



# GRAND WISATA

## VICENTE

A T K L A S I K A

**FIXED PRICE**

01 Januari 2025

NO.	BLOK	NO. UNIT	TIPE	UKURAN	LUAS		HARGA JUAL CASH	HARGA JUAL CASH BERTAHAP 12X	HARGA JUAL KPR DP 20% CICIL 12X	DP 20%	PLAFON	PERHITUNGAN KPR (ASUMSI BUNGA 7,00%)		
					M2							Cicilan per bulan		
					BGN	TANAH						10 th	15 th	20 th
1	EC-15	20	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
2	EC-15	21	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
3	EC-15	22	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
4	EC-15	23	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
5	EC-15	25	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
6	EC-15	26	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
7	EC-15	27	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
8	EC-15	28	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
9	EC-15	29	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
10	EC-15	30	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
11	EC-15	31	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
12	EC-15	32	Standard	6 X 12	87	72	1.787.505.983	1.861.121.460	1.927.375.390	385.475.078	1.541.900.312	17.902.770	13.859.036	11.954.337
13	EC-15	33	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
14	EC-15	35	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
15	EC-15	36	Standard	6 X 12	87	72	1.792.101.383	1.865.916.660	1.932.350.410	386.470.082	1.545.880.328	17.948.981	13.894.809	11.985.194
16	EC-15	37	Standard	6 X 12	87	72	1.792.101.383	1.865.916.660	1.932.350.410	386.470.082	1.545.880.328	17.948.981	13.894.809	11.985.194
17	EC-17	3	Standard - Depan taman	6 X 12	87	72	1.796.696.783	1.870.711.860	1.937.325.430	387.465.086	1.549.860.344	17.995.193	13.930.583	12.016.051
18	EC-17	5	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
19	EC-17	6	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
20	EC-17	7	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
21	EC-17	8	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
22	EC-17	9	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
23	EC-17	10	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
24	EC-17	15	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
25	EC-17	16	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
26	EC-17	17	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
27	EC-17	18	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
28	EC-17	19	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
29	EC-17	20	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
30	EC-17	21	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
31	EC-17	22	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
32	EC-18	2	Standard	6 X 12	87	72	1.787.505.983	1.861.121.460	1.927.375.390	385.475.078	1.541.900.312	17.902.770	13.859.036	11.954.337
33	EC-18	3	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623

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NO.	BLOK	NO. UNIT	TIPE	UKURAN	LUAS		HARGA JUAL CASH	HARGA JUAL CASH BERTAHAP 12X	HARGA JUAL KPR DP 20% CICIL 12X	DP 20%	PLAFON	PERHITUNGAN KPR (ASUMSI BUNGA 7,00% )		
					M2							Cicilan per bulan		
					BGN	TANAH						10 th	15 th	20 th
34	EC-18	5	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
35	EC-18	6	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
36	EC-18	7	Standard	6 X 12	87	72	1.778.315.183	1.851.531.060	1.917.425.350	383.485.070	1.533.940.280	17.810.347	13.787.489	11.892.623
37	EC-17	28	Standard	7 X 13	106	91	2.160.824.790	2.250.671.520	2.331.533.577	466.306.715	1.865.226.862	21.656.865	16.765.186	14.461.084
38	EC-17	32	Standard	7 X 13	106	91	2.149.208.640	2.238.550.320	2.318.957.832	463.791.566	1.855.166.266	21.540.053	16.674.759	14.383.084
39	EC-17	33	Standard	7 X 13	106	91	2.149.208.640	2.238.550.320	2.318.957.832	463.791.566	1.855.166.266	21.540.053	16.674.759	14.383.084
40	EC-17	39	Standard	7 X 13	106	91	2.149.208.640	2.238.550.320	2.318.957.832	463.791.566	1.855.166.266	21.540.053	16.674.759	14.383.084
41	EC-17	50	Standard	7 X 13	106	91	2.149.208.640	2.238.550.320	2.318.957.832	463.791.566	1.855.166.266	21.540.053	16.674.759	14.383.084
42	EC-17	51	Standard	7 X 13	106	91	2.149.208.640	2.238.550.320	2.318.957.832	463.791.566	1.855.166.266	21.540.053	16.674.759	14.383.084
43	EC-17	52	Standard	7 X 13	106	91	2.149.208.640	2.238.550.320	2.318.957.832	463.791.566	1.855.166.266	21.540.053	16.674.759	14.383.084
44	EC-17	53	Standard	7 X 13	106	91	2.149.208.640	2.238.550.320	2.318.957.832	463.791.566	1.855.166.266	21.540.053	16.674.759	14.383.084
45	EC-18	27	Hoek - Samping taman	10 X 13	106	130	2.669.188.140	2.780.896.320	2.881.433.682	576.286.736	2.305.146.946	26.764.711	20.719.312	17.871.780
46	EC-10	7	Standard	10 X 14	154	140	3.212.770.125	3.347.871.000	3.469.461.788	693.892.358	2.775.569.430	32.226.715	24.947.603	21.518.960
47	EC-10	8	Standard	10 X 14	154	140	3.212.770.125	3.347.871.000	3.469.461.788	693.892.358	2.775.569.430	32.226.715	24.947.603	21.518.960
48	EC-10	9	Standard	10 X 14	154	140	3.212.770.125	3.347.871.000	3.469.461.788	693.892.358	2.775.569.430	32.226.715	24.947.603	21.518.960
49	EC-10	10	Standard	10 X 14	154	140	3.230.641.125	3.366.519.000	3.488.809.088	697.761.818	2.791.047.270	32.406.425	25.086.722	21.638.960

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**CATATAN :**

- \* Harga dapat berubah sewaktu-waktu tanpa pemberitahuan terlebih dahulu
- \* UTJ (Uang Tanda Jadi) yang sudah diterima tidak dapat dikembalikan
- \* Untuk pembayaran KPR, besarnya suku bunga ditentukan oleh bank penyedia KPP yang berlaku pada saat akad kredit dilakukan
- \* DP tergantung dari bank pemberi KPR
- \* Biaya yang tidak termasuk di harga jual agar disiapkan sebelum akad kredit
- \* Ketentuan - ketentuan dan pelaksanaan KPP tergantung pada regulasi/kebijakan Bank penyedia KPP
- \* Segala kebijakan pemerintah yang mengakibatkan perubahan ketentuan KPP diluar tanggung jawab pengembang
- \* Serah terima: 15 Bulan

**HARGA JUAL TERMASUK :**

- PPN (Apabila terjadi peraturan pemerintah yang menyebabkan tarif PPN berubah maka selisihnya ditanggung pembeli dan wajib dibayarkan pada saat pembayaran angsuran)

**HARGA JUAL BELUM TERMASUK :**

**Untuk Rumah :**

- BPHTB ( Bea Perolehan atas Tanah dan Bangunan )
- PPNBM (Barang mewah) tanah & bangunan sesuai peraturan pemerintah (jika ada)
- Biaya KPR ( untuk konsumen KPR )
- Biaya AJB & Balik Nama Sertifikat HGB & Notaris

**CARA PEMBAYARAN:**

Waktu Pembayaran	CASH	CASH BERTAHAP	KPR DP CICIL
Hari ke 1 (Tanda Jadi)	Rp25.000.000	Rp25.000.000	Rp25.000.000
Hari ke 14 (Uang Muka)	20% - UTJ	Angsuran 1	Cicilan DP 1
Hari ke 30/31	80%	--	--
Hari ke 30 (dari pembayaran pertama)	--	Angsuran 2 dst	Cicilan DP 2 dst
Hari ke 7 (dari pembayaran terakhir)	--	--	Akad Kredit

**Approval:**

GM

