



THE VENETIAN

RESIDENCES AT ALAM SUTERA



HARD CASH

VEN-030816-R0

KINGLAND AVENUE																														
V					E										N										V					
ALAM SUTERA CBD					ALAM SUTERA CBD										CITY VIEW + KARAWACI										FACILITIES					
EAST					EAST										WEST										SOUTH			NORTH		
Type Unit	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	
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	49.34	45.85	38.86	38.86	38.86	68.37	45.85	72.85	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																														
26	841,653,000	893,634,000	893,634,000	1,331,460,000	885,300,000	885,300,000	830,424,000	703,823,000	703,823,000	703,823,000	1,253,189,000	837,683,000	1,323,002,000	826,552,000	826,552,000	1,486,311,000	1,446,639,000	806,708,000	797,996,000	794,749,000	1,189,889,000	669,895,000	669,895,000	669,895,000	761,354,000	1,196,175,000	1,212,413,000	739,026,000	743,442,000	746,092,000
25	840,868,000	892,800,000	892,800,000	1,330,231,000	884,467,000	884,467,000	829,649,000	703,166,000	703,166,000	703,166,000	1,252,035,000	836,909,000	1,321,771,000	825,778,000	825,778,000	1,484,931,000	1,445,260,000	805,934,000	797,222,000	793,974,000	1,188,734,000	669,239,000	669,239,000	669,239,000	760,579,000	1,195,020,000	1,211,259,000	738,319,000	742,735,000	745,385,000
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20	837,729,000	889,467,000	889,467,000	1,325,309,000	881,134,000	881,134,000	826,552,000	700,541,000	700,541,000	700,541,000	1,247,416,000	833,812,000	1,316,850,000	822,680,000	822,680,000	1,479,411,000	1,439,740,000	802,837,000	794,125,000	790,877,000	1,184,115,000	666,613,000	666,613,000	666,613,000	757,482,000	1,190,401,000	1,206,639,000	735,492,000	739,909,000	742,559,000
19	838,371,000	890,150,000	890,150,000	1,326,316,000	881,816,000	881,816,000	827,186,000	701,078,000	701,078,000	701,078,000	1,248,361,000	834,446,000	1,317,857,000	823,314,000	823,314,000	1,480,541,000	1,440,870,000	803,471,000	794,759,000	791,512,000	1,185,061,000	667,151,000	667,151,000	667,151,000	783,788,000	1,191,347,000	1,207,585,000	736,071,000	740,488,000	743,137,000
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11	801,430,000	850,926,000	850,926,000	1,268,403,000	842,593,000	842,593,000	790,737,000	670,186,000	670,186,000	670,186,000	1,194,010,000	797,996,000	1,259,944,000	786,865,000	786,865,000	1,415,592,000	1,469,062,000	819,292,000	824,132,000	813,140,000	1,202,879,000	677,279,000	677,279,000	677,279,000	795,233,000	1,197,618,000	1,153,233,000	702,810,000	710,759,000	709,876,000
10	800,645,000	850,092,000	850,092,000	1,267,173,000	841,759,000	841,759,000	789,963,000	669,530,000	669,530,000	669,530,000	1,192,855,000	797,222,000	1,258,714,000	786,091,000	786,091,000	1,414,213,000	1,474,423,000	822,300,000	827,140,000	818,671,000	1,209,998,000	681,324,000	681,324,000	681,324,000	800,006,000	1,201,728,000	1,152,079,000	702,103,000	710,052,000	709,169,000
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TERMS & CONDITIONS :

- Size is in Semi Gross area
- 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
- If KPA is not approved, buyer must seek another form of payment as offered by developer within 3 days.
- Other terms and conditions apply

PAYMENT TERMS :

- Spectacular Instalment 48X :
 - Day 1 : Booking Fee
 - Day 15 : (DP 5% from Selling Price) - Booking Fee
 - Day 45 - 375 : Instalment 1-12x @ 5.000.000 (1 BR) or 8.000.000 (3 BR)
 - Day 405-1425 : Instalment 13-47x @ 8.000.000 (1 BR) or 12.000.000 (3 BR)
 - Day 1455 : Payment of remaining balance
- Instalment :
 - 36X Instalment :
 - Day 1 : Booking Fee
 - Day 15 : (DP 10% from Selling Price) - Booking Fee
 - Day 45-1095 : Instalment 36x
 - 24X Instalment :
 - Day 1 : Booking Fee
 - Day 15 : (DP 10% from Selling Price) - Booking Fee
 - Day 45 - 735 : Instalment 24x
- Hard Cash :
 - (Promo Dicial 12X)
 - Day 1 : Booking Fee
 - Day 15 : (DP 10% from Selling Price) - Booking Fee
 - Day 45 - 375 : Instalment 12x
- Kredit Kepemilikan Apartemen (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
- Harga Cash :
 - (Program Cash Back)
 - Day 1 : Booking Fee
 - Day 15 : (DP - 10% from Selling Price) - Booking Fee
 - Day 30 : Payment of remaining balance

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

