2,005,690	1,138,257	1,096,783	1,091,161	1,635,905	947,712	947,712	947,712	1,124,714	1,680,289	1,663,648	1,049,650	1,055,902	1,071,242
27	1,181,237	1,254,682	1,254,682	1,816,752	1,251,732	1,251,732	1,169,731	993,953	993,953	993,953	1,700,342	1,179,941	1,802,527	1,164,285	1,164,285	2,037,306	2,002,403	1,136,379	1,094,954	1,089,333	1,633,177	946,117	946,117	946,117	1,122,812	1,677,502	1,660,925	1,047,926	1,054,177	1,069,499
26	1,179,341	1,252,668	1,252,668	1,813,862	1,249,703	1,249,703	1,167,853	992,358	992,358	992,358	1,697,645	1,178,063	1,799,642	1,162,408	1,162,408	2,034,051	1,999,116	1,134,502	1,093,125	1,087,506	1,630,449	944,521	944,521	944,521	1,120,910	1,674,714	1,658,202	1,046,201	1,052,452	1,067,756
25	1,178,241	1,251,500	1,251,500	1,812,185	1,248,528	1,248,528	1,166,764	991,432	991,432	991,432	1,696,081	1,176,974	1,797,968	1,161,319	1,161,319	2,032,162	1,997,209	1,133,412	1,092,065	1,086,447	1,628,866	943,595	943,595	943,595	1,119,808	1,673,098	1,656,622	1,045,200	1,051,453	1,066,744
23	1,177,141	1,250,332	1,250,332	1,810,509	1,247,351	1,247,351	1,165,675	990,506	990,506	990,506	1,694,516	1,175,885	1,796,295	1,160,230	1,160,230	2,030,274	1,995,302	1,132,324	1,091,003	1,085,387	1,627,284	942,671	942,671	942,671	1,118,704	1,671,481	1,655,043	1,044,200	1,050,452	1,065,732
22	1,176,042	1,249,164	1,249,164	1,808,833	1,246,175	1,246,175	1,164,586	989,582	989,582	989,582	1,692,952	1,174,796	1,794,621	1,159,141	1,159,141	2,028,386	1,993,395	1,131,234	1,089,943	1,084,328	1,625,702	941,745	941,745	941,745	1,117,601	1,669,865	1,653,464	1,043,199	1,049,452	1,064,721
21	1,174,942	1,247,995	1,247,995	1,807,157	1,244,999	1,244,999	1,163,497	988,656	988,656	988,656	1,691,388	1,173,707	1,792,948	1,158,052	1,158,052	2,026,497	1,991,488	1,130,146	1,088,882	1,083,268	1,624,120	940,819	940,819	940,819	1,116,499	1,668,248	1,651,885	1,042,199	1,048,451	1,063,710
20	1,173,842	1,246,828	1,246,828	1,805,481	1,243,822	1,243,822	1,162,408	987,731	987,731	987,731	1,689,824	1,172,618	1,791,274	1,156,963	1,156,963	2,024,609	1,989,581	1,129,056	1,087,821	1,082,209	1,622,537	939,894	939,894	939,894	1,115,395	1,666,632	1,650,305	1,041,199		1,062,699
19	1,174,743	1,247,784	1,247,784	1,806,853	1,244,786	1,244,786	1,163,300	988,489	988,489	988,489	1,691,105	1,173,510	1,792,644	1,157,855	1,157,855	2,026,156	1,991,143	1,129,949	1,088,690	1,083,076	1,623,833	940,652	940,652	940,652	1,116,340	1,667,955	1,651,599	1,042,018	1,048,271	1,063,527
18	1,177,018	1,250,201	1,250,201	1,810,322		1,247,219	1,165,553	990,404	990,404	990,404	1,694,341	1,175,763	1,796,107	1,160,108	1,160,108	2,030,062	1,995,088	1,132,201	1,090,885	1,085,268	1,627,106	942,567	942,567	942,567	1,118,623	1,671,300	1,654,866	1,044,088		1,065,619
17	1,174,743	1,247,784	1,247,784	1,806,853	1,244,786	1,244,786	1,163,300	988,489	988,489	988,489	1,691,105	1,173,510	1,792,644	1,157,855	1,157,855	2,026,156	1,991,143	1,129,949	1,088,690	1,083,076	1,623,833	940,652	940,652	940,652	1,116,340	1,667,955	1,651,599	1,042,018		1,063,527
16	1,172,468	1,245,367	1,245,367	1,803,385	1,242,352	1,242,352	1,161,047	986,574	986,574	986,574	1,687,869	1,171,257	1,789,182	1,155,602	1,155,602	2,022,248	1,987,198	1,127,695	1,086,495	1,080,884	1,620,559	938,737	938,737	938,737	1,114,058	1,664,610	1,648,331	1,039,948		1,061,434
15	1,171,368	1,244,199	1,244,199	1,801,710	1,241,175	1,241,175	1,159,958	985,649	985,649	985,649	1,686,304	1,170,167	1,787,508	1,154,513	1,154,513	2,020,360	1,985,291	1,126,606	1,085,435	1,079,824	1,618,977	937,812	937,812	937,812	1,112,956	1,662,994	1,646,752	1,038,948		1,060,423
12	1,124,079	1,193,970	1,193,970			1,190,593		945,857	945,857	945,857	1,619,041	1,123,339	1,715,540	1,107,684	1,107,684	1,939,160	2,032,008	1,153,287	1,129,986	1,113,732	1,649,832	955,856	955,856	955,856	1,133,744	1,678,352	1,578,842	995,932		1,016,937
11	1,122,979	1,192,802	1,192,802	1,727,958	1,189,417	1,189,417	1,112,041	944,932	944,932	944,932	1,617,477	1,122,250	1,713,866	1,106,595	1,106,595	1,937,271	2,030,102	1,152,199	1,128,926	1,112,672	1,648,249	954,932	954,932	954,932	1,132,641	1,676,736	1,577,262	994,931	, ,	1,015,925
10	1,121,879	1,191,633	1,191,633	1,726,282	,,	1,188,241	1,110,951	944,006	944,006	944,006	1,615,913	1,121,161	1,712,193	1,105,506	1,105,506	1,935,384	2,037,509	1,156,429	1,133,047	1,120,240	1,658,002	960,636	960,636	960,636	1,139,440	1,682,489	1,575,684	993,931	, ,	1,014,914
9	1,122,713	1,192,519	1,192,519	1,727,553	1,189,133	,,	1,111,778	944,709	944,709	944,709	1,617,099	1,121,987	1,713,463	1,106,332	1,106,332	1,936,815	2,038,955	1,157,255	1,133,851	1,121,044	1,659,203	961,338	961,338	961,338	1,140,276	1,683,716	1,576,881	994,690	, , -	1,015,682
8	1,125,748	1,195,742	1,195,742	1,732,178	1,192,378	1,192,378	1,114,782	947,262	947,262	947,262	1,621,415	1,124,992	1,718,080	1,109,336	1,109,336	1,942,025	2,053,530	1,165,579	1,141,960	1,129,143	1,669,751	967,507	967,507	967,507	1,147,630	1,701,864	1,581,238	997,450	, ,	1,018,471
/	1,122,713	1,192,519	1,192,519	1,727,553	1,189,133	1,189,133	1,111,778	944,709	944,709	944,709	1,617,099	1,121,987	1,713,463	1,106,332	1,106,332	1,936,815	2,048,270	1,162,575	1,139,033	1,126,220	1,665,386	964,954	964,954	964,954	1,144,587	1,697,404	1,576,881	994,690	1,005,944	1,015,682
GS																														

Prices exclude :

TERMS & CONDITIONS:

1. Price shown above is to be times by 1,000 (x1,000)

2. Size is in Semi Gross area

3. Developer reserves the rights to make refinements or changes without prior notice

Prices are subject to change without prior notice
Requirement for KPA will follow accordingly to the Bank's policy & regulation

6. If KPA is not approved, buyer must seek another form of payment as offered by developer within 3 days.

7. Other terms and conditions apply

PAYMENT TERMS :

1. Spectacular Installment 48X: Day 1 : Booking Fee

Day 15 : (DP 5% from Selling Price) - Booking Fee

Day 45 - 375: Installment 1-12x @ 5.000.000 (1 BR) or 8.000.000 (3 BR) Day 405-1425: Installment 13-47x @ 8.000.000 (1 BR) or 12.000.000 (3 BR)

Day 1455: Payment of remaining balance

2. Installment : - 36X Installment :

Day 1 : Booking Fee

Day 15 : (DP1 5% from Selling Price) - Booking Fee

Day 45 : DP2 5% from Selling Price Day 75-1125: Installment 36x

- 24X Installment:

Day 1 : Booking Fee

Day 15 : (DP1 5% from Selling Price) - Booking Fee

Day 45 : DP2 5% from Selling Price Day 75 - 735: Installment 24x

Prices include :

3. Hard Cash

- Promo dicicil 12x

- Program Cash Back

Day 1 : Booking Fee

Day 1 : Booking Fee

Day 45 - 375: Installment 12x

Day 15 : (DP 10% from Selling Price) - Booking Fee

Day 15 : (DP 10% from Selling Price) - Booking Fee

Day 30 : Payment of remaining balance

a. PPN (VAT)

a. Legal & Administration Fees and Strata Title Cost

b. Fee for Service Charge & Sinking Fund

c. PPNBM (Luxury Sales Tax) and Any Other Taxes in Future

Program Cash Back:

a. Cash Back 2,5% per year for 4 years (exclusive all Taxes)

b. This program is exclusive for customer that pay Hard Cash within 30 days since Booking Fee c. Cash Back of 2,5% will start to be paid 1 year after full payment receive by the developer

4. Kredit Kepemilikan Apartment (KPA) :

Day 1 : Booking Fee

Day 15 : (DP1 5% from Selling Price) - Booking Fee

: DP2 5% from Selling Price Day 75 : DP3 5% from Selling Price Day 105 : DP4 5% from Selling Price Day 120 : KPA Disbursement

