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# SAKURA

## JAPANESE PREMIUM CLUSTER

NEW PREMIUM CLUSTER 2022

KOTA SUTERA

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THE BIGGEST MAS GROUP MASTERPIECE

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NEW

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2022

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# KOTA SUTERA MASTERPLAN

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## SURROUNDING :

- Shopping Center
- Education Center
- Central Government
- Health Center
- Place of Worship

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# Start From 700 Mio*

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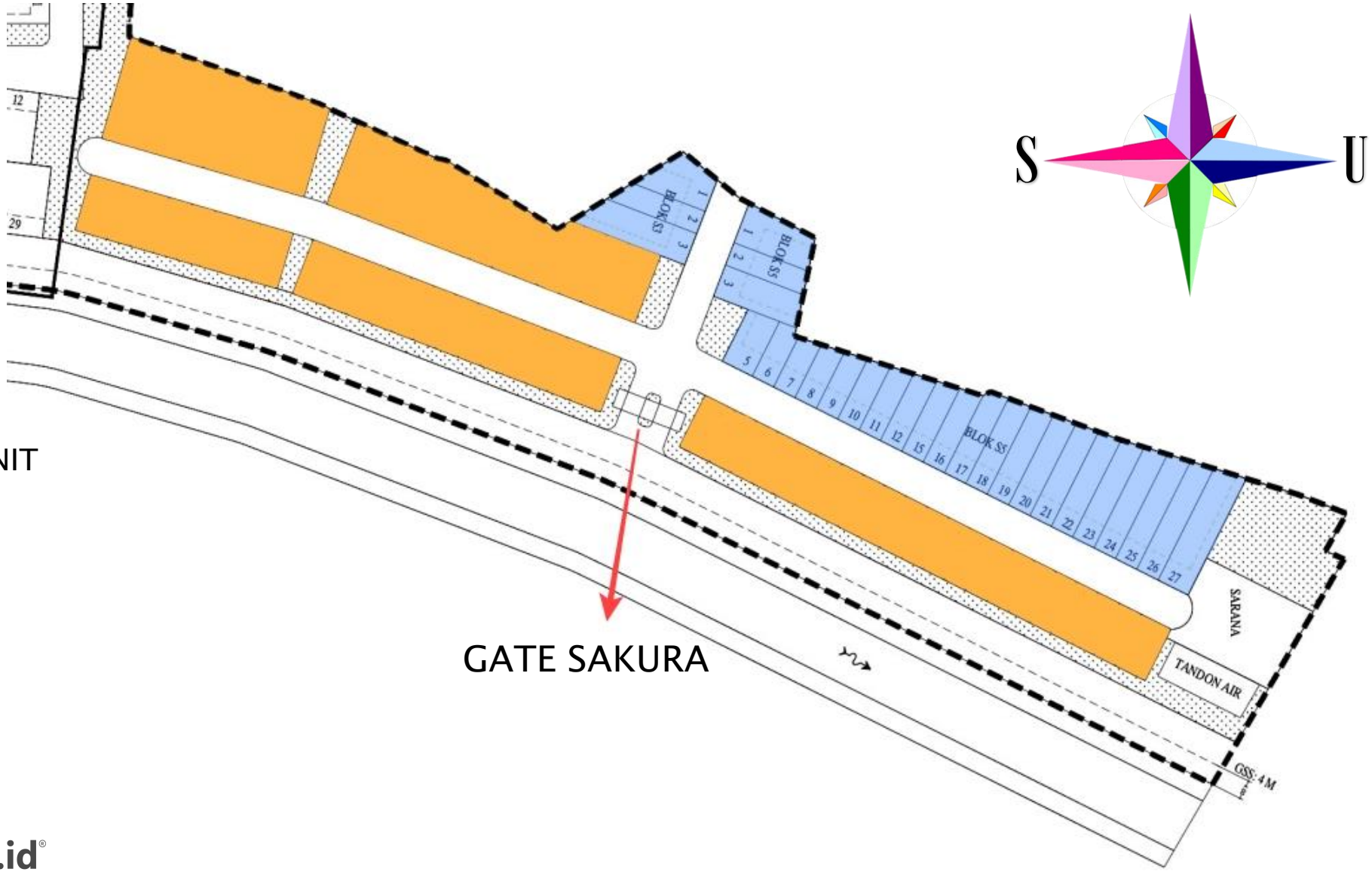
# SITE PLAN PHASE 1

AVAILABLE UNIT

BLOCK UNIT

LB/LT 78m/Var

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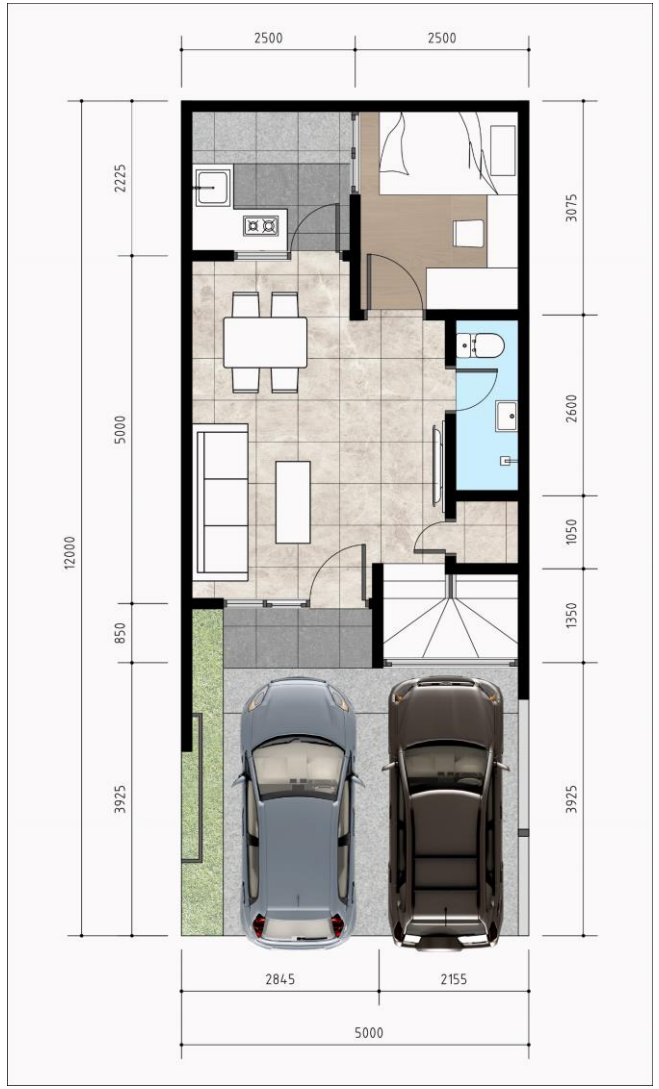


# First Floor

LB/LT 78/60

- 3 KAMAR TIDUR
- 3 KAMAR MANDI
- 2 CARPOT
- JARINGAN INTERNET
- AIR PDAM
- LISTRIK UNDERGROUND

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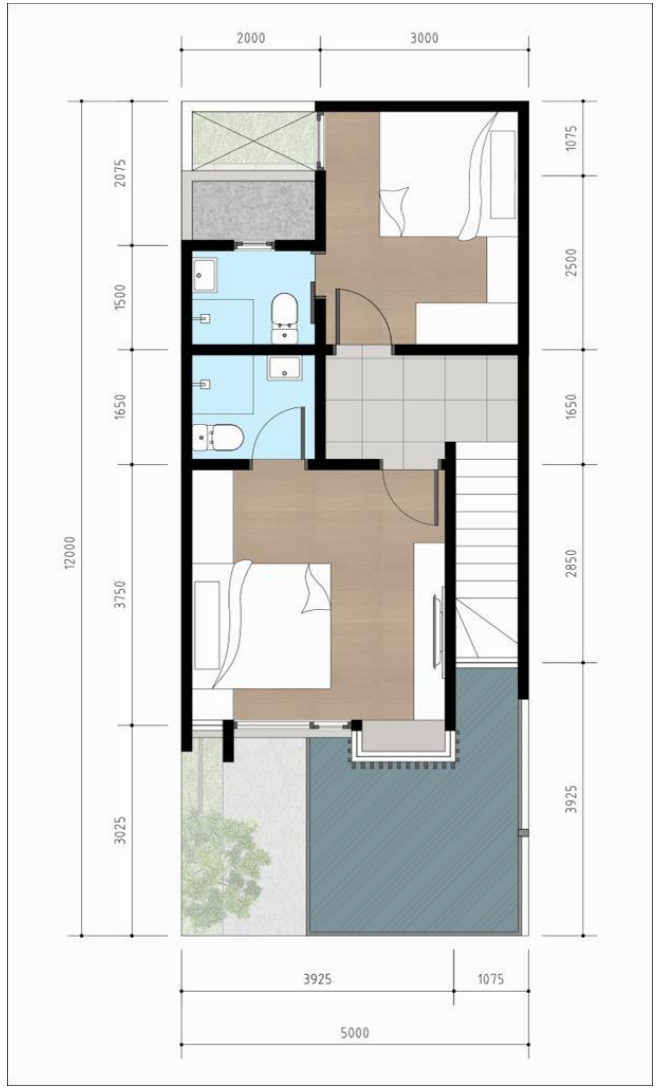


# Second Floor

LB/LT 78/60

- 3 KAMAR TIDUR
- 3 KAMAR MANDI
- 1 CARPOT
- JARINGAN INTERNET
- AIR PDAM
- LISTRIK UNDERGROUND

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# PRICELIST PHASE 1

- CASH KERAS
- BERTAHAP 24X
- KPR 10% 18X

PRICELIST NOVEMBER 2022

| BLOK | LUAS | | CASH KERAS | CASH TAHAP 24 X | BOOKING | CICILAN /BULAN | KPR DP 10% | BOOKING | DP 10% | CICILAN/BULAN | PLAFOND | ANGSURAN KPR BANK (SUKU BUNGA 5%) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NO | LT (M2) | LB (M2) | | | FEE | 24 BULAN | CICILAN 18X | FEE | | 18 BULAN | | 5 TAHUN | 10 TAHUN | 15 TAHUN | 20 TAHUN |
| S5/01 | 100 | 78 | Rp 933.400.000 | Rp 1.068.800.000 | Rp 5.000.000 | Rp 44.325.000 | Rp 1.096.800.000 | Rp 5.000.000 | Rp 109.680.000 | Rp 5.815.556 | Rp 987.120.000 | Rp 18.628.172 | Rp 10.469.939 | Rp 8.465.205 | Rp 6.514.555 |
| S5/02 | 73 | 78 | Rp 780.600.000 | Rp 893.800.000 | Rp 5.000.000 | Rp 37.033.333 | Rp 917.300.000 | Rp 5.000.000 | Rp 91.730.000 | Rp 4.818.333 | Rp 825.570.000 | Rp 15.579.524 | Rp 8.756.451 | Rp 7.079.807 | Rp 5.448.397 |
| S5/03 | 113 | 78 | Rp 1.004.100.000 | Rp 1.149.700.000 | Rp 5.000.000 | Rp 47.695.833 | Rp 1.179.900.000 | Rp 5.000.000 | Rp 117.990.000 | Rp 6.277.222 | Rp 1.061.910.000 | Rp 20.039.552 | Rp 11.263.203 | Rp 9.106.579 | Rp 7.008.136 |
| S5/05 | 91 | 78 | Rp 916.500.000 | Rp 1.049.400.000 | Rp 5.000.000 | Rp 43.516.667 | Rp 1.076.900.000 | Rp 5.000.000 | Rp 107.690.000 | Rp 5.705.000 | Rp 969.210.000 | Rp 18.290.188 | Rp 10.279.976 | Rp 8.311.615 | Rp 6.396.357 |
| S5/06 | 65 | 78 | Rp 750.200.000 | Rp 859.000.000 | Rp 5.000.000 | Rp 35.583.333 | Rp 881.500.000 | Rp 5.000.000 | Rp 88.150.000 | Rp 4.619.444 | Rp 793.350.000 | Rp 14.971.493 | Rp 8.414.708 | Rp 6.803.499 | Rp 5.235.759 |
| S5/07 | 62 | 78 | Rp 738.900.000 | Rp 846.100.000 | Rp 5.000.000 | Rp 35.045.833 | Rp 868.300.000 | Rp 5.000.000 | Rp 86.830.000 | Rp 4.546.111 | Rp 781.470.000 | Rp 14.747.303 | Rp 8.288.702 | Rp 6.701.621 | Rp 5.157.356 |
| S5/08 | 66 | 78 | Rp 754.000.000 | Rp 863.400.000 | Rp 5.000.000 | Rp 35.766.667 | Rp 886.000.000 | Rp 5.000.000 | Rp 88.600.000 | Rp 4.644.444 | Rp 797.400.000 | Rp 15.047.922 | Rp 8.457.664 | Rp 6.838.231 | Rp 5.262.487 |
| S5/09 | 69 | 78 | Rp 765.400.000 | Rp 876.400.000 | Rp 5.000.000 | Rp 36.308.333 | Rp 899.400.000 | Rp 5.000.000 | Rp 89.940.000 | Rp 4.718.889 | Rp 809.460.000 | Rp 15.275.509 | Rp 8.585.579 | Rp 6.941.653 | Rp 5.342.078 |
| S5/10 | 72 | 78 | Rp 776.800.000 | Rp 889.500.000 | Rp 5.000.000 | Rp 36.854.167 | Rp 912.800.000 | Rp 5.000.000 | Rp 91.280.000 | Rp 4.793.333 | Rp 821.520.000 | Rp 15.503.096 | Rp 8.713.494 | Rp 7.045.076 | Rp 5.421.668 |
| S5/11 | 76 | 78 | Rp 792.000.000 | Rp 906.900.000 | Rp 5.000.000 | Rp 37.579.167 | Rp 930.600.000 | Rp 5.000.000 | Rp 93.060.000 | Rp 4.892.222 | Rp 837.540.000 | Rp 15.805.413 | Rp 8.883.411 | Rp 7.182.458 | Rp 5.527.393 |
| S5/12 | 79 | 78 | Rp 803.300.000 | Rp 919.800.000 | Rp 5.000.000 | Rp 38.116.667 | Rp 943.900.000 | Rp 5.000.000 | Rp 94.390.000 | Rp 4.966.111 | Rp 849.510.000 | Rp 16.031.302 | Rp 9.010.372 | Rp 7.285.108 | Rp 5.606.390 |
| S5/15 | 83 | 78 | Rp 818.500.000 | Rp 937.200.000 | Rp 5.000.000 | Rp 38.841.667 | Rp 961.800.000 | Rp 5.000.000 | Rp 96.180.000 | Rp 5.065.556 | Rp 865.620.000 | Rp 16.335.317 | Rp 9.181.243 | Rp 7.423.262 | Rp 5.712.709 |
| S5/16 | 86 | 78 | Rp 829.900.000 | Rp 950.300.000 | Rp 5.000.000 | Rp 39.387.500 | Rp 975.200.000 | Rp 5.000.000 | Rp 97.520.000 | Rp 5.140.000 | Rp 877.680.000 | Rp 16.562.904 | Rp 9.309.158 | Rp 7.526.685 | Rp 5.792.300 |
| S5/17 | 93 | 78 | Rp 856.400.000 | Rp 980.600.000 | Rp 5.000.000 | Rp 40.650.000 | Rp 1.006.300.000 | Rp 5.000.000 | Rp 100.630.000 | Rp 5.312.778 | Rp 905.670.000 | Rp 17.091.110 | Rp 9.606.036 | Rp 7.766.717 | Rp 5.977.021 |
| S5/18 | 100 | 78 | Rp 883.000.000 | Rp 1.011.100.000 | Rp 5.000.000 | Rp 41.920.833 | Rp 1.037.600.000 | Rp 5.000.000 | Rp 103.760.000 | Rp 5.486.667 | Rp 933.840.000 | Rp 17.622.713 | Rp 9.904.822 | Rp 8.008.294 | Rp 6.162.931 |
| S5/19 | 106 | 78 | Rp 905.700.000 | Rp 1.037.100.000 | Rp 5.000.000 | Rp 43.004.167 | Rp 1.064.200.000 | Rp 5.000.000 | Rp 106.420.000 | Rp 5.634.444 | Rp 957.780.000 | Rp 18.074.490 | Rp 10.158.743 | Rp 8.213.595 | Rp 6.320.924 |
| S5/20 | 110 | 78 | Rp 920.900.000 | Rp 1.054.500.000 | Rp 5.000.000 | Rp 43.729.167 | Rp 1.082.100.000 | Rp 5.000.000 | Rp 108.210.000 | Rp 5.733.889 | Rp 973.890.000 | Rp 18.378.506 | Rp 10.329.614 | Rp 8.351.749 | Rp 6.427.243 |
| S5/21 | 109 | 78 | Rp 917.100.000 | Rp 1.050.100.000 | Rp 5.000.000 | Rp 43.545.833 | Rp 1.077.600.000 | Rp 5.000.000 | Rp 107.760.000 | Rp 5.708.889 | Rp 969.840.000 | Rp 18.302.077 | Rp 10.286.658 | Rp 8.317.018 | Rp 6.400.515 |
| S5/22 | 109 | 78 | Rp 917.100.000 | Rp 1.050.100.000 | Rp 5.000.000 | Rp 43.545.833 | Rp 1.077.600.000 | Rp 5.000.000 | Rp 107.760.000 | Rp 5.708.889 | Rp 969.840.000 | Rp 18.302.077 | Rp 10.286.658 | Rp 8.317.018 | Rp 6.400.515 |
| S5/23 | 108 | 78 | Rp 913.300.000 | Rp 1.045.800.000 | Rp 5.000.000 | Rp 43.366.667 | Rp 1.073.200.000 | Rp 5.000.000 | Rp 107.320.000 | Rp 5.684.444 | Rp 965.880.000 | Rp 18.227.347 | Rp 10.244.656 | Rp 8.283.058 | Rp 6.374.380 |
| S5/24 | 110 | 78 | Rp 920.900.000 | Rp 1.054.500.000 | Rp 5.000.000 | Rp 43.729.167 | Rp 1.082.100.000 | Rp 5.000.000 | Rp 108.210.000 | Rp 5.733.889 | Rp 973.890.000 | Rp 18.378.506 | Rp 10.329.614 | Rp 8.351.749 | Rp 6.427.243 |
| S5/25 | 113 | 78 | Rp 932.300.000 | Rp 1.067.500.000 | Rp 5.000.000 | Rp 44.270.833 | Rp 1.095.500.000 | Rp 5.000.000 | Rp 109.550.000 | Rp 5.808.333 | Rp 985.950.000 | Rp 18.606.093 | Rp 10.457.529 | Rp 8.455.171 | Rp 6.506.834 |
| S5/26 | 115 | 78 | Rp 939.900.000 | Rp 1.076.200.000 | Rp 5.000.000 | Rp 44.633.333 | Rp 1.104.400.000 | Rp 5.000.000 | Rp 110.440.000 | Rp 5.857.778 | Rp 993.960.000 | Rp 18.757.251 | Rp 10.542.488 | Rp 8.523.862 | Rp 6.559.696 |
| S5/27 | 167 | 78 | Rp 1.219.200.000 | Rp 1.396.000.000 | Rp 5.000.000 | Rp 57.958.333 | Rp 1.432.600.000 | Rp 5.000.000 | Rp 143.260.000 | Rp 7.681.111 | Rp 1.289.340.000 | Rp 24.331.436 | Rp 13.675.451 | Rp 11.056.941 | Rp 8.509.073 |

**Ketentuan Pembelian :**

1. Uang Tanda Jadi (UTJ) Rp. 5.000.000,- sudah termasuk dalam harga jual.
2. Pembayaran Cash Keras dan pembayaran angsuran Uang Muka pertama selambatnya 30 hari setelah pelunasan UTJ.
3. Persetujuan Plafon KPR dan suku bunga sepenuhnya menjadi wewenang BANK.
4. Apabila terjadi penurunan plafon oleh BANK, maka konsumen wajib menambah uang muka.
5. Pindah unit dan rubah cara bayar akan dikenakan biaya sebesar Rp 5.000.000,-
6. Tidak termasuk biaya Adm Proses KPR Bank (Biaya Akad)

**HARGA JUAL TERMASUK :**

1. PPN 11%
2. Sertifikat Hak Guna Bangunan
3. Izin Mendirikan Bangunan (IMB)
4. Jaringan Air PAM & Fiber Optic Internet
5. Fasilitas daya listrik 2200 watt

**Booking Fee/UTJ Transfer Ke Rek :**

**A.N PT. METRO AGUNG SEJAHTERA**

- **No. Rek BCA : 5875 - 9999 - 12**
- **No. Rek Mandiri : 17600 - 88800 - 097**

***Harga tidak mengikat, sewaktu waktu dapat berubah tanpa pemberitahuan terlebih dahulu**

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# GIMMICK :

2 UNIT AC

+

1 UNIT KEYLESS

+

TOTAL HADIAH
PULUHAN JUTA RUPIAH

## CASH/CASH BERTAHAP :

- FREE AJB & ADM Maks Rp 10.000.000,- *
- FREE CANOPY
- FREE TANGKI AIR
- FREE INTERNET FIBER OPTIC 1 THN

## KPR :

- FREE BPHTB AJB & ADM
- FREE CANOPY
- FREE TANGKI AIR
- FREE INTERNET FIBER OPTIC 1 THN

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# BOOKING UNIT :

## A.N PT. METRO AGUNG SEJAHTERA

**BANK : BCA**
**NO. REK : 5875 9999 12**

**BANK : MANDIRI**
**NO. REK : 176 00 888 000 97**

KPR Supported By :

BCA BNI OCBC NISP mandiri BANK BRI UOB

Bank BTN BTN Syariah BSI BANK SYARIAH INDONESIA

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# Thank You

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