CLUSTER

ASPEN

Griya Idola
RESIDENCE
TANGERANG

No	Unit		Type	LB (M2)	LT (M2)	HARGA JUAL TERMASUK PPN 11%					HARGA JUAL TERMASUK PPN 11%
						Hard Cash	Cash Bertahap - Tanpa DP		KPR		KPR Express
	Blok	No					12 x Angsuran	24 x Angsuran	DP 5%/ 1X Angsuran	DP 5%/ 3X Angsuran	DP 10% / 1X Angsuran
1	A	32	Spruce Tipe 87	87	60	999,475,000	1,069,438,000	1,139,402,000	999,475,000	1,014,467,000	1,122,610,000
2	A	33		87	77	1,120,337,000	1,198,761,000	1,277,184,000	1,120,337,000	1,137,142,000	1,258,363,000
3	A	35		87	60	999,475,000	1,069,438,000	1,139,402,000	999,475,000	1,014,467,000	1,122,610,000
4	A	36		87	60	999,475,000	1,069,438,000	1,139,402,000	999,475,000	1,014,467,000	1,122,610,000
5	A	37		87	60	951,881,000	1,018,513,000	1,085,144,000	951,881,000	966,159,000	1,122,610,000
6	A	38		87	60	951,881,000	1,018,513,000	1,085,144,000	951,881,000	966,159,000	1,122,610,000
7	A	39		87	60	951,881,000	1,018,513,000	1,085,144,000	951,881,000	966,159,000	1,122,610,000
8	A	50		87	60	999,475,000	1,069,438,000	1,139,402,000	999,475,000	1,014,467,000	1,122,610,000
9	A	51		87	60	999,475,000	1,069,438,000	1,139,402,000	999,475,000	1,014,467,000	1,122,610,000
10	A	52		87	60	999,475,000	1,069,438,000	1,139,402,000	999,475,000	1,014,467,000	1,122,610,000
11	A	53		87	87	1,191,432,000	1,274,832,000	1,358,232,000	1,191,432,000	1,209,303,000	1,338,216,000
12	A	56		87	80	1,141,666,000	1,221,583,000	1,301,499,000	1,141,666,000	1,158,791,000	1,282,319,000
13	B	10	Maple Tipe 95	95	72	1,137,470,000	1,217,093,000	1,296,716,000	1,137,470,000	1,154,532,000	1,277,606,000
14	B	12		95	72	1,137,470,000	1,217,093,000	1,296,716,000	1,137,470,000	1,154,532,000	1,277,606,000
15	B	16		95	72	1,137,470,000	1,217,093,000	1,296,716,000	1,137,470,000	1,154,532,000	1,277,606,000
16	B	18		95	72	1,137,470,000	1,217,093,000	1,296,716,000	1,137,470,000	1,154,532,000	1,277,606,000
17	B	20		95	95	1,300,989,000	1,392,058,000	1,483,127,000	1,300,989,000	1,320,504,000	1,461,271,000
18	B	21		95	105	1,372,085,000	1,468,131,000	1,564,177,000	1,372,085,000	1,392,666,000	1,541,126,000
19	B	22		95	115	1,443,180,000	1,544,203,000	1,645,225,000	1,443,180,000	1,464,828,000	1,620,980,000
20	B	23		95	78	1,180,127,000	1,262,736,000	1,345,345,000	1,180,127,000	1,197,829,000	1,325,519,000
21	B	27		95	77	1,173,017,000	1,255,128,000	1,337,239,000	1,173,017,000	1,190,612,000	1,317,533,000
22	B	28		95	75	1,158,798,000	1,239,914,000	1,321,030,000	1,158,798,000	1,176,180,000	1,301,562,000
23	B	30		95	76	1,165,908,000	1,247,522,000	1,329,135,000	1,165,908,000	1,183,397,000	1,309,548,000
24	B	31		95	100	1,336,537,000	1,430,095,000	1,523,652,000	1,336,537,000	1,356,585,000	1,501,198,000
25	B	32		95	78	1,180,127,000	1,262,736,000	1,345,345,000	1,180,127,000	1,197,829,000	1,325,519,000
26	B	36		95	143	1,642,248,000	1,757,205,000	1,872,163,000	1,642,248,000	1,666,882,000	1,844,573,000

CLUSTER ASPEN

Griya Idola RESIDENCE TANGERANG

No	Unit		Type	LB (M2)	LT (M2)	HARGA JUAL TERMASUK PPN 11%					HARGA JUAL TERMASUK PPN 11%
						Hard Cash	Cash Bertahap - Tanpa DP		KPR		KPR EXPRESS
	Blok	No					12 x Angsuran	24 x Angsuran	DP 5%/ 1X Angsuran	DP 5%/ 3X Angsuran	DP 10% / 1X Angsuran
27	A	19	Basswood Tipe 115	115	107	1,518,005,000	1,624,265,000	1,730,526,000	1,518,005,000	1,540,775,000	1,705,023,000
28	A	21		115	84	1,354,486,000	1,449,300,000	1,544,114,000	1,354,486,000	1,374,803,000	1,521,359,000
29	A	23		115	84	1,354,486,000	1,449,300,000	1,544,114,000	1,354,486,000	1,374,803,000	1,521,359,000
30	A	25		115	84	1,354,486,000	1,449,300,000	1,544,114,000	1,354,486,000	1,374,803,000	1,521,359,000
31	A	27		115	84	1,354,486,000	1,449,300,000	1,544,114,000	1,354,486,000	1,374,803,000	1,521,359,000
32	A	29		115	84	1,354,486,000	1,449,300,000	1,544,114,000	1,354,486,000	1,374,803,000	1,521,359,000
33	A	31		115	113	1,560,663,000	1,669,909,000	1,779,156,000	1,560,663,000	1,584,073,000	1,752,937,000
34	A	57		115	129	1,674,416,000	1,791,625,000	1,908,834,000	1,674,416,000	1,699,532,000	1,880,704,000
35	A	59		115	183	2,058,331,000	2,202,414,000	2,346,497,000	2,058,331,000	2,089,206,000	2,311,917,000
36	A	62		115	115	1,574,882,000	1,685,124,000	1,795,365,000	1,574,882,000	1,598,505,000	1,768,907,000

Harga sudah termasuk PPN 11% dan akan disesuaikan mengikuti ketentuan yang berlaku, (Apabila terjadi peraturan pemerintah yang menyebabkan tarif PPN berubah, maka selisihnya wajib ditanggung dan dibayarkan pembeli pada saat pembayaran angsuran)

Cara Pembayaran:

1. **Cash Keras**
   - Hari 1: Tanda Jadi Rp. 15 Juta (UTJ)
   - Hari ke 15: DP 30% dikurangi Tanda Jadi
   - Hari 30: Pelunasan
2. **Cash Bertahap 12x & 24X Angsuran**
   - Hari 1: Tanda Jadi Rp. 15 Juta (UTJ)
   - Hari ke 15: angsuran 1 dikurangi Tanda Jadi
   - Angsuran 2 s/d selesai: 1 bulan setelah angsuran 1 dan seterusnya setiap bulan
3. **KPR DP 1X Angsuran**
   - Hari 1: Tanda Jadi Rp. 15 Juta (UTJ)
   - Hari ke 15: Angsuran DP 1 (DP 5% - Tanda Jadi)
   - Akad kredit 95% melalui KPR: 1 bulan setelah DP lunas
4. **KPR DP 3x Angsuran**
   - Hari 1: Tanda Jadi Rp. 15 Juta (UTJ)
   - Harike15: AngsuranDP1(DP5% -TandaJadi)/3bulan
   - Angsuran 2 - 3: satu bulan setelah DP 1 dan seterusnya setiap bulan
   - Akad kredit 95% melalui KPR: 1 bulan setelah DP lunas
5. **KPR Express (DP 10% / 1x Angsuran)**
   - Hari 1: Tanda Jadi Rp. 15 Juta (UTJ)
   - Hari ke 15 : Angsuran DP 1 (DP 10% - Tanda Jadi)
   - Akad kredit 90% melalui KPR : 30 hari setelah UTJ

Harga Tidak Termasuk:

1 Biaya Balik Nama, BPHTB & AJB
2 Biaya KPR/ Kredit Bank
3 Biaya dan Pajak - pajak lainnya (jika ada) yang kemudian hari dikeluarkan oleh Pemerintah

Harga Sudah Termasuk:

1 PPN Tanah & Bangunan mengikuti ketentuan yg berlaku
2 PBG
3 Penyambungan Listrik
4 Penyambungan Air

Syarat & Ketentuan:

1 Besaran suku Bunga KPR tergantung Bank penyedia KPR.
2 Apabila Pemesan telah melakukan pembayaran Uang Tanda Jadi dan pemesan tidak melakukan pembayaran berikutnya sesuai yang telah ditentukan maka transaksi akan batal dengan sendirinya dan Uang Tanda Jadi tidak dapat dikembalikan.
3 Dokumen KPR lengkap wajib diberikan ke Developer maksimal 14 hari setelah pembayaran Tanda Jadi. Apabila setelah 14 hari berkas belum diterima maka developer berhak menjual kembali unit yang dipilih.
4 Bila besaran KPR yang disetujui oleh Bank lebih kecil dari yang dimohonkan, maka kekurangan DP harus segera dilunasi paling lambat 1 minggu sebelum akad kredit.
5 Perubahan Bangunan hanya dapat dilakukan setelah proses serah terima dan mengikuti ketentuan estate management.
6 Harga serta Syarat dan Ketentuan ini dapat berubah sewaktu - waktu tanpa adanya pemberitahuan terlebih dahulu.