

Minimalist

Simple

Limited Home

**Simple is Best,
Discover the Beauty of
Minimalist Home Design**



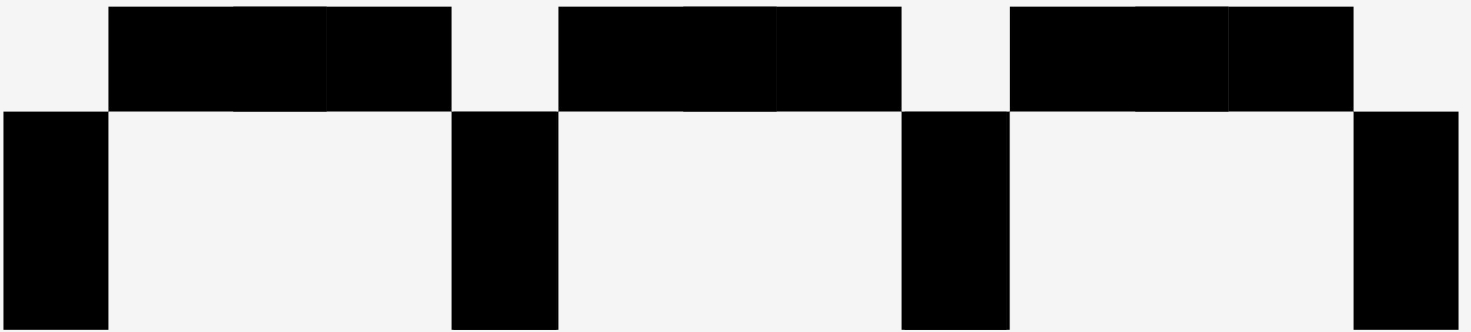
Less is More: Discover the Beauty of Minimalist Home Design

Introducing a revolutionary concept in the world of real estate - minimalist homes that offer luxury living at an affordable price. With only 10 units available, these homes are designed with a minimalist approach that optimizes the use of space while providing all the amenities of a luxurious living space.

The homes are priced at only 1.1 billion rupiah, making them an attractive option for those looking for a stylish and practical living space without breaking the bank. Each unit is carefully crafted to maximize natural light and ventilation, creating a serene and peaceful atmosphere. The homes are located in a prime location, with easy access to major roads and public transportation, making it an ideal choice for those who value convenience and accessibility. Don't miss your chance to own one of these unique and affordable homes that offer the perfect blend of style and comfort.



Be One of the Few:
Experience the Charm of Our
Limited Mini Homes



Best Location in Bintaro,



Health Facilities

- 4.0 km RS Premier Bintaro
- 2.4 km RS Mitra Keluarga
- 3.7 km RS Dr. Suyoto

Education Facilities

- 1.9 km Pembangunan Jaya School
- 3.9 km Millennia Word School
- 4.8 km Jakarta Emerald School

Leisure Zones

- 6.7 km Pondok Indah Mall
- 6.1 km Bintaro Exchange
- 1.9 km Bintaro Plaza

Grocery Areas

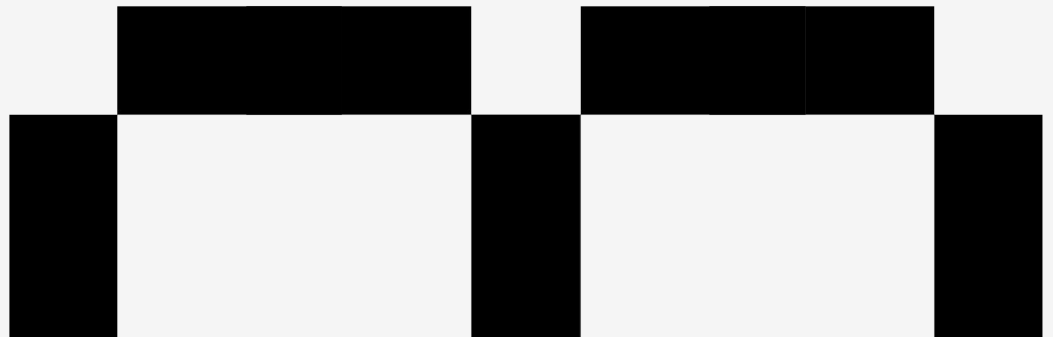
- 1.5 km Guardian - Farmers Bintaro
- 700 m Sektor 2 Grocery
- 5.0 km Carrefour Lebak Bulus

Transportation

- 750 m Pondok Ranji Station
- 1.6 km Tol Bintaro Viaduct
- 4.1 km Tol Veteran

Mosque

- 1.3 km Jami Mosque Bintaro Jaya
- 1.8 km As Salam Mosque



Site Plan



| No. | Kav | Tanah | Bangunan |
|-----|--------|-------|----------|
| 1 | Kav 1 | 60.00 | 66/85 |
| 2 | Kav 2 | 60.00 | 66/85 |
| 3 | Kav 3 | 61.00 | 66/85 |
| 4 | Kav 3A | 62.00 | 66/85 |
| 5 | Kav 5 | 61.00 | 66/85 |
| 6 | Kav 6 | 62.00 | 66/85 |
| 7 | Kav 7 | 61.00 | 66/85 |
| 8 | Kav 8 | 62.00 | 66/85 |
| 9 | Kav 9 | 62.00 | 66/85 |
| 10 | Kav 10 | 62.00 | 66/85 |



The Design





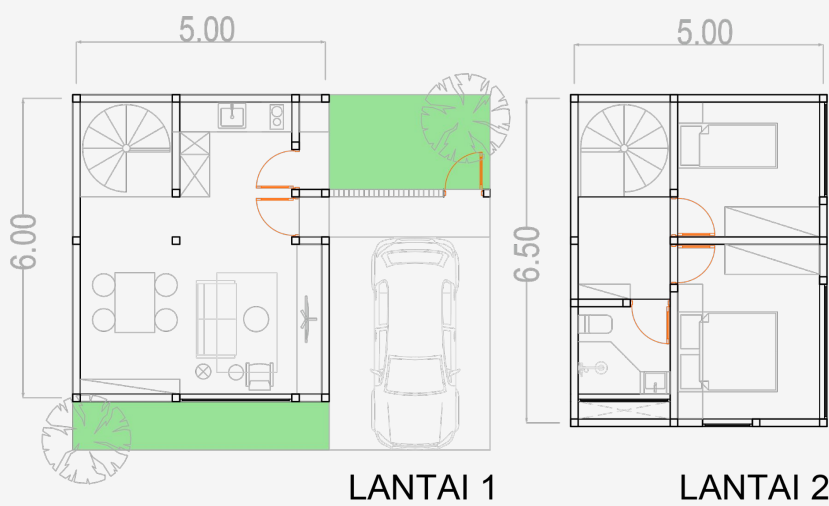


Type Size 85m²



Type Size 66m²





Detail Units

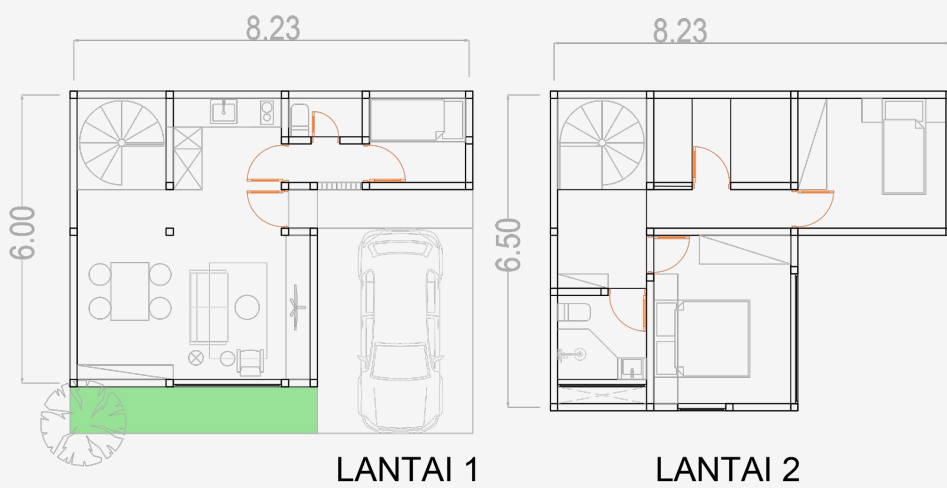
66 m²

2 Bedrooms

1 Restrooms

1 Kitchen

1 Carport



Detail Units

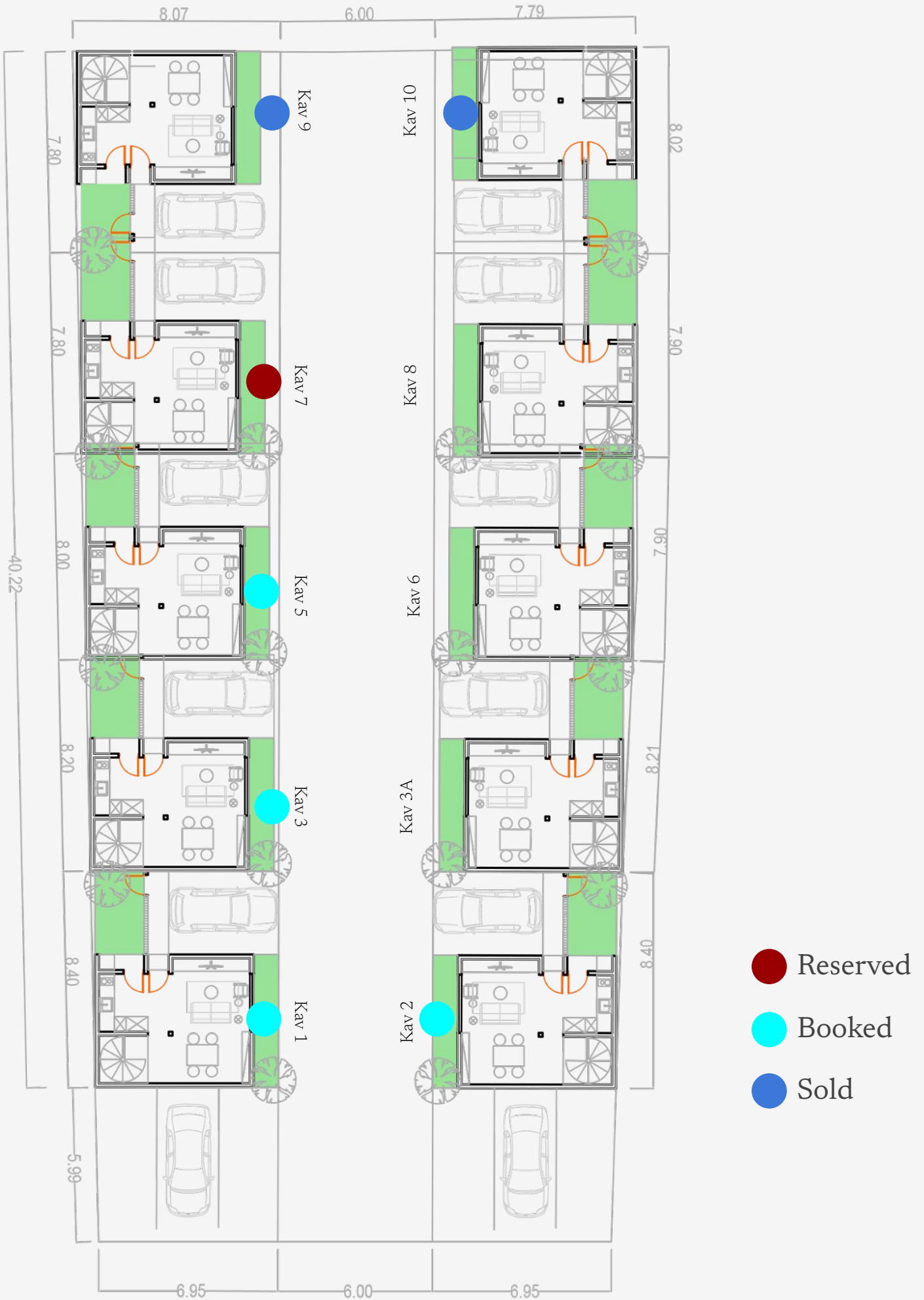
85 m²

-
- 3 Bedrooms
 - 2 Restrooms
 - 1 Kitchen
 - 1 Carport



Detail Specifications :

| | | |
|-----------------|--------|----------------------|
| Wall System | —————> | Hebel |
| Floor Finishing | —————> | Homogeneous Tile |
| Door & Window | —————> | Wood and Aluminum |
| Ceiling | —————> | Painted Gypsum Board |
| Sanitary Wares | —————> | Toto / Equivalent |
| Electricity | —————> | 2200 Watt |
| Water Supply | —————> | Ground Water |



Price List LB 66m²

Prepared: 18th September 2023

Promo Price

| No. | Kav | Luas | | Normal Price | KPR Instant | | | KPR | | |
|-----|--------|-------|----------|---------------|---------------|---------------|---------------|------------|-----------|-----------|
| | | Tanah | Bangunan | | Cash | Instalment | DP 15% | 10 Tahun | 15 Tahun | 20 Tahun |
| 1 | Kav 1 | 60 | 66 | 1,235,994,000 | 1,174,194,300 | 1,310,153,640 | 1,235,994,000 | 11,401,715 | 8,584,237 | 7,226,909 |
| 2 | Kav 2 | 60 | 66 | 1,235,994,000 | 1,174,194,300 | 1,310,153,640 | 1,235,994,000 | 11,401,715 | 8,584,237 | 7,226,909 |
| 3 | Kav 3 | 61 | 66 | 1,246,216,000 | 1,183,905,200 | 1,320,988,960 | 1,246,216,000 | 11,496,011 | 8,655,231 | 7,286,677 |
| 4 | Kav 3A | 62 | 66 | 1,256,439,000 | 1,193,617,050 | 1,331,825,340 | 1,256,439,000 | 11,590,315 | 8,726,232 | 7,346,452 |
| 5 | Kav 5 | 61 | 66 | 1,246,216,000 | 1,183,905,200 | 1,320,988,960 | 1,246,216,000 | 11,496,011 | 8,655,231 | 7,286,677 |
| 6 | Kav 6 | 62 | 66 | 1,256,439,000 | 1,193,617,050 | 1,331,825,340 | 1,256,439,000 | 11,590,315 | 8,726,232 | 7,346,452 |
| 7 | Kav 7 | 61 | 66 | 1,246,216,000 | 1,183,905,200 | 1,320,988,960 | 1,246,216,000 | 11,496,011 | 8,655,231 | 7,286,677 |
| 8 | Kav 8 | 62 | 66 | 1,256,439,000 | 1,193,617,050 | 1,331,825,340 | 1,256,439,000 | 11,590,315 | 8,726,232 | 7,346,452 |
| 9 | Kav 9 | 62 | 66 | 1,256,439,000 | 1,193,617,050 | 1,331,825,340 | 1,256,439,000 | 11,590,315 | 8,726,232 | 7,346,452 |
| 10 | Kav 10 | 62 | 66 | 1,256,439,000 | 1,193,617,050 | 1,331,825,340 | 1,256,439,000 | 11,590,315 | 8,726,232 | 7,346,452 |

Harga termasuk

- IMB
- SHM
- BPHTB
- Biaya Notaris*
- Biaya KPR*

Harga belum termasuk

- PBB

Reserve (fully refundable) Rp 5,000,000 Bank BRI no. rekening 0530-01-000455-56-9 a.n PT Spiti Artha Mandala

* Ilustrasi KPR BRI bunga promo 5,5% flat 5 tahun

Harga dan Ketentuan di atas sewaktu - waktu dapat berubah tanpa pemberitahuan terlebih dahulu

Untuk cara pembayaran KPR, besarnya suku bunga ditentukan oleh Bank penyedia KPR yang berlaku

Price List LB 85m²

Prepared: 18th September 2023

Promo Price

| No. | Kav | Luas | | Normal Price | KPR Instant | | | KPR | | |
|-----|--------|-------|----------|---------------|---------------|---------------|---------------|------------|-----------|-----------|
| | | Tanah | Bangunan | | Cash | Instalment | DP 15% | 10 Tahun | 15 Tahun | 20 Tahun |
| 1 | Kav 1 | 60 | 85 | 1,399,403,000 | 1,329,432,850 | 1,483,367,180 | 1,399,403,000 | 12,909,120 | 9,719,147 | 8,182,368 |
| 2 | Kav 2 | 60 | 85 | 1,399,403,000 | 1,329,432,850 | 1,483,367,180 | 1,399,403,000 | 12,909,120 | 9,719,147 | 8,182,368 |
| 3 | Kav 3 | 61 | 85 | 1,409,626,000 | 1,339,144,700 | 1,494,203,560 | 1,409,626,000 | 13,003,424 | 9,790,148 | 8,242,143 |
| 4 | Kav 3A | 62 | 85 | 1,419,848,000 | 1,348,855,600 | 1,505,038,880 | 1,419,848,000 | 13,097,720 | 9,861,142 | 8,301,911 |
| 5 | Kav 5 | 61 | 85 | 1,409,626,000 | 1,339,144,700 | 1,494,203,560 | 1,409,626,000 | 13,003,424 | 9,790,148 | 8,242,143 |
| 6 | Kav 6 | 62 | 85 | 1,419,848,000 | 1,348,855,600 | 1,505,038,880 | 1,419,848,000 | 13,097,720 | 9,861,142 | 8,301,911 |
| 7 | Kav 7 | 61 | 85 | 1,409,626,000 | 1,339,144,700 | 1,494,203,560 | 1,409,626,000 | 13,003,424 | 9,790,148 | 8,242,143 |
| 8 | Kav 8 | 62 | 85 | 1,419,848,000 | 1,348,855,600 | 1,505,038,880 | 1,419,848,000 | 13,097,720 | 9,861,142 | 8,301,911 |
| 9 | Kav 9 | 62 | 85 | 1,419,848,000 | 1,348,855,600 | 1,505,038,880 | 1,419,848,000 | 13,097,720 | 9,861,142 | 8,301,911 |
| 10 | Kav 10 | 62 | 85 | 1,419,848,000 | 1,348,855,600 | 1,505,038,880 | 1,419,848,000 | 13,097,720 | 9,861,142 | 8,301,911 |

Harga termasuk

- IMB
- SHM
- BPHTB
- Biaya Notaris*
- Biaya KPR*

Harga belum termasuk

- PBB

Reserve (fully refundable) Rp 5,000,000 Bank BRI no. rekening 0530-01-000455-56-9 a.n PT Spiti Artha Mandala

* Ilustrasi KPR BRI bunga promo 5,5% flat 5 tahun

Harga dan Ketentuan di atas sewaktu - waktu dapat berubah tanpa pemberitahuan terlebih dahulu

Untuk cara pembayaran KPR, besarnya suku bunga ditentukan oleh Bank penyedia KPR yang berlaku

Cara Pembayaran

Reserve : 5,000,000 fully refundable

Uang Tanda Jadi (UTJ) / Booking Fee : 10,000,000 setelah dikurangi Reserve (5,000,000)

1. Tunai 1 bulan

- Pembayaran DP : 30% Harga Tunai 1 Bulan dikurangi UTJ, dibayarkan pada hari ke-14 setelah UTJ
- Pelunasan : 70% Harga Tunai 1 Bulan dibayarkan pada hari ke-30 setelah Pembayaran DP

2. Tunai Bertahap

- Pembayaran DP : 15% Harga Tunai Bertahap dikurangi UTJ, dibayarkan pada hari ke-14 setelah UTJ
- Pembayaran 1-12 : 85% Harga Tunai Bertahap dibagi dengan pilihan jangka waktu 6 atau 12 bulan Mulai dibayarkan pada hari ke-30 setelah Pembayaran DP dan tiap bulan berikutnya

3. KPR Instant

- Pembayaran DP Lunas : 15% Harga Jual KPR dikurangi UTJ, dibayarkan pada hari ke-14 setelah UTJ
- Akad KPR : 85% dari harga jual, dilakukan maksimal 7 hari setelah SP3k keluar dari bank penyedia KPR dan DP Lunas

3. KPR

- Pembayaran DP : 15% Harga Jual KPR Dibagi 3 Bulan dikurangi UTJ, dibayarkan pada hari ke-14 setelah UTJ
- Pembayaran 2 & 3 : 15% Harga Jual KPR dibagi dengan jangka waktu sampai dengan 3 bulan
- Akad KPR : Mulai dibayarkan pada hari ke-30 setelah Pembayaran DP dan tiap bulan berikutnya 85% dari harga jual, dilakukan maksimal 7 hari setelah SP3k keluar dari bank penyedia KPR dan DP Lunas

Simulasi Pembayaran

| Pembayaran | | | Tunai 1 Bulan | Tunai Bertahap | | KPR Instant | KPR |
|----------------------|----------------|--|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | | | 6 Bulan | 12 Bulan | 15% Lunas | 15%/3 Bulan |
| Uang Tanda Jadi | Hari Pemesanan | | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 |
| Pembayaran Awal / DP | Hari ke-14 | | 335,254,100 | 172,984,673 | 172,984,673 | 162,627,050 | 54,209,017 |
| Pembayaran 1 | Bulan 1 | | 805,592,900 | 172,818,858 | 86,409,429 | Akad KPR | 54,209,017 |
| Pembayaran 2-6 | Bulan 2-6 | | | 172,818,858 | 86,409,429 | | 54,209,017 |
| Pembayaran 7-12 | Bulan 7-12 | | | | 86,409,429 | | Akad KPR |
| Total | | | 1,150,847,000 | 1,219,897,820 | 1,219,897,820 | 1,150,847,000 | 1,150,847,000 |

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**Be One of the Few:
Experience the Charm of Our
Limited Mini Homes Today**

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