



TALLASA CITY

PRICELIST CLUSTER ALSTONIA

Harga Berlaku November 2024

Asumsi Bunga KPR

5%

Type	Luas (m2)		Public Price						
	Bangunan	Tanah	Cash		KPR	DP	Simulasi Angsuran		
			Keras	24 Bulan	KPR	10%	5 Tahun	10 Tahun	15 Tahun
5 x 10 Standard	58	50	765,000,000	823,000,000	809,000,000	80,900,000	13,740,145	7,722,630	5,757,768
5 x 10 Standard (Blok E1)	58	50	749,000,000	808,000,000	793,000,000	79,300,000	13,468,399	7,569,896	5,643,894
5 x 10 (E1-1)	58	79	1,019,000,000	1,095,000,000	1,077,000,000	107,700,000	18,291,887	10,280,930	7,665,163
5 x 10 (E1-22)	58	90	974,000,000	1,047,000,000	1,030,000,000	103,000,000	17,493,634	9,832,273	7,330,657
5 x 10 (D3-25)	58	110	1,133,000,000	1,218,000,000	1,197,000,000	119,700,000	20,329,980	11,426,438	8,519,220
5 x 10 (D3-53)	58	79	956,000,000	1,028,000,000	1,010,000,000	101,000,000	17,153,951	9,641,355	7,188,314
5 x 12 Standard	70	60	994,000,000	1,068,000,000	1,051,000,000	105,100,000	17,850,300	10,032,737	7,480,117
5 x 12 Sudut	70	95	1,219,000,000	1,310,000,000	1,288,000,000	128,800,000	21,875,534	12,295,115	9,166,880
5 x 12 (E-6)	70	96	1,226,000,000	1,317,000,000	1,294,000,000	129,400,000	21,977,439	12,352,390	9,209,583
6 x 12 Standard	92	72	1,293,000,000	1,391,000,000	1,366,000,000	136,600,000	23,200,295	13,039,694	9,722,017
6 x 12 Sudut	92	107	1,530,000,000	1,644,000,000	1,616,000,000	161,600,000	27,446,322	15,426,169	11,501,303
6 x 12 (C-15,D-30)	92	72	1,326,000,000	1,426,000,000	1,401,000,000	140,100,000	23,794,739	13,373,801	9,971,117
6 x12 (B-26,27,28,C-2,3,5)	92	72	1,313,000,000	1,411,000,000	1,388,000,000	138,800,000	23,573,945	13,249,704	9,878,594
6 x12 (C-1)	92	136	1,726,000,000	1,856,000,000	1,824,000,000	182,400,000	30,979,017	17,411,715	12,981,668
6 x12 (D-1)	92	152	1,833,000,000	1,970,000,000	1,936,000,000	193,600,000	32,881,238	18,480,855	13,778,788
6 x12 (E-5)	92	108	1,536,000,000	1,652,000,000	1,623,000,000	162,300,000	27,565,211	15,492,990	11,551,123
6 x12 (F-1)	92	132	1,699,000,000	1,826,000,000	1,795,000,000	179,500,000	30,486,478	17,134,884	12,775,271
6 x12 (D1-01)	155	92	1,852,000,000	1,991,000,000	1,957,000,000	195,700,000	33,237,904	18,681,319	13,928,248
6 x12 (D1-18)	139	92	1,744,000,000	1,875,000,000	1,843,000,000	184,300,000	31,301,715	17,593,087	13,116,894
6 x12 (C2-30)	155	92	1,852,000,000	1,991,000,000	1,957,000,000	195,700,000	33,237,904	18,681,319	13,928,248
6 x 15 Standard	109	90	1,617,000,000	1,738,000,000	1,708,000,000	170,800,000	29,008,860	16,304,391	12,156,080
6 x 15 (A-26,B-23)	109	90	1,650,000,000	1,773,000,000	1,743,000,000	174,300,000	29,603,304	16,638,497	12,405,180
6 x 15 (A-1)	109	134	1,963,000,000	2,109,000,000	2,074,000,000	207,400,000	35,225,045	19,798,189	14,760,954

Cara Pembayaran :

1. Uang Tanda Jadi : Dibayar sebesar Rp 10.000.000,- pada saat transaksi
2. Uang Muka & Sisa Pelunasan dapat dibayarkan :

A. Tunai Keras :

1. Uang muka 30% : dibayarkan pada hari ke-8 setelah UTJ
2. Pelunasan 70% : dibayarkan paling lambat hari ke-30 setelah UTJ

B. Cash Bertahap 24 bulan :

1. Cicilan 24x flat, cicilan 1 dibayarkan pada hari ke-8 setelah UTJ

C. KPR :

1. Uang muka 10% : Diangsur selama 4 bulan untuk KPR Rumah 1
2. Uang muka 15% : Diangsur selama 4 bulan untuk KPR Rumah 2
3. Pelunasan : Akad Kredit Bank

Ketentuan Umum :

1. Harga tersebut diatas dapat berubah sewaktu-waktu
2. Uang Tanda Jadi akan hangus apabila terjadi pembatalan dari pihak pembeli
3. Segala kekurangan biaya, khususnya BPHTB, BBN dan AJB yang mengalami perubahan akibat peraturan pemerintah menjadi tanggungan pembeli dan wajib dilunasi sebelum AJB ditandatangani
4. Cara pembayaran KPR tersebut diatas merupakan ketentuan yang berlaku dari Bank Indonesia

Harga sudah termasuk :

1. PPN 11%
2. Biaya Penyambungan Listrik
3. Biaya Penyambungan Air
4. Biaya IMB
5. Biaya pecah sertifikat
6. Biaya AJB, BPHTB, Balik Nama

Harga belum termasuk :

1. Biaya Proses KPR, seperti : Provisi, asuransi, dsb
2. Pajak - pajak lain dan perubahannya yang dikeluarkan pemerintah

FKS
LAND

Handwritten signatures and initials, including a large signature and initials 'JK' with '17/20' written next to it.