

Pricelist Cluster Ayama - Bhumi Amala Residence  
Berlaku per 17 Juli 2025



| Type                       | Harga Jual    | Booking Fee | Sisa DP |             | Plafon        | Suku Bunga | Ilustrasi KPR, Masa Angsuran (thn) |            |           |           |           |
|----------------------------|---------------|-------------|---------|-------------|---------------|------------|------------------------------------|------------|-----------|-----------|-----------|
|                            |               |             |         |             |               |            | 5                                  | 10         | 15        | 20        | 25        |
| SAMANA<br>LT.72 / LB.43    | 866,000,000   | 5,000,000   | 5%      | 38,300,000  | 822,700,000   | 4.05%      | 15,169,843                         | 8,349,001  | 6,106,047 | 5,007,102 | 4,365,259 |
|                            |               |             | 10%     | 81,600,000  | 779,400,000   |            | 14,371,430                         | 7,909,580  | 5,784,676 | 4,743,570 | 4,135,508 |
|                            |               |             | 15%     | 124,900,000 | 736,100,000   |            | 13,573,017                         | 7,470,159  | 5,463,305 | 4,480,039 | 3,905,758 |
| AYATANA<br>LT.90 / LB.54   | 1,050,000,000 | 5,000,000   | 5%      | 47,500,000  | 997,500,000   | 4.05%      | 18,392,997                         | 10,122,923 | 7,403,406 | 6,070,967 | 5,292,750 |
|                            |               |             | 10%     | 100,000,000 | 945,000,000   |            | 17,424,944                         | 9,590,138  | 7,013,753 | 5,751,442 | 5,014,184 |
|                            |               |             | 15%     | 152,500,000 | 892,500,000   |            | 16,456,892                         | 9,057,352  | 6,624,100 | 5,431,918 | 4,735,619 |
| BHAVANA<br>LT.102 / LB.69  | 1,255,000,000 | 5,000,000   | 5%      | 57,750,000  | 1,192,250,000 | 4.05%      | 21,984,010                         | 12,099,303 | 8,848,832 | 7,256,251 | 6,326,097 |
|                            |               |             | 10%     | 120,500,000 | 1,129,500,000 |            | 20,826,957                         | 11,462,498 | 8,383,104 | 6,874,343 | 5,993,144 |
|                            |               |             | 15%     | 183,250,000 | 1,066,750,000 |            | 19,669,904                         | 10,825,692 | 7,917,376 | 6,492,435 | 5,660,192 |
| CORDELIA<br>LT.113 / LB.30 | 1,110,000,000 | 5,000,000   | 5%      | 50,500,000  | 1,054,500,000 | 4.05%      | 19,444,025                         | 10,701,376 | 7,826,457 | 6,417,879 | 5,595,193 |
|                            |               |             | 10%     | 106,000,000 | 999,000,000   |            | 18,420,655                         | 10,138,145 | 7,414,538 | 6,080,096 | 5,300,709 |
|                            |               |             | 15%     | 161,500,000 | 943,500,000   |            | 17,397,286                         | 9,574,915  | 7,002,620 | 5,742,313 | 5,006,225 |
| BRIAR<br>LT.75 / LB.54     | 1,135,000,000 | 5,000,000   | 5%      | 51,750,000  | 1,078,250,000 | 4.05%      | 19,881,954                         | 10,942,398 | 8,002,729 | 6,562,426 | 5,721,211 |
|                            |               |             | 10%     | 108,500,000 | 1,021,500,000 |            | 18,835,535                         | 10,366,482 | 7,581,533 | 6,217,035 | 5,420,095 |
|                            |               |             | 15%     | 165,250,000 | 964,750,000   |            | 17,789,116                         | 9,790,566  | 7,160,336 | 5,871,644 | 5,118,978 |
| ARIA<br>LT.75 / LB.69      | 1,200,000,000 | 5,000,000   | 5%      | 55,000,000  | 1,140,000,000 | 4.05%      | 21,020,568                         | 11,569,055 | 8,461,035 | 6,938,248 | 6,048,857 |
|                            |               |             | 10%     | 115,000,000 | 1,080,000,000 |            | 19,914,222                         | 10,960,157 | 8,015,717 | 6,573,077 | 5,730,496 |
|                            |               |             | 15%     | 175,000,000 | 1,020,000,000 |            | 18,807,876                         | 10,351,260 | 7,570,400 | 6,207,906 | 5,412,136 |

**Keterangan Umum:**

1. Booking Fee sebagai komitmen Pembeli tidak dapat dikembalikan
2. DP dibayarkan 14 hari dari Booking Fee
3. Berkas aplikasi KPR dilengkapi oleh Pembeli paling lambat 14 hari dari tanggal Booking Fee
4. Penandatanganan Perjanjian Pengikatan Jual Beli (PPJB) antara Pembeli dan Developer paling lambat 30 hari dari Booking Fee
5. Persetujuan KPR, nilai plafon KPR, jangka waktu dan suku bunga KPR merupakan kewenangan penuh Bank penyalur KPR
6. Apabila terjadi penurunan plafon KPR, maka Pembeli bersedia menambah Down Payment (DP) atau merubah pilihan cara bayar
7. Harga dan Promo dapat berubah sewaktu-waktu tanpa pemberitahuan terlebih dahulu
8. PPN, suku bunga, DP dan angsuran KPR dapat berubah sewaktu-waktu mengikuti peraturan dan ketentuan yang berlaku
9. Seluruh pembayaran wajib ditransfer ke rekening:

PT. Bina Rencana Agung  
BCA / Cab. Kebon Jeruk

Nomor Rekening: 287-314-8888

dan dianggap sah apabila seluruh dananya telah diterima dengan baik di rekening diatas

**Harga Sudah Termasuk:**

1. PPN 11%
2. Ijin Mendirikan Bangunan (IMB)
3. Biaya Pemecahan Sertifikat
4. Biaya Penyambungan Listrik

**Harga Belum Termasuk:**

1. BPHTB, Biaya AJB, Biaya Balik Nama & Notaris lainnya
2. Biaya KPR
3. Biaya & Pajak lainnya (bila ada)
4. Biaya yang timbul berdasarkan keputusan/peraturan Pemerintah

Ditujuti:

