

..... **PROMO**
RUKO DI PIK2
.....

Rp.

5M

Cash keras
Diluar PPn

UNIT TERBATAS !!!

Keunggulan Rukan Osaka PIK2

- Ruko di daerah Prime PIK2 dekat pasar
- Dekat jalan Boulevard, hanya 50m menuju lokasi Ruko
- Pangsa Pasar luas (Penghuni Apartemen Osaka, Perumahan dan karyawan perkantoran sekitar)
- Tersedia berbagai macam konsep, salah satunya Ruko tipe Mixed-use, dimana setiap lantai bisa disewakan
- Tersedia tipe terbaru, tipe rukan kekinian dengan konsep *high ceiling* yang banyak diadaptasi di PIK1 dan sudah terbukti sukses.
- serah terima cepat (Sept 2022)

SKEMA PENJELASAN PERHITUNGAN PROMO

REKAP HARGA RUKAN OSAKA PIK2 - SEDAYU INDO CITY

01-May-20

NO	CLUSTER	VIEW	TYPE	P	L	60X		CASH KERAS (CASH KERAS KPR)	12X		18X		24X		36X		
						HARGA	CICIL 60 X		HARGA	CICIL 12 X	HARGA	CICIL 18 X	HARGA	CICIL 24 X	HARGA	CICIL 36 X	
1	SHOPPING ARCADE	BOULEVARD	BADAN	20.00	4.50	6,115,000,000	101,600,000	4,927,000,000	5,261,000,000	436,800,000	5,361,000,000	296,800,000	5,463,000,000	226,800,000	5,671,000,000	157,000,000	
2		BOULEVARD	HOEK	20.00	5.00	6,673,000,000	110,900,000	5,396,000,000	5,738,000,000	476,500,000	5,848,000,000	323,800,000	5,960,000,000	247,500,000	6,187,000,000	171,400,000	
3	RUKAN TEMPOZAN	GARDEN	BADAN	15.00	4.50	4,160,000,000	69,000,000	3,286,000,000	3,592,000,000	297,700,000	3,659,000,000	202,200,000	3,727,000,000	154,500,000	3,865,000,000	106,900,000	
4			HOEK	15.00	5.00	4,551,000,000	75,600,000	3,614,000,000	3,926,000,000	325,500,000	3,999,000,000	221,100,000	4,074,000,000	169,000,000	4,226,000,000	116,900,000	
5			HOEK PLUS	15.00	5.00	5,445,000,000	90,500,000	4,364,000,000	4,689,000,000	389,100,000	4,778,000,000	264,400,000	4,868,000,000	202,000,000	5,052,000,000	139,800,000	
6		REGULAR	BADAN	16.25	4.50	3,881,000,000	64,400,000	3,051,000,000	3,353,000,000	277,800,000	3,415,000,000	188,700,000	3,478,000,000	144,100,000	3,607,000,000	99,700,000	
7		BOULEVARD	BADAN	15.00	4.50	5,333,000,000	88,600,000	4,271,000,000	4,593,000,000	381,100,000	4,680,000,000	258,900,000	4,769,000,000	197,900,000	4,948,000,000	136,900,000	
8			BADAN PLUS	16.25	4.50	5,668,000,000	94,200,000	4,552,000,000	4,880,000,000	405,000,000	4,972,000,000	275,200,000	5,066,000,000	210,300,000	5,258,000,000	145,500,000	
9			HOEK	15.00	5.00	5,891,000,000	97,900,000	4,740,000,000	5,070,000,000	420,900,000	5,167,000,000	286,000,000	5,265,000,000	218,600,000	5,464,000,000	151,300,000	
10		TEMPOZAN PROMENADE	DANAU	BADAN	15.00	4.50	5,780,000,000	96,000,000	4,646,000,000	4,975,000,000	413,000,000	5,070,000,000	280,600,000	5,166,000,000	214,500,000	5,361,000,000	148,400,000
11				HOEK	15.00	6.00	6,562,000,000	109,100,000	5,302,000,000	5,643,000,000	468,600,000	5,751,000,000	318,400,000	5,860,000,000	243,400,000	6,084,000,000	168,500,000
12	HOEK PLUS			15.00	6.00	7,120,000,000	118,400,000	5,771,000,000	6,119,000,000	508,300,000	6,237,000,000	345,400,000	6,357,000,000	264,100,000	6,600,000,000	182,800,000	
13	DANAU GARDEN		BADAN	15.00	4.50	6,338,000,000	105,300,000	5,115,000,000	5,452,000,000	452,700,000	5,556,000,000	307,600,000	5,662,000,000	235,100,000	5,877,000,000	162,700,000	
14			HOEK	15.00	6.00	7,064,000,000	117,400,000	5,724,000,000	6,072,000,000	504,400,000	6,188,000,000	342,700,000	6,307,000,000	262,000,000	6,548,000,000	181,400,000	
15	DANAU BOULEVARD		BADAN	15.00	4.50	6,785,000,000	112,800,000	5,490,000,000	5,833,000,000	484,500,000	5,945,000,000	329,200,000	6,059,000,000	251,700,000	6,290,000,000	174,200,000	
16			HOEK	15.00	6.00	7,511,000,000	124,900,000	6,100,000,000	6,453,000,000	536,100,000	6,578,000,000	364,400,000	6,704,000,000	278,500,000	6,961,000,000	192,900,000	

Keterangan :

- Harga Jual sudah termasuk PPN
- Harga Jual belum termasuk Biaya Akta Jual Beli, Pemecahan Sertifikat, Balik Nama & BPHTB
- Ruko : Harga Jual termasuk listrik 4.400 watt, Jaringan PAM
- Booking fee Rp. 20 Jt , Angsuran 1 paling lambat 3 hari dari tanggal Booking Fee.
- Apabila lebih dari 7 hari Developer belum menerima Angsuran 1, maka Bukti Pemesanan dianggap Batal, dan uang Booking Fee yang sudah dibayar dinyatakan hangus & tidak dapat dikembalikan.
- Harga sewaktu - waktu dapat berubah tanpa pemberitahuan terlebih dahulu.

*Cara bayar Cash Bertahap :

- Booking fee sebesar Rp. 20,000,000,- dan Angsuran 1 harus sudah dibayarkan selambat-lambatnya 3 hari setelah Booking Fee. Apabila lebih dari 7 hari setelah Booking Fee, Angsuran 1 belum dilunasi maka pemesanan atas unit tersebut dianggap batal dan Booking Fee dianggap hangus (tidak dikembalikan)
- Harga jual dapat berubah sewaktu-waktu tanpa pemberitahuan terlebih dahulu

*Cara bayar Cash Keras & Cara bayar Cash Keras KPR :

- Booking Fee Rp. 75,000,000
- Angsuran 1 sebesar 10% dari harga transaksi dan dibayarkan selambat-lambatnya 7 hari setelah Booking Fee
- Pelunasan 14 (empat belas) hari setelah angsuran 1

YANG NAIK DI BALEHO (PROMO RUKAN DANAU BOULEVARD)

SKEMA PENJELASAN PERHITUNGAN PROMO

REKAP HARGA RUKAN OSAKA PIK2 - SEDAYU INDO CITY

01 Mei 2020

NO	CLUSTER	VIEW	TYPE	P	L	60X		CASH KERAS (CASH KERAS KPR) BF (75 jt)	Plafon	CICILAN KPR ASUMSI BUNGA 7.75%				
						HARGA	CICIL 60 X			CICILAN 5 TAHUN	CICILAN 10 TAHUN	CICILAN 15 TAHUN	CICILAN 20 TAHUN	
1	SHOPPING ARCADE	BOULEVARD	BADAN	20.00	4.50	6,115,000,000	101,600,000	4,927,000,000	4,852,000,000	97,900,000	56,300,000	45,700,000	39,900,000	
2		BOULEVARD	HOEK	20.00	5.00	6,673,000,000	110,900,000	5,396,000,000	5,321,000,000	107,300,000	63,900,000	50,100,000	43,700,000	
3	RUKAN TEMPOZAN	GARDEN	BADAN	15.00	4.50	4,160,000,000	69,000,000	3,286,000,000	3,211,000,000	64,800,000	36,600,000	30,300,000	26,400,000	
4			HOEK	15.00	5.00	4,651,000,000	75,600,000	3,614,000,000	3,539,000,000	71,400,000	42,500,000	33,400,000	29,100,000	
5			HOEK PLUS	15.00	5.00	5,445,000,000	90,500,000	4,364,000,000	4,289,000,000	86,500,000	51,500,000	40,400,000	35,300,000	
6	RUKAN TEMPOZAN	REGULAR	BADAN	16.25	4.50	3,881,000,000	64,400,000	3,051,000,000	2,976,000,000	60,000,000	35,800,000	28,100,000	24,500,000	
7		BOULEVARD	BADAN	15.00	4.50	5,333,000,000	88,600,000	4,271,000,000	4,196,000,000	84,600,000	50,400,000	39,500,000	34,500,000	
8			BADAN PLUS	16.25	4.50	5,668,000,000	94,200,000	4,552,000,000	4,477,000,000	90,300,000	53,800,000	42,200,000	36,800,000	
9	RUKAN TEMPOZAN	BOULEVARD	HOEK	15.00	5.00	5,891,000,000	97,900,000	4,740,000,000	4,665,000,000	94,100,000	56,000,000	44,000,000	38,300,000	
10			DANAU	BADAN	15.00	4.50	5,780,000,000	96,000,000	4,646,000,000	4,571,000,000	92,200,000	54,900,000	43,100,000	37,600,000
11				HOEK	15.00	6.00	6,562,000,000	109,100,000	5,302,000,000	5,227,000,000	105,400,000	62,800,000	49,300,000	43,000,000
12	HOEK PLUS	15.00		6.00	7,120,000,000	118,400,000	5,771,000,000	5,696,000,000	114,900,000	68,400,000	53,700,000	46,800,000		
13	TEMPOZAN PROMENADE	DANAU GARDEN	BADAN	15.00	4.50	6,338,000,000	105,300,000	5,115,000,000	5,040,000,000	101,600,000	60,500,000	47,500,000	41,400,000	
14			HOEK	15.00	6.00	7,064,000,000	117,400,000	5,724,000,000	5,649,000,000	113,900,000	67,800,000	53,200,000	46,400,000	
15	TEMPOZAN PROMENADE	DANAU BOULEVARD	BADAN	15.00	4.50	6,785,000,000	112,800,000	5,490,000,000	5,415,000,000	109,200,000	65,000,000	51,000,000	44,500,000	
16			HOEK	15.00	6.00	7,511,000,000	124,900,000	6,100,000,000	6,025,000,000	121,500,000	72,400,000	56,800,000	49,500,000	

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