

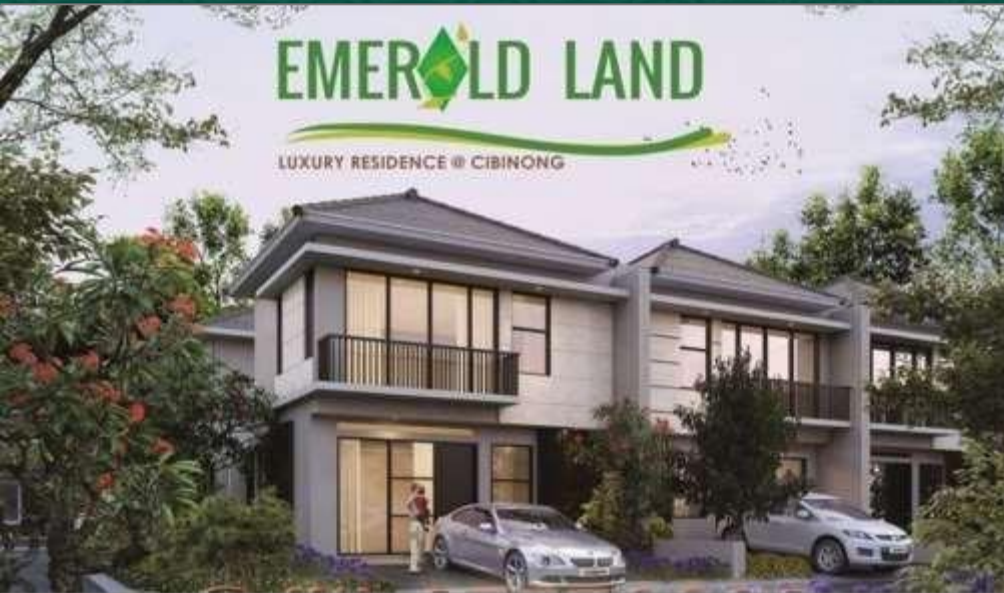
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EMERALD
CITY

OUR PROJECT

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Emerald Land

Cibinong, Bogor

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



Emerald Residence

Tangerang

Land Size : 7,6 Ha
Total Unit : 600
Since : 2017



Emerald Terrace

Bekasi

Land Size : 2 Ha
Total Unit : 180
Since : 2018



Emerald Neopolis

Karawang

Land Size : 50 Ha
Total Unit : 3,000
Since : 2019



Emerald Cilebut

Cilebut, Bogor

Land Size : 2 Ha
Total Unit : 120
Since : 2019



Others Project



- 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.
- 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.

LOKASI



**Sentul & Citereup
Toll Gate**
15 Menit



**Stasiun Citayam
& Bojong Gede**
15 Menit



**Sentra Medika
Hospital**
15 Menit



RSUD Cibinong
10 Menit



Cibinong City Mall
5 Menit



Stadion Pakansari
15 Menit



**Al Azhar Islamic
School**
32 Menit



**Kampus Almadinah
Cibinong**
15 Menit

LOKASI

PETA LOKASI

EMERALD CITY

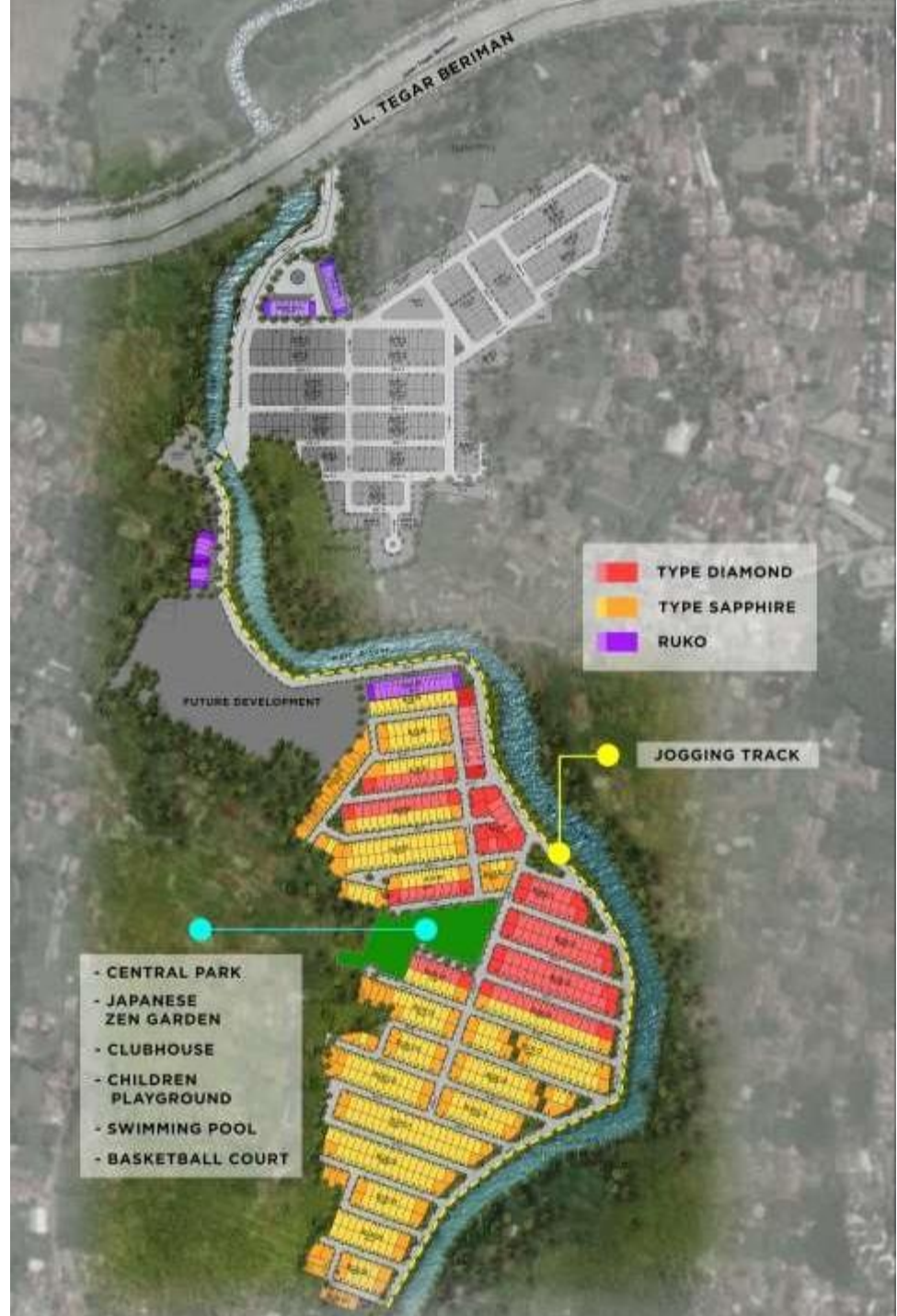
Jl. Tegar Beriman
Cibinong 16914
BOGOR



SCAN LOCATION



Site Plan



CLUSTER GATE



JOGGING TRACK



EMERALD
CITY



Developer



Marketing Coordinator

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CLUBHOUSE



 EMERALD CITY
DEVELOPMENT
Developer

 EPIC
PROJECT
Marketing Coordinator

prime360.id
Digital Sales Consultant & Partner

JAPANESE ZEN GARDEN



GRAND EMERALD GARDEN





TYPE
DIAMOND

84/88

7x12

 4+1  1

 4  2



LT. 1



Lt. 2 Diamond Standard



Lt. 2 Diamond Deluxe

SAPPHIRE

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LT. 1



LT. 2

TYPE
SAPPHIRE
72/62

6 x 12



Rumah Contoh



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Rumah Contoh



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DINING ROOM



LIVING ROOM



MASTER BEDROOM



KIDS BEDROOM



GUEST BEDROOM



SPESIFIKASI TEKNIS

PONDASI

Beton/ Pondasi Tapak

STRUKTUR

Beton Bertulang

DINDING

Bata Ringan Finishing Cat

PLAFOND

Gypsum (Dalam)
GRC (Luar, KM/WC)

DINDING KM/WC

Keramik

ATAP

Genteng Rangka Baja Ringan

LANTAI KM/WC

Keramik

PINTU KM/WC

PVC

PENUTUP LANTAI

Homogeneous Tile & Keramik

KUSEN

Aluminium / Setara

PINTU

Engineering Door (Utama, Kamar)

SANITARY

Wastafel Toto
Closet Duduk Toto
Closet Jongkok Toto
Kran Shower Wasser

AIR

PAM/Sumur Bor

JENDELA

Alumunium Kaca 5m

CARPORT

Rabat Beton

LISTRIK

2200 Watt

Terms of Payments

HARD CASH INSTALMENT 6x, 12x, 18x, 24x

KPR	Sapphire	Diamond
KPR EXPRESS	DP 10% 1x	DP 20% 1x
KPR 1	DP 10% 8x	DP 20% 8x
KPR 2	DP 20% 16x	DP 30% 16x



Payment Illustration Installment - SAPPHIRE

Pembayaran	Hard Cash	Installment 6x	Installment 12x	Installment 18x	Installment 24x
Harga	827,680,000	849,540,000	868,580,000	887,900,000	906,110,000
UTJ	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Pembayaran 1	817,680,000	139,923,333	71,548,333	48,772,222	37,337,916
Pembayaran 2 – 6	-	139,923,333	71,548,333	48,772,222	37,337,916
Pembayaran 7 – 12	-	-	71,548,333	48,772,222	37,337,916
Pembayaran 13 – 18	-	-	-	48,772,222	37,337,916
Pembayaran 19 – 24	-	-	-	-	37,337,916

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Payment Illustration Installment - DIAMOND

Pembayaran	Hard Cash	Installment 6x	Installment 12x	Installment 18x	Installment 24x
Harga	1,067,830,000	1,096,040,000	1,120,600,000	1,145,520,000	1,169,020,000
UTJ	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Pembayaran 1	1,057,830,000	181,006,666	92,550,000	63,084,444	48,292,500
Pembayaran 2 – 6	-	181,006,666	92,550,000	63,084,444	48,292,500
Pembayaran 7 – 12	-	-	92,550,000	63,084,444	48,292,500
Pembayaran 13 – 18	-	-	-	63,084,444	48,292,500
Pembayaran 19 – 24	-	-	-	-	48,292,500

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Payment Illustration KPR- SAPPHIRE

Pembayaran	KPR1 DP 10% 8x		KPR2 DP 20% 16x	
Harga	887,540,000		906,110,000	
Total DP	88,754,000		181,222,000	
UTJ	10,000,000		10,000,000	
Pembayaran DP 1 – 8	9,844,250		10,701,375	
Pembayaran DP 9 – 16	-		10,701,375	
Ilustrasi KPR (asumsi bunga 8% p.a)				
Termin	Cicilan/bln	Cicilan/hari	Cicilan/bln	Cicilan/hari
5 tahun	16,196,499	539,883	14,698,114	489,937
10 tahun	9,691,478	323,049	8,794,891	293,163
15 tahun	7,633,615	254,453	6,927,407	230,913
20 tahun	6,681,366	222,712	6,063,253	202,108

Payment Illustration KPR- DIAMOND

Pembayaran	KPR1 DP 20%8x		KPR2 DP 30%16x	
Harga	1,145,060,000		1,169,020,000	
Total DP	229,012,000		350,706,000	
UTJ	10,000,000		10,000,000	
Pembayaran DP1 –8	27,376,500		21,294,125	
Pembayaran DP9 – 16	-		21,294,125	
Ilustrasi KPR(asumsi bunga 8% p.a)				
Termin	Cicilan/bln	Cicilan/hari	Cicilan/bln	Cicilan/hari
5 tahun	18,574,150	619,138	16,592,457	553,081
10 tahun	11,114,190	370,473	9,928,406	330,946
15 tahun	8,754,231	291,807	7,820,234	260,674
20 tahun	7,662,192	255,406	6,844,706	228,156

BUYER PROMO

FREE

AC*

**1/2 PK
TIAP
KAMAR**

FREE

**BPHTB*
& AJB**

GRAND PRIZE KIJANG INNOVA



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KUPON UNDIAN TOYOTAINNOVA BUYER

- ✓ **Type Sapphire**
- ✓ **Type Diamond**

2 KUPON

3 KUPON

UTJ10 Juta Rupiah / Unit

Transfer ke Rek:
CIPTAGRAHA ANUGERAH KSO
BCA Kelapa Gading Vila
No.ACC 683 061 7777

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EMERALD
CITY