



EMERALD RESIDENCE

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| DEVELOPER Background |

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ANUGERAH $\Lambda\Omega$
construction company

PT. Anugerah Graha Sepatan yang didirikan pada tahun 2016 merupakan bagian dari kelompok usaha PT. Anugerah Alfa Omega yang telah beroperasi dari tahun 2005.

Visi:

Menjadi pengembang dan perusahaan konstruksi khususnya di bidang perumahan dan gedung komersial dengan jasa konstruksi yang profesional, kompetitif, inovatif dan berintegritas tinggi dalam hal kualitas dan kepuasan bagi pelanggan.



| DEVELOPER Project |

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IDEVELOPER PROJECT

- Drillsite Preparation (2007), Cikarang – West Java.
 - Apartment 6th Floor (2007), Cikande Serang – Banten.
 - Residential House (2008), Pluit – North Jakarta.
 - Restrain Flood Infrastructure (2008), Jakarta.
 - CPO Storage Tank & Jetty (2008), Berau – East Kalimantan.
 - Jetty & Substructure Intermediate Stockpile Package (2008), Teluk Timbau – Mid Kalimantan.
 - Substructure (2008), Cibitung – Bekasi.
 - Jetty & Sub Structure Intermediate Stock Pile Package (2008).
 - Palm Oil Factory (2010), Puding Besar – Bangka.
 - Jetty & Facilities (2013), Berau – East Kalimantan.
 - Clinker Storage & Coal Storage (2013)
 - Main Workshop (2013), Sereak.
 - Office Support Building, Buhut – Mid Kalimantan.
 - CPO Storage Tank & Facilities, Labanan – East Kalimantan.
 - Residential Houses (2005), Green Garden – West Jakarta.
 - Warehouse Building (2005), Ciawi – West Java.
 - Residential Houses (2006), Tomang – West Jakarta.
 - Filling Station (2007), Ciwandan - Banten.
 - Jetty (2007), Cilegon – Banten.
 - Storage Tank (2007), Mangunreja – Banten.
- 



EMERALD LAND

Cibinong – BOGOR

Land Size : 2 Ha
Total Unit : 106
Since : 2015



EMERALD TERRACE

Jati Asih - Bekasi

Land Size : 4 Ha
Total Unit : 224
Since : 2018



EMERALD CITY

Cibinong – BOGOR

Land Size : 9 Ha
Total Unit : 599
Since : 2019



EMERALD CILEBUT

Cibinong – BOGOR

Land Size : 3 Ha + 3 Ha
Total Unit : 420 +
Since : 2019



NEOPARK @EMERALD NEOPOLIS

KARAWANG

Land Size : 13 Ha
Total Unit : 1050
Since : 2019



NEO CASA @EMERALD NEOPOLIS

KARAWANG

Land Size : 1,2 Ha
Total Unit : 146
Since : 2020

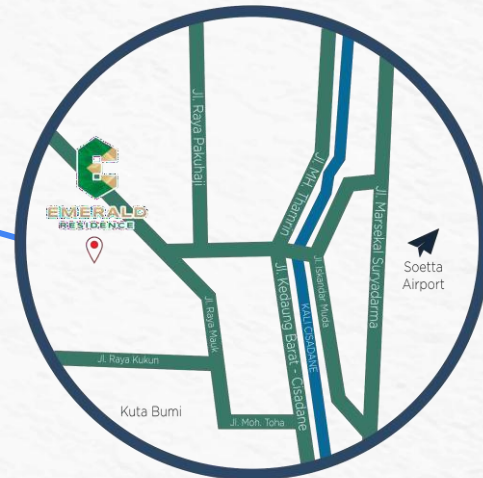


EMERALD RESIDENCE





| PETA LOKASI



BERYL (NEW AMETHYST)

BERYL PLUS (NEW AMETHYST PLUS)

GARNET (NEW RUBY)

TOPAZ (NEW SAPPHIRE)

AMETHYST

AMETHYST PLUS

RUBY

SAPPHIRE

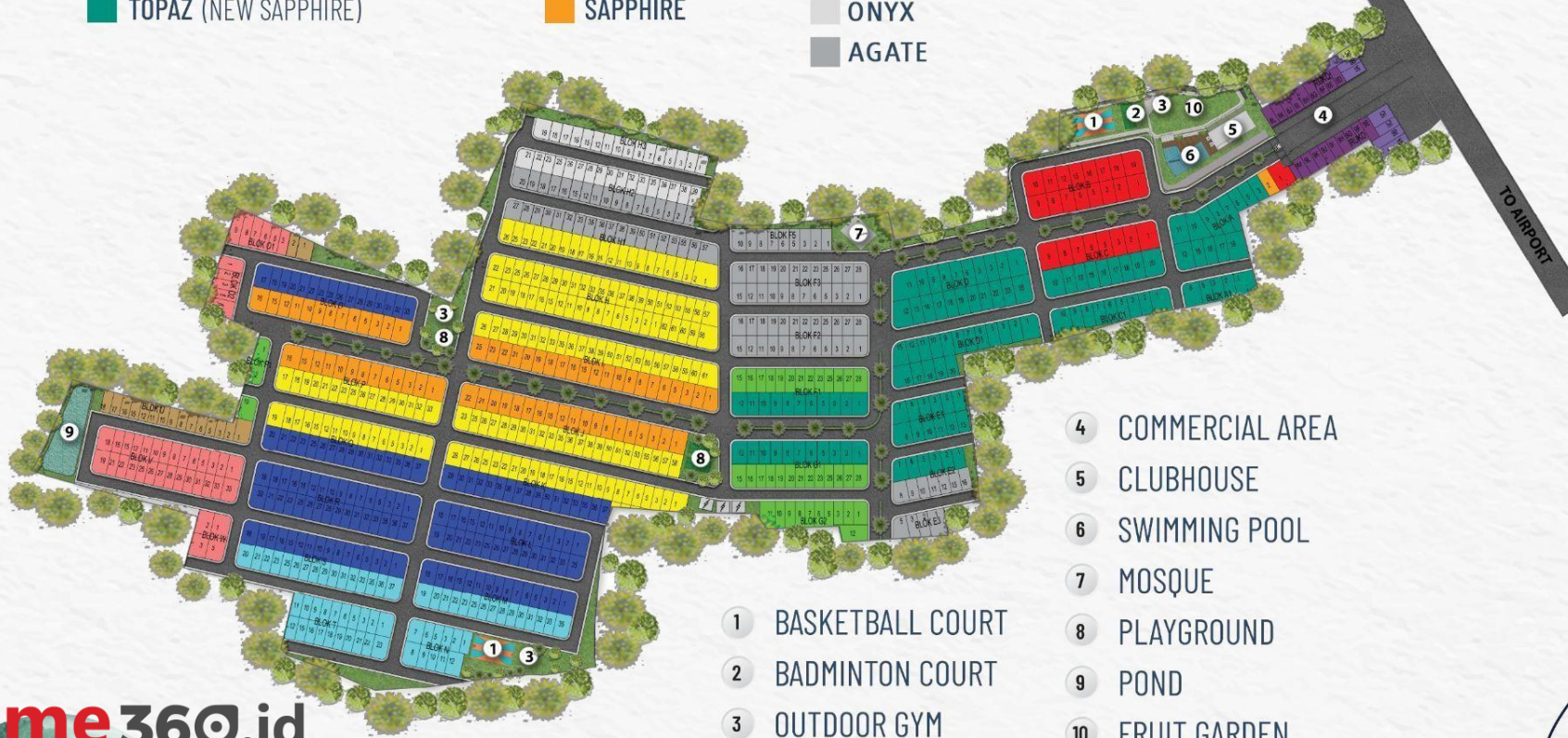
DIAMOND

RUKO 2 LANTAI

RUKO 3 LANTAI

ONYX

AGATE



4 COMMERCIAL AREA

5 CLUBHOUSE

6 SWIMMING POOL

7 MOSQUE

8 PLAYGROUND

9 POND

10 FRUIT GARDEN

1 BASKETBALL COURT

2 BADMINTON COURT

3 OUTDOOR GYM

RESIDENCE | FACILITIES

Adult Swimming Pool

Kids Swimming Pool

Badminton Court

Basketball Court

Outdoor Gym

Jogging Track

Multifunction Hall

Children Playground

Traditional Games Field

Reflexology Path

Koi Pond

Fruit Garden

Lapangan Futsal





| EMERALD FACILITIES

- CCTV
- SECURITY
- UNDERGROUND UTILITIES



TYPE | DIAMOND



DIAMOND | STANDART

Tipe Diamond | 2 Lantai

Dimensi : 7m X 12m

LB / LT : 83 / 84

Jumlah Kamar : 4 + 1

Jumlah Kamar Mandi : 3 + 1

Carport : 2

Listrik : 2200 w

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DIAMOND | OPTIONAL

Tipe Diamond | 2 Lantai

Dimensi : 7m X 12m

LB / LT : 83 / 84

Jumlah Kamar : 3 + 1

Jumlah Kamar Mandi : 3 + 1

Carport : 2

Listrik : 2200 w

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TYPE | SAPPHIRE



SAPPHIRE

Tipe Sapphire | 2 Lantai

Dimensi : 6m X 12m

LB / LT : 60 / 72

Jumlah Kamar : 3

Jumlah Kamar Mandi : 2

Carport : 2

Listrik : 2200 w



TYPE | RUBY

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RUBY

Tipe Ruby | 2 Lantai

Dimensi	: 6m X 12m
LB / LT	: 48 / 60
Jumlah Kamar	: 2
Jumlah Kamar Mandi	: 2
Carport	: 1 Mobil + 1 Motor
Listrik	: 2200 w



TYPE | AMETHYST



AMETHYST | PLUS

Tipe Amethyst | 1 Lantai

Dimensi : 6m X 12m

LB / LT : 30 / 60

Jumlah Kamar : 2

Jumlah Kamar Mandi : 1

Carport : 1 Mobil

Listrik : 1300 w



AMETHYST

Tipe Amethyst | 1 Lantai

Dimensi : 5m X 12m

LB / LT : 30 / 60

Jumlah Kamar : 2

Jumlah Kamar Mandi : 1

Carport : 1 Mobil

Listrik : 1300 w

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TYPE | BERYL

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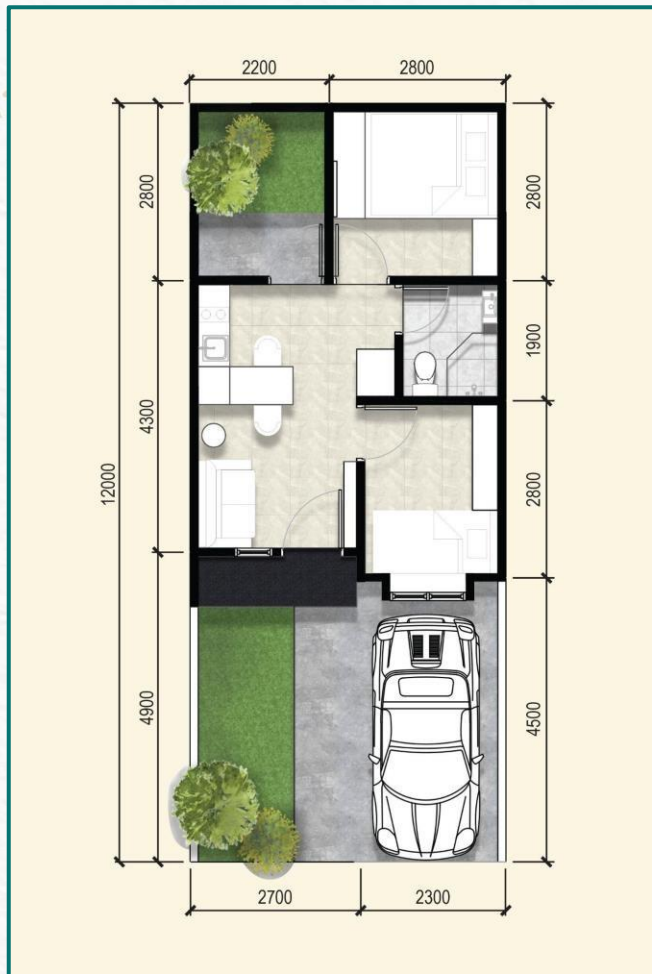




BERYL

Tipe Beryl | 1 Lantai

Dimensi	: 5m X 10m / Var
LB / LT	: 24 / 50 / Var
Jumlah Kamar	: 1
Jumlah Kamar Mandi	: 1
Carport	: 1 Mobil + 1 Motor
Listrik	: 1300 w



BERYL | PLUS

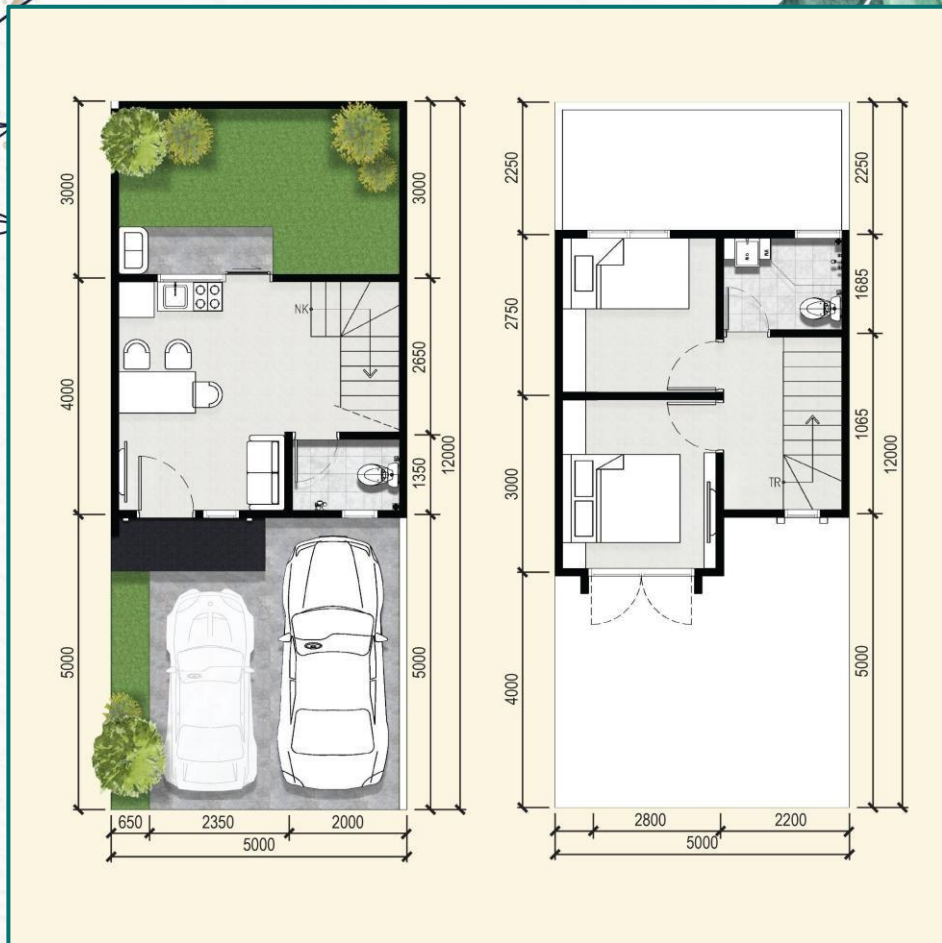
Tipe Beryl | 1 Lantai

Dimensi	: 5m X 12m
LB /LT	: 32 / 60
Jumlah Kamar	: 2
Jumlah Kamar Mandi	: 1
Carport	: 1 Mobil + 1 Motor
Listrik	: 1300 w

TYPE | GARNET

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GARNET

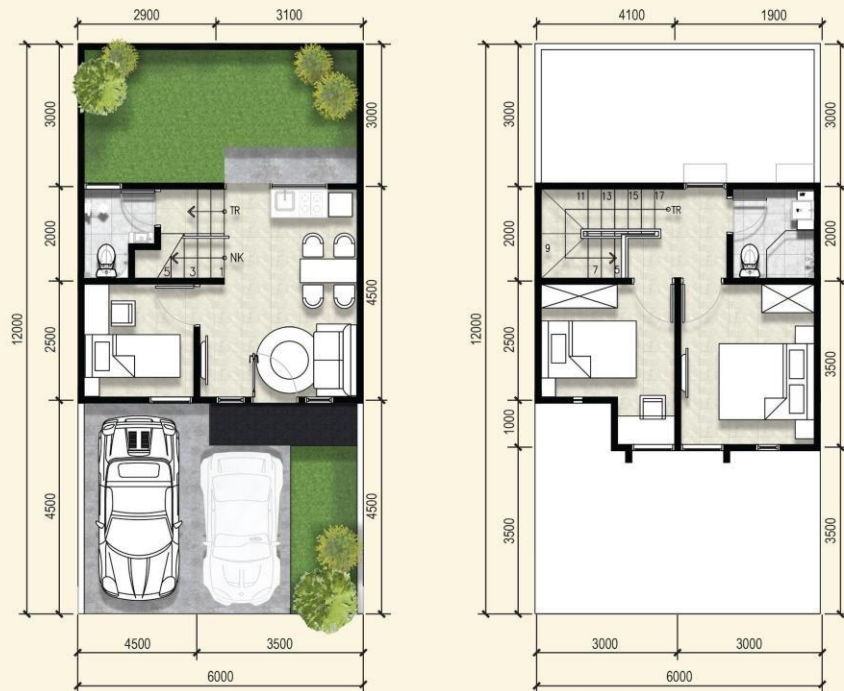
Tipe Garnet | 2 Lantai

Dimensi	: 5m X 12m
LB / LT	: 48 / 60
Jumlah Kamar	: 2
Jumlah Kamar Mandi	: 1 + 1
Carport	: 2
Listrik	: 2200 w

TYPE | TOPAZ

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TOPAZ

Tipe Topaz | 2 Lantai

Dimensi	: 6m X 12m
LB / LT	: 60 / 72
Jumlah Kamar	: 1 + 2
Jumlah Kamar Mandi	: 1 + 1
Carport	: 2
Listrik	: 2200 w



EMERALD
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SUDAH SERAH
TERIMA

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SPESIFIKASI UMUM | EMERALD RESIDEN

CE

- PONDASI : PONDASI TAPAK
- STRUKTUR : BETON BERTULANG
- DINDING : BATA RINGAN FINISHING CAT
- LANTAI : HOMOGENOUS TILE /KERAMIK
- PLAFOND : GYPSUM /GRC FINISH CAT
- ATAP : GENTENG BETON RANGKA BAJA RINGAN
- KUSEN : ALUMINIUM /SETARA
- PINTU : ENGINEERING DOOR /PVC
- JENDELA : ALUMINIUM, KACA 5MM
- SANITARY : TOTO /WASSER
- CARPORT : RABAT BETON
- LISTRIK : PLN 1300 WATT
- AIR : PAM/SUMUR BOR

| PROGRESS PEMBANGUNAN



GERBANG
PROJECT



RUMAH CONTOH
TYPE DIAMOND
& SAPPHIRE



MARKETING
OFFICE





SWIMMING POOL

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| CARA BAYAR

- **HARD CASH**
- **INSTALMENT 6x, 12x, 18x, 24x**
- **KPR Tipe Beryl, Garnet, Topaz:**
 - KPR 1DP 10% 8x
 - KPR 2 DP 20% 16x
- **KPR Tipe Diamond & Ruko:**
 - KPR 1DP 20% 8x
 - KPR 2 DP 30% 16x



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RESIDENCE

PAYMENT ILLUSTRATION INSTALLMENT

| Emerald Residence

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Installment 6x	Bery I	Bery I Plus
Harga	400,400,000	439,910,000
UTJ	5,000,000	5,000,000
Cicilan / Bulan (1-6)	65,900,000	72,485,000

Installment 12x	Bery I	Bery I Plus
Harga	409,370,000	449,760,000
UTJ	5,000,000	5,000,000
Cicilan / Bulan (1-12)	33,697,500	37,063,333

Installment 18x	Bery I	Bery I Plus
Harga	418,480,000	459,730,000
UTJ	5,000,000	5,000,000
Cicilan / Bulan (1-18)	22,971,111	25,262,777

Installment 24x	Bery I	Bery I Plus
Harga	427,060,000	459,190,000
UTJ	5,000,000	5,000,000
Cicilan / Bulan (1-24)	17,585,833	18,924,583



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PAYMENT ILLUSTRATION INSTALLMENT

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Installment 6x	Garnet	Topaz	Diamond
Harga	614,710,000	756,460,000	1,101,330,000
UTJ	5,000,000	5,000,000	10,000,000
Cicilan / Bulan (1-6)	101,631,666	125,243,333	181,888,333

Installment 12x	Garnet	Topaz	Diamond
Harga	628,560,000	773,950,000	1,126,020,000
UTJ	5,000,000	5,000,000	10,000,000
Cicilan / Bulan (1-12)	51,963,333	64,079,166	93,001,666

Installment 18x	Garnet	Topaz
Harga	642,540,000	790,630,000
UTJ	5,000,000	5,000,000
Cicilan / Bulan (1-18)	35,418,888	43,646,111

Installment 24x	Garnet	Topaz
Harga	655,720,000	806,840,000
UTJ	5,000,000	5,000,000
Cicilan / Bulan (1-24)	27,113,333	33,410,000



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KPR 1 & KPR 2 PAYMENT ILLUSTRATION

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| PAYMENT ILLUSTRATION KPR

KPR 1 DP 10% 8x	Beryl		Beryl Plus	
	Cicilan KPR/Bln	Cicilan KPR/Hari	Cicilan KPR/Bln	Cicilan KPR/Hari
Harga		418,310,000		459,580,000
UTJ		5,000,000		5,000,000
Cicilan DP 1-8		4,603,875		5,119,750
Plafond KPR		376,479,000		413,622,000
Tenor				
5 tahun	7,454,735	248,491	8,271,931	275,731
10 tahun	4,371,240	145,708	4,850,420	161,681
15 tahun	3,383,899	112,797	3,754,846	125,161
20 tahun	2,918,837	97,294	3,238,803	107,960

| PAYMENT ILLUSTRATION KPR

KPR 2 DP 20% 16x	Beryl		Beryl Plus	
	Cicilan KPR/Bln	Cicilan KPR/Hari	Cicilan KPR/Bln	Cicilan KPR/Hari
Harga	448,240,000		492,460,000	
UTJ	5,000,000		5,000,000	
Cicilan DP 1-16	5,290,500		5,843,250	
Plafond KPR	358,592,000		393,968,000	
Tenor	Cicilan KPR/Bln	Cicilan KPR/Hari	Cicilan KPR/Bln	Cicilan KPR/Hari
5 tahun	7,100,551	236,685	7,801,038	260,034
10 tahun	4,163,557	138,785	4,574,302	152,476
15 tahun	3,223,126	107,437	3,541,096	118,037
20 tahun	2,780,159	92,671	3,054,429	101,814

| PAYMENT ILLUSTRATION KPR

KPR 1 DP 10% 8x	Garnet		Topaz	
	Cicilan KPR/Bln	Cicilan KPR/Hari	Cicilan KPR/Bln	Cicilan KPR/Hari
Harga		642,290,000		790,310,000
UTJ		5,000,000		5,000,000
Cicilan DP 1-8		7,403,625		9,253,875
Plafond KPR		578,061,000		711,279,000
Tenor				
5 tahun	11,446,300	381,543	14,084,176	469,472
10 tahun	6,711,778	223,725	8,258,552	275,285
15 tahun	5,195,775	173,192	6,393,176	213,105
20 tahun	4,481,700	149,390	5,514,538	183,817

| PAYMENT ILLUSTRATION KPR

KPR 2 DP 20% 16x	Garnet		Topaz	
	Cicilan KPR/Bln	Cicilan KPR/Hari	Cicilan KPR/Bln	Cicilan KPR/Hari
Harga	688,240,000		846,850,000	
UTJ	5,000,000		5,000,000	
Cicilan DP 1-16	7,978,000		9,960,625	
Plafond KPR	624,011,000		767,819,000	
Tenor				
5 tahun	12,356,165	411,872	15,203,736	506,791
10 tahun	7,245,296	241,509	8,915,029	297,167
15 tahun	5,608,787	186,959	6,901,374	230,045
20 tahun	4,837,950	161,265	5,952,892	198,429

EMERALD | SQUARE



RUKO EMERALD

| 3 Lantai

Listrik 2200w

HARGA KPR MULAI

1370 M - an

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RUKO EMERALD

| 2 Lantai

Listrik 2200w

HARGA KPR MULAI

910 Jt - an

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PAYMENT ILLUSTRATION INSTALLMENT

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Installment 6x	Ruko 2 Lantai
Harga	1,278,830,000
UTJ	20,000,000
Cicilan / Bulan (1-6)	209,805,000

Installment 12x	Ruko 2 Lantai
Harga	1,307,510,000
UTJ	20,000,000
Cicilan / Bulan (1-12)	107,292,500

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SPESIFIKASI RUKO | EMERALD RESIDEN

CE

- PONDASI : PONDASI TAPAK
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- DINDING : BATA RINGAN FINISHING CAT
- LANTAI : HOMOGENOUS TILE / KERAMIK
- PLAFOND : GYPSUM / GRC FINISH CAT
- KUSEN : ALUMINIUM / SETARA
- PINTU / JENDELA : ALUMINIUM, KACA 5MM
- SANITARY : TOTO / WASSER
- CARPORT : PAVING
- LISTRIK : PLN 2200 WATT
- AIR : PAM/SUMUR BOR

PROGRAM MODAL USAHA

Skema Pencairan modal usaha:

1. Pembeli diharuskan memulai kegiatan usaha maksimal 3 bulan setelah serah terima unit.
2. Pencairan MODAL USAHA tahap 1 Sebesar Rp. 20,000,000,- pada bulan ke-6 setelah kegiatan usaha dimulai.
3. Pencairan MODAL USAHA tahap berikutnya sebesar Rp. 5,000,000,-/bulan, dilakukan 1 bulan setelah pencairan MODAL USAHA tahap 1 selama 6 bulan berturut-turut selama kegiatan usaha masih berjalan.
4. Kegiatan usaha harus tetap berjalan selama mengikuti PROGRAM MODAL USAHA.

50 Jt

Setiap pembelian
Ruko Emerald Residence

| THANK
YOU |