

PRICELIST & PAYMENT TERMS

UNIT	TYPE	BUILDING SIZE	LAND SIZE	PRICE OF VILLAS (USD)	PRICE OF VILLAS (IDR)	UNIT STATUS
VILLA 1	TROPICAL MODERN + PRIVATE PARKING	174 SQM	225 SQM	\$239.000	3.870.800.000	AVAILABLE
VILLA 2	TROPICAL MODERN	172 SQM	210 SQM	\$233.000	3.771.700.000	AVAILABLE
VILLA 3	TROPICAL MODERN	171 SQM	207 SQM	\$231.000	3.745.000.000	AVAILABLE
VILLA 5	TROPICAL MODERN	170 SQM	205 SQM	\$230.000	3.725.000.000	AVAILABLE
VILLA 7	LUXURY OPEN SPACE	195 SQM	244 SQM	\$258.000	4.177.000.000	AVAILABLE
VILLA 8	LUXURY OPEN SPACE	187 SQM	244 SQM	\$253.000	4.009.000.000	AVAILABLE
VILLA 9	CONTEMPORARY MODERN	177 SQM	215 SQM	\$237.500	3.847.000.000	AVAILABLE
VILLA 10	CONTEMPORARY MODERN	170 SQM	216 SQM	\$234.000	3.760.000.000	SOLD OUT
VILLA 11	CONTEMPORARY MODERN	170 SQM	212 SQM	\$232.500	3.780.000.000	SOLD OUT
VILLA 12	CONTEMPORARY MODERN	170 SQM	210 SQM	\$232.000	3.770.000.000	SOLD OUT
VILLA 13	CONTEMPORARY MODERN	170 SQM	213 SQM	\$233.000	3.790.000.000	SOLD OUT

- Notarial fee included

- Price is included to 11% VAT, FF & E (Furniture, Fixtures & Equipment) 5-star villa's standard

- Booking fee is needed for \$617 or IDR 10.000.000/unit to book an available unit

AMOUNT	TERMS	
10%	Down Payment (DP)	1-7 days waiting for a down payment- reduced by the amount of booking fee values
20%	2nd Instalment	Due Diligence for contains the sales and purchase agreement. The results are accepted the both sides, signed and certified by the notary— construction already start, land & foundation preparation
15%	3rd Instalment	30% of construction progress (foundation almost done, floor planning, wall structure is starting to appear, swimming pool structure is starting to appear)
15%	4th Instalment	50% of construction progress (foundation has done, cladding, electrical lines, ceramic tile selection, roof frame installation process)
15%	5th Instalment	70% of construction progress (swimming pool almost done, wall plastering finished, painting, installing ceramics & frames, starting the finishing process)
15%	6th Instalment	90% of construction progress (all MEP finished, wall finishing, flooring, furniture entry process and decorative ornaments)
10%	Last Payment	100% of construction progress (construction complete and finishing process—furniture entry process, decorative ornaments, equipment's & gardening landscape)— Handover Process

PROVISION:

- Booking Fee: \$617 or IDR 10.000.000 (refundable before 7 days)
- Due diligence can be simultaneously process or before the down payment is received or within 7 days
- The maximum payment term/deadline for 2nd payment is 14 days after the down payment received
- If the time for 2nd payment is beyond 14 days from down payment received, the reservation is a cancelled and down payment can be back within 50%

SITE PLAN



Villa 1 : Land Size 225 sqm
Villa 2 : Land Size 210 sqm
Villa 3 : Land Size 207 sqm
Villa 5 : Land Size 205 sqm
Villa 7-8 : Land Size 244 sqm

Villa 9 : Land Size 215 sqm
Villa 10 : Land Size 216 sqm
Villa 11 : Land Size 212 sqm
Villa 13 : Land Size 213 sqm

SITE PLAN

UPDATE SOLD SITE



- Villa 1** : Land Size 225 sqm
- Villa 2** : Land Size 210 sqm
- Villa 3** : Land Size 207 sqm
- Villa 5** : Land Size 205 sqm
- Villa 7-8** : Land Size 244 sqm

- Villa 9** : Land Size 215 sqm
- Villa 10** : Land Size 216 sqm
- Villa 11** : Land Size 212 sqm
- Villa 12** : Land Size 210 sqm
- Villa 13** : Land Size 213 sqm