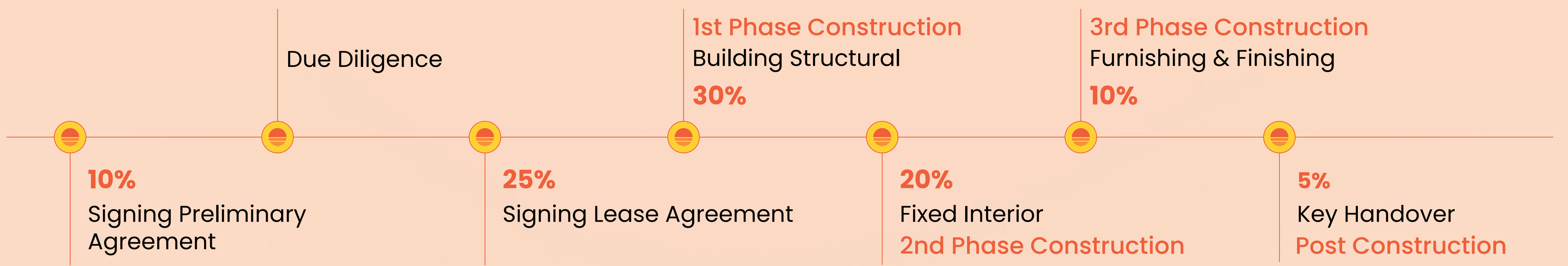


VILLAS SANUR



PRICE LIST 30 YEARS LEASEHOLD (USD)

Unit	Building Size (M ²)	Land Size (M ²)	Pool Size (M)	Unit Price (USD)	First Payment [10%] (USD)	Second Payment [25%] (USD)	Third Payment [30%] (USD)	Fourth Payment [20%] (USD)	Fifth Payment [10%] (USD)	Final Payment	Unit Status
Unit 1	142m ²	145m ²	8,3 x 2,2m	\$218.750 USD	\$21.875 USD	\$54.688 USD	\$65.625 USD	\$43.750 USD	\$21.875 USD	\$10.938 USD	Available
Unit 2	146m ²	145m ²	8,3 x 2,2m	\$218.750 USD	\$21.875 USD	\$54.688 USD	\$65.625 USD	\$43.750 USD	\$21.875 USD	\$10.938 USD	Available
Unit 3	146m ²	145m ²	6 x 2,2m	\$218.750 USD	\$21.875 USD	\$54.688 USD	\$65.625 USD	\$43.750 USD	\$21.875 USD	\$10.938 USD	Available
Unit 4	113m ²	107m ²	7,3 x 2,2m	\$203.125 USD	\$20.312,5 USD	\$50.782 USD	\$60.938 USD	\$40.625 USD	\$20.313 USD	\$10.157 USD	Available
Unit 5	142m ²	170m ²	7,3 x 2,2m	Reserved							
Unit 6	131m ²	142m ²	8,3 x 2,2m	Reserved							
Unit 7	89m ²	100m ²	6 x 2,2m	Reserved							

PRICE LIST 30 YEARS LEASEHOLD (IDR)

Unit	Building Size (M ²)	Land Size (M ²)	Pool Size (M)	Unit Price (IDR)	First Payment [10%] (IDR)	Second Payment [25%] (IDR)	Third Payment [30%] (IDR)	Fourth Payment [20%] (IDR)	Fifth Payment [10%] (IDR)	Final Payment	Unit Status
Unit 1	142m ²	145m ²	8,3 x 2,2m	Rp. 3.500.000.000	Rp. 350.000.000	Rp. 875.000.000	Rp. 1.050.000.000	Rp. 700.000.000	Rp. 350.000.000	Rp. 175.000.000	Available
Unit 2	146m ²	145m ²	8,3 x 2,2m	Rp. 3.500.000.000	Rp. 350.000.000	Rp. 875.000.000	Rp. 1.050.000.000	Rp. 700.000.000	Rp. 350.000.000	Rp. 175.000.000	Available
Unit 3	146m ²	145m ²	6 x 2,2m	Rp. 3.500.000.000	Rp. 350.000.000	Rp. 875.000.000	Rp. 1.050.000.000	Rp. 700.000.000	Rp. 350.000.000	Rp. 175.000.000	Available
Unit 4	113m ²	107m ²	7,3 x 2,2m	Rp. 3.250.000.000	Rp. 325.000.000	Rp. 812.500.000	Rp. 975.000.000	Rp. 650.000.000	Rp. 325.000.000	Rp. 162.500.000	Available
Unit 5	142m ²	170m ²	7,3 x 2,2m	Reserved							
Unit 6	131m ²	142m ²	8,3 x 2,2m	Reserved							
Unit 7	89m ²	100m ²	6 x 2,2m	Reserved							

Lease Information

Lease Start: 1st January 2024
Lease Duration: 30 Years
Lease Expiry: 1st January 2054

Unit Handover (Estimation)

Fastest: Q3 - 2025
Latest: Q4 - 2025

Extension

Extension: 30 Years
Latest to Extend: 3 Months Before Lease Expiry

*\$1 USD = Rp. 16.000

PAYMENT TERMS & CONDITIONS

Booking and Reservation

- Booking Fee: \$2.000 USD (Rp 32.000.000,-).
- The Booking Fee is required to reserve a unit and will be deducted from the down payment.
- Booking fee is valid and fully refundable in 7 days.
- Preliminary Agreement shall be sign within the 7-day period for the transaction to proceed

Design Alterations

- No design alterations are permitted to the villa exterior facade or structural layout. Minor interior alterations and layout are allowed, but limited.

Preliminary Agreement

- Transaction process shall be based upon the Preliminary Agreement
- Preliminary Agreement is applicable to changes based on agreements by both parties (Developer and Client)

Currency

- All transaction are in Indonesian Rupiah (any cost beyond that are borne by the client/customer).

