



THE VENETIAN

RESIDENCES AT ALAM SUTERA



SPECTACULAR INSTALLMENT 48X

VEN-030816-R0

KINGLAND AVENUE																															
V					E										N										V						
ALAM SUTERA CBD					ALAM SUTERA CBD										CITY VIEW + KARAWACI										FACILITIES						
EAST					EAST										WEST										SOUTH			NORTH			
View	LOFT C	LOFT C	LOFT C	LOFT B	LOFT C	LOFT C	LOFT C	LOFT D	LOFT D	LOFT D	LOFT B	LOFT C	LOFT B	LOFT C	LOFT C	LOFT A	LOFT A	LOFT C	LOFT C	LOFT C	LOFT C	LOFT D	LOFT D	LOFT D	LOFT C	LOFT B	LOFT B	LOFT D	LOFT D		
Type Unit	1BR	1BR	1BR	3BR	1BR	1BR	1BR	1BR	1BR	1BR	3BR	1BR	3BR	1BR	1BR	3BR	3BR	1BR	1BR	1BR	1BR	3BR	1BR	1BR	1BR	3BR	3BR	1BR	1BR		
UNIT NO	V6	V5	V3	V2	V1	E1	E2	E3	E5	E6	E7	E8	E9	E10	E11	E12	N10	N9	N8	N7	N6	N5	N3	N2	N1	V11	V10	V9	V8	V7	
Luas SGA (m2)	46.47	49.34	49.34	72.85	49.34	45.85	38.86	38.86	38.86	38.86	68.37	45.85	72.85	45.85	45.85	81.70	81.70	45.85	45.85	45.85	45.85	68.37	38.86	38.86	38.86	45.85	68.37	68.37	41.84	41.84	41.84
GP																															
P5																															
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27																															
26	1,079,042,000	1,145,684,000	1,145,684,000	1,707,000,000	1,135,000,000	1,135,000,000	1,064,646,000	902,337,000	902,337,000	902,337,000	1,606,653,000	1,073,953,000	1,696,156,000	1,059,681,000	1,059,681,000	1,905,526,000	1,854,666,000	1,034,241,000	1,023,072,000	1,018,909,000	1,525,498,000	858,839,000	858,839,000	858,839,000	976,095,000	1,533,557,000	1,554,376,000	947,469,000	953,131,000	956,527,000	
25	1,078,036,000	1,144,616,000	1,144,616,000	1,705,424,000	1,133,933,000	1,133,933,000	1,063,652,000	901,495,000	901,495,000	901,495,000	1,605,172,000	1,072,961,000	1,694,578,000	1,058,689,000	1,058,689,000	1,903,757,000	1,852,897,000	1,033,249,000	1,022,080,000	1,017,916,000	1,524,018,000	857,998,000	857,998,000	857,998,000	975,102,000	1,532,077,000	1,552,896,000	946,562,000	952,225,000	955,622,000	
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22																															
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20	1,074,011,000	1,140,342,000	1,140,342,000	1,699,114,000	1,129,659,000	1,129,659,000	1,059,681,000	898,130,000	898,130,000	898,130,000	1,599,251,000	1,068,990,000	1,688,269,000	1,054,718,000	1,054,718,000	1,896,681,000	1,845,821,000	1,029,278,000	1,018,109,000	1,013,945,000	1,518,096,000	854,632,000	854,632,000	854,632,000	971,131,000	1,526,155,000	1,546,973,000	942,938,000	948,601,000	951,998,000	
19	1,074,835,000	1,141,217,000	1,141,217,000	1,700,405,000	1,130,533,000	1,130,533,000	1,060,495,000	898,818,000	898,818,000	898,818,000	1,600,463,000	1,069,802,000	1,689,561,000	1,055,531,000	1,055,531,000	1,898,129,000	1,847,270,000	1,030,090,000	1,018,921,000	1,014,758,000	1,519,308,000	855,321,000	855,321,000	855,321,000	1,004,857,000	1,527,367,000	1,548,186,000	943,681,000	949,343,000	952,740,000	
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11	1,027,474,000	1,090,930,000	1,090,930,000	1,626,158,000	1,080,247,000	1,080,247,000	1,013,765,000	859,213,000	859,213,000	859,213,000	1,530,782,000	1,023,072,000	1,615,313,000	1,008,801,000	1,008,801,000	1,814,862,000	1,883,413,000	1,050,374,000	1,056,579,000	1,042,487,000	1,542,153,000	868,306,000	868,306,000	868,306,000	1,019,529,000	1,535,408,000	1,478,504,000	901,038,000	911,230,000	910,097,000	
10	1,026,467,000	1,089,862,000	1,089,862,000	1,624,580,000	1,079,179,000	1,079,179,000	1,012,773,000	858,372,000	858,372,000	858,372,000	1,529,301,000	1,022,080,000	1,613,735,000	1,007,809,000	1,007,809,000	1,813,093,000	1,890,285,000	1,054,231,000	1,060,436,000	1,049,578,000	1,551,279,000	873,493,000	873,493,000	873,493,000	1,025,649,000	1,540,677,000	1,477,024,000	900,132,000	910,323,000	909,191,000	
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TERMS & CONDITIONS :
 1. Size is in Semi Gross area
 2. Developer reserves the rights to make refinements or changes without prior notice
 3. Prices are subject to change without prior notice
 4. Requirement for KPA will follow accordingly to the Bank's policy & regulation
 5. If KPA is not approved, buyer must seek another form of payment as offered by developer within 3 days.
 6. Other terms and conditions apply

Prices include :
a. Early Bird Discount Of 5% before Launching Day
 b. PPN (VAT)

Prices exclude :
 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

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

3. Hard Cash :
 (Promo D cicil 12X)
 Day 1 : Booking Fee
 Day 15 : (DP 10% from Selling Price) - Booking Fee
 Day 45 - 375 : Installment 12x

3. Harga Cash :
 (Program Cash) : Booking Fee
 Day 1 : (DP - 10% from Selling Price) - Booking Fee
 Day 15 : Payment of remaining balance
 Day 30

2. Installment :
 - 36X Installment :
 Day 1 : Booking Fee
 Day 15 : (DP 10% from Selling Price) - Booking Fee
 Day 45-1095 : Installment 36x
 - 24X Installment :
 Day 1 : Booking Fee
 Day 15 : (DP 10% from Selling Price) - Booking Fee
 Day 45 - 735 : Installment 24x

4. Kredit Kepemilikan Apartmen (KPA) :
 Day 1 : Booking Fee
 Day 15 : (DP 10% from Selling Price) - Booking Fee
 Day 45 : DP2 10% from Selling Price
 Day 60 : KPA Disbursement

