

SIMULASI PASADENA SQUARE NORTH TAHAP 2 AS OF FEB, 7TH - MAR, 1ST 2025

ALFRESCO HOEK			
Ukuran Kavling : 5.5X17			
Luas Tanah : 93.5			
Luas Bangunan : 217			
TIPE/UNIT : F NO 1			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO STD			
Ukuran Kavling : 4.5X17			
Luas Tanah : 76.5			
Luas Bangunan : 175			
TIPE/UNIT : F NO 2			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO STD			
Ukuran Kavling : 4.5X15			
Luas Tanah : 67.5			
Luas Bangunan : 148			
TIPE/UNIT : F NO 3			
UANG TANDA JADI : Rp50,000,000			

**MORE INFO
HUBUNGI
PROPERTY AGENT**

1	TUNAI KERAS		5,795,300,000
	DP	30%	1,713,590,000
		30%	1,713,590,000
	Pelunasan	40%	2,318,120,000

1	TUNAI KERAS		4,634,800,000
	DP	30%	1,365,440,000
		30%	1,365,440,000
	Pelunasan	40%	1,853,920,000

1	TUNAI KERAS		4,063,500,000
	DP	30%	1,194,050,000
		30%	1,194,050,000
	Pelunasan	40%	1,625,400,000

2	KPR DP 5% 3x		5,795,300,000
	DP	5% 3x	79,921,667
	PLAFOND		5,505,535,000
	ASUMSI BUNGA		6%
	Cicilan	10	61,122,726
		15	46,458,833
		20	39,443,363
		25	35,472,239

2	KPR DP 5% 3x		4,634,800,000
	DP	5% 3x	60,580,000
	PLAFOND		4,403,060,000
	ASUMSI BUNGA		6%
	Cicilan	10	48,882,993
		15	37,155,522
		20	31,544,889
		25	28,368,977

2	KPR DP 5% 3x		4,063,500,000
	DP	5% 3x	51,058,333
	PLAFOND		3,860,325,000
	ASUMSI BUNGA		6%
	Cicilan	10	42,857,522
		15	32,575,616
		20	27,656,567
		25	24,872,128

3	KPR DP 5% 5x		5,863,300,000
	DP	5% 5x	48,633,000
	PLAFOND		5,570,135,000
	ASUMSI BUNGA		6%
	Cicilan	10	61,839,918
		15	47,003,965
		20	39,906,177
		25	35,888,458

3	KPR DP 5% 5x		4,688,900,000
	DP	5% 5x	36,889,000
	PLAFOND		4,454,455,000
	ASUMSI BUNGA		6%
	Cicilan	10	49,453,583
		15	37,589,223
		20	31,913,099
		25	28,700,116

3	KPR DP 5% 5x		4,110,800,000
	DP	5% 5x	31,108,000
	PLAFOND		3,905,260,000
	ASUMSI BUNGA		6%
	Cicilan	10	43,356,393
		15	32,954,803
		20	27,978,496
		25	25,161,645

4	DP10% 1x KB18		5,795,300,000
	DP	DP 10% 1x	529,530,000
	Cicilan	Angs 1-18	289,765,000

4	DP10% 1x KB18		4,634,800,000
	DP	DP 10% 1x	413,480,000
	Cicilan	Angs 1-18	231,740,000

4	DP10% 1x KB18		4,063,500,000
	DP	DP 10% 1x	356,350,000
	Cicilan	Angs 1-18	203,175,000

5	DP20% 1x KB36		6,175,600,000
	DP	DP 20% 1x	1,185,120,000
	Cicilan	Angs 1-36	137,235,556

5	DP20% 1x KB36		4,937,800,000
	DP	DP 20% 1x	937,560,000
	Cicilan	Angs 1-36	109,728,889

5	DP20% 1x KB36		4,328,400,000
	DP	DP 20% 1x	815,680,000
	Cicilan	Angs 1-36	96,186,667

6	DP30% 1x KB48		6,283,600,000
	DP	DP 30% 1x	1,835,080,000
	Cicilan	Angs 1-48	91,635,833

6	DP30% 1x KB48		5,023,800,000
	DP	DP 30% 1x	1,457,140,000
	Cicilan	Angs 1-48	73,263,750

6	DP30% 1x KB48		4,403,600,000
	DP	DP 30% 1x	1,271,080,000
	Cicilan	Angs 1-48	64,219,167

**SIMULASI BY
PPN 1**

7	TDP 24x		6,008,900,000
	Cicilan	Angs 1 - 24	248,287,500

7	TDP 24x		4,805,000,000
	Cicilan	Angs 1 - 24	198,125,000

7	TDP 24x		4,212,300,000
	Cicilan	Angs 1 - 24	173,429,167

8	TDP 36x		6,345,200,000
	Cicilan	Angs 1 - 36	174,866,667

8	TDP 36x		5,072,900,000
	Cicilan	Angs 1 - 36	139,525,000

8	TDP 36x		4,446,600,000
	Cicilan	Angs 1 - 36	122,127,778

9	TDP 48x		6,604,500,000
	Cicilan	Angs 1 - 6 (15%)	156,779,167
	Cicilan	Angs 7 - 19 (30%)	152,411,538
	Cicilan	Angs 20 - 48 (55%)	125,257,759

9	TDP 48x		5,279,500,000
	Cicilan	Angs 1 - 6 (15%)	123,654,167
	Cicilan	Angs 7 - 19 (30%)	121,834,615
	Cicilan	Angs 20 - 48 (55%)	100,128,448

9	TDP 48x		4,627,200,000
	Cicilan	Angs 1 - 6 (15%)	107,346,667
	Cicilan	Angs 7 - 19 (30%)	106,781,538
	Cicilan	Angs 20 - 48 (55%)	87,757,241

*Skema perhitungan diatas hanyalah ilustrasi perhitungan sementara dan tetap mengacu pada skema resmi yang tercantum didalam surat pesanan - **SIMULASI UNTUK AGENT PROPERTY (BY TEAM PPN 1)**

SIMULASI PASADENA SQUARE NORTH TAHAP 2 AS OF FEB, 7TH - MAR, 1ST 2025

ALFRESCO HOEK			
Ukuran Kavling : 5.5X15			
Luas Tanah : 82.5			
Luas Bangunan : 184			
TIPE/UNIT : F NO 5			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO 2 MUKA STD			
Ukuran Kavling : 4.5X18			
Luas Tanah : 81			
Luas Bangunan : 194			
TIPE/UNIT : F NO 6			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO 2 MUKA STD			
Ukuran Kavling : 4.5X18			
Luas Tanah : 81			
Luas Bangunan : 194			
TIPE/UNIT : F NO 9			
UANG TANDA JADI : Rp50,000,000			

**MORE INFO
HUBUNGI
PROPERTY AGENT**

1	TUNAI KERAS		5,064,600,000
	DP	30%	1,494,380,000
		30%	1,494,380,000
	Pelunasan	40%	2,025,840,000

1	TUNAI KERAS		4,832,400,000
	DP	30%	1,424,720,000
		30%	1,424,720,000
	Pelunasan	40%	1,932,960,000

1	TUNAI KERAS		4,799,400,000
	DP	30%	1,414,820,000
		30%	1,414,820,000
	Pelunasan	40%	1,919,760,000

2	KPR DP 5% 3x		5,064,600,000
	DP	5% 3x	67,743,333
	PLAFOND		4,811,370,000
	ASUMSI BUNGA		6%
	Cicilan	10	53,416,071
		15	40,601,074
		20	34,470,149
		25	30,999,724

2	KPR DP 5% 3x		4,832,400,000
	DP	5% 3x	63,873,333
	PLAFOND		4,590,780,000
	ASUMSI BUNGA		6%
	Cicilan	10	50,967,070
		15	38,739,610
		20	32,889,774
		25	29,578,460

2	KPR DP 5% 3x		4,799,400,000
	DP	5% 3x	63,323,333
	PLAFOND		4,559,430,000
	ASUMSI BUNGA		6%
	Cicilan	10	50,619,021
		15	38,475,061
		20	32,665,173
		25	29,376,471

3	KPR DP 5% 5x		5,123,800,000
	DP	5% 5x	41,238,000
	PLAFOND		4,867,610,000
	ASUMSI BUNGA		6%
	Cicilan	10	54,040,451
		15	41,075,659
		20	34,873,070
		25	31,362,079

3	KPR DP 5% 5x		4,888,900,000
	DP	5% 5x	38,889,000
	PLAFOND		4,644,455,000
	ASUMSI BUNGA		6%
	Cicilan	10	51,562,973
		15	39,192,551
		20	33,274,318
		25	29,924,289

3	KPR DP 5% 5x		4,855,500,000
	DP	5% 5x	38,555,000
	PLAFOND		4,612,725,000
	ASUMSI BUNGA		6%
	Cicilan	10	51,210,704
		15	38,924,795
		20	33,046,995
		25	29,719,852

4	DP10% 1x KB18		5,064,600,000
	DP	DP 10% 1x	456,460,000
	Cicilan	Angs 1-18	253,230,000

4	DP10% 1x KB18		4,832,400,000
	DP	DP 10% 1x	433,240,000
	Cicilan	Angs 1-18	241,620,000

4	DP10% 1x KB18		4,799,400,000
	DP	DP 10% 1x	429,940,000
	Cicilan	Angs 1-18	239,970,000

5	DP20% 1x KB36		5,396,200,000
	DP	DP 20% 1x	1,029,240,000
	Cicilan	Angs 1-36	119,915,556

5	DP20% 1x KB36		5,148,600,000
	DP	DP 20% 1x	979,720,000
	Cicilan	Angs 1-36	114,413,333

5	DP20% 1x KB36		5,113,400,000
	DP	DP 20% 1x	972,680,000
	Cicilan	Angs 1-36	113,631,111

6	DP30% 1x KB48		5,490,300,000
	DP	DP 30% 1x	1,597,090,000
	Cicilan	Angs 1-48	80,066,875

6	DP30% 1x KB48		5,238,300,000
	DP	DP 30% 1x	1,521,490,000
	Cicilan	Angs 1-48	76,391,875

6	DP30% 1x KB48		5,202,500,000
	DP	DP 30% 1x	1,510,750,000
	Cicilan	Angs 1-48	75,869,792

**SIMULASI BY
PPN 1**

7	TDP 24x		5,250,800,000
	Cicilan	Angs 1 - 24	216,700,000

7	TDP 24x		5,010,000,000
	Cicilan	Angs 1 - 24	206,666,667

7	TDP 24x		4,975,700,000
	Cicilan	Angs 1 - 24	205,237,500

8	TDP 36x		5,544,100,000
	Cicilan	Angs 1 - 36	152,613,889

8	TDP 36x		5,289,600,000
	Cicilan	Angs 1 - 36	145,544,444

8	TDP 36x		5,253,400,000
	Cicilan	Angs 1 - 36	144,538,889

9	TDP 48x		5,770,200,000
	Cicilan	Angs 1 - 6 (15%)	135,921,667
	Cicilan	Angs 7 - 19 (30%)	133,158,462
	Cicilan	Angs 20 - 48 (55%)	109,434,828

9	TDP 48x		5,505,100,000
	Cicilan	Angs 1 - 6 (15%)	129,294,167
	Cicilan	Angs 7 - 19 (30%)	127,040,769
	Cicilan	Angs 20 - 48 (55%)	104,407,069

9	TDP 48x		5,467,400,000
	Cicilan	Angs 1 - 6 (15%)	128,351,667
	Cicilan	Angs 7 - 19 (30%)	126,170,769
	Cicilan	Angs 20 - 48 (55%)	103,692,069

*Skema perhitungan diatas hanyalah ilustrasi perhitungan sementara dan tetap mengacu pada skema resmi yang tercantum didalam surat pesanan - **SIMULASI UNTUK AGENT PROPERTY (BY TEAM PPN 1)**

SIMULASI PASADENA SQUARE NORTH TAHAP 2 AS OF FEB, 7TH - MAR, 1ST 2025

ALFRESCO 2 MUKA HOEK			
Ukuran Kavling : 4.5X18			
Luas Tanah : 81			
Luas Bangunan : 194			
TIPE/UNIT : F NO 12			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO HOEK			
Ukuran Kavling : 4.5X16			
Luas Tanah : 72			
Luas Bangunan : 161			
TIPE/UNIT : G NO 1			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO STD			
Ukuran Kavling : 4.5X16			
Luas Tanah : 72			
Luas Bangunan : 161			
TIPE/UNIT : G NO 2			
UANG TANDA JADI : Rp50,000,000			

**MORE INFO
HUBUNGI
PROPERTY AGENT**

1	TUNAI KERAS		4,931,500,000
	DP	30%	1,454,450,000
		30%	1,454,450,000
	Pelunasan	40%	1,972,600,000

1	TUNAI KERAS		4,434,100,000
	DP	30%	1,305,230,000
		30%	1,305,230,000
	Pelunasan	40%	1,773,640,000

1	TUNAI KERAS		4,340,100,000
	DP	30%	1,277,030,000
		30%	1,277,030,000
	Pelunasan	40%	1,736,040,000

2	KPR DP 5% 3x		4,931,500,000
	DP	5% 3x	65,525,000
	PLAFOND		4,684,925,000
	ASUMSI BUNGA		6%
	Cicilan	10	52,012,273
		15	39,534,060
		20	33,564,258
		25	30,185,037

2	KPR DP 5% 3x		4,434,100,000
	DP	5% 3x	57,235,000
	PLAFOND		4,212,395,000
	ASUMSI BUNGA		6%
	Cicilan	10	46,766,221
		15	35,546,583
		20	30,178,906
		25	27,140,520

2	KPR DP 5% 3x		4,340,100,000
	DP	5% 3x	55,668,333
	PLAFOND		4,123,095,000
	ASUMSI BUNGA		6%
	Cicilan	10	45,774,808
		15	34,793,019
		20	29,539,133
		25	26,565,159

3	KPR DP 5% 5x		4,989,200,000
	DP	5% 5x	39,892,000
	PLAFOND		4,739,740,000
	ASUMSI BUNGA		6%
	Cicilan	10	52,620,831
		15	39,996,620
		20	33,956,969
		25	30,538,211

3	KPR DP 5% 5x		4,485,900,000
	DP	5% 5x	34,859,000
	PLAFOND		4,261,605,000
	ASUMSI BUNGA		6%
	Cicilan	10	47,312,553
		15	35,961,845
		20	30,531,462
		25	27,457,581

3	KPR DP 5% 5x		4,390,700,000
	DP	5% 5x	33,907,000
	PLAFOND		4,171,165,000
	ASUMSI BUNGA		6%
	Cicilan	10	46,308,483
		15	35,198,661
		20	29,883,522
		25	26,874,875

4	DP10% 1x KB18		4,931,500,000
	DP	DP 10% 1x	443,150,000
	Cicilan	Angs 1-18	246,575,000

4	DP10% 1x KB18		4,434,100,000
	DP	DP 10% 1x	393,410,000
	Cicilan	Angs 1-18	221,705,000

4	DP10% 1x KB18		4,340,100,000
	DP	DP 10% 1x	384,010,000
	Cicilan	Angs 1-18	217,005,000

5	DP20% 1x KB36		5,254,300,000
	DP	DP 20% 1x	1,000,860,000
	Cicilan	Angs 1-36	116,762,222

5	DP20% 1x KB36		4,723,800,000
	DP	DP 20% 1x	894,760,000
	Cicilan	Angs 1-36	104,973,333

5	DP20% 1x KB36		4,623,500,000
	DP	DP 20% 1x	874,700,000
	Cicilan	Angs 1-36	102,744,444

6	DP30% 1x KB48		5,345,900,000
	DP	DP 30% 1x	1,553,770,000
	Cicilan	Angs 1-48	77,961,042

6	DP30% 1x KB48		4,806,000,000
	DP	DP 30% 1x	1,391,800,000
	Cicilan	Angs 1-48	70,087,500

6	DP30% 1x KB48		4,703,900,000
	DP	DP 30% 1x	1,361,170,000
	Cicilan	Angs 1-48	68,598,542

**SIMULASI BY
PPN 1**

7	TDP 24x		5,112,800,000
	Cicilan	Angs 1 - 24	210,950,000

7	TDP 24x		4,596,800,000
	Cicilan	Angs 1 - 24	189,450,000

7	TDP 24x		4,499,200,000
	Cicilan	Angs 1 - 24	185,383,333

8	TDP 36x		5,398,300,000
	Cicilan	Angs 1 - 36	148,563,889

8	TDP 36x		4,852,900,000
	Cicilan	Angs 1 - 36	133,413,889

8	TDP 36x		4,749,800,000
	Cicilan	Angs 1 - 36	130,550,000

9	TDP 48x		5,618,300,000
	Cicilan	Angs 1 - 6 (15%)	132,124,167
	Cicilan	Angs 7 - 19 (30%)	129,653,077
	Cicilan	Angs 20 - 48 (55%)	106,553,966

9	TDP 48x		5,050,400,000
	Cicilan	Angs 1 - 6 (15%)	117,926,667
	Cicilan	Angs 7 - 19 (30%)	116,547,692
	Cicilan	Angs 20 - 48 (55%)	95,783,448

9	TDP 48x		4,943,000,000
	Cicilan	Angs 1 - 6 (15%)	115,241,667
	Cicilan	Angs 7 - 19 (30%)	114,069,231
	Cicilan	Angs 20 - 48 (55%)	93,746,552

*Skema perhitungan diatas hanyalah ilustrasi perhitungan sementara dan tetap mengacu pada skema resmi yang tercantum didalam surat pesanan - **SIMULASI UNTUK AGENT PROPERTY (BY TEAM PPN 1)**

SIMULASI PASADENA SQUARE NORTH TAHAP 2 AS OF FEB, 7TH - MAR, 1ST 2025

ALFRESCO STD			
Ukuran Kavling : 4.5X18			
Luas Tanah : 81			
Luas Bangunan : 188			
TIPE/UNIT : G NO 6			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO HOEK			
Ukuran Kavling : 4.5X18			
Luas Tanah : 81			
Luas Bangunan : 188			
TIPE/UNIT : G NO 9			
UANG TANDA JADI : Rp50,000,000			

REGULER STD			
Ukuran Kavling : 4.5X15			
Luas Tanah : 67.5			
Luas Bangunan : 163			
TIPE/UNIT : G NO 10			
UANG TANDA JADI : Rp50,000,000			

**MORE INFO
HUBUNGI
PROPERTY AGENT**

1	TUNAI KERAS		4,922,200,000
	DP	30%	1,451,660,000
		30%	1,451,660,000
	Pelunasan	40%	1,968,880,000

1	TUNAI KERAS		5,032,000,000
	DP	30%	1,484,600,000
		30%	1,484,600,000
	Pelunasan	40%	2,012,800,000

1	TUNAI KERAS		3,988,500,000
	DP	30%	1,171,550,000
		30%	1,171,550,000
	Pelunasan	40%	1,595,400,000

2	KPR DP 5% 3x		4,922,200,000
	DP	5% 3x	65,370,000
	PLAFOND		4,676,090,000
	ASUMSI BUNGA		6%
	Cicilan	10	51,914,186
		15	39,459,505
		20	33,500,961
		25	30,128,113

2	KPR DP 5% 3x		5,032,000,000
	DP	5% 3x	67,200,000
	PLAFOND		4,780,400,000
	ASUMSI BUNGA		6%
	Cicilan	10	53,072,241
		15	40,339,732
		20	34,248,270
		25	30,800,184

2	KPR DP 5% 3x		3,988,500,000
	DP	5% 3x	49,808,333
	PLAFOND		3,789,075,000
	ASUMSI BUNGA		6%
	Cicilan	10	42,066,501
		15	31,974,368
		20	27,146,110
		25	24,413,063

3	KPR DP 5% 5x		4,979,800,000
	DP	5% 5x	39,798,000
	PLAFOND		4,730,810,000
	ASUMSI BUNGA		6%
	Cicilan	10	52,521,690
		15	39,921,263
		20	33,892,992
		25	30,480,675

3	KPR DP 5% 5x		5,090,900,000
	DP	5% 5x	40,909,000
	PLAFOND		4,836,355,000
	ASUMSI BUNGA		6%
	Cicilan	10	53,693,456
		15	40,811,912
		20	34,649,149
		25	31,160,703

3	KPR DP 5% 5x		4,035,200,000
	DP	5% 5x	30,352,000
	PLAFOND		3,833,440,000
	ASUMSI BUNGA		6%
	Cicilan	10	42,559,043
		15	32,348,745
		20	27,463,955
		25	24,698,908

4	DP10% 1x KB18		4,922,200,000
	DP	DP 10% 1x	442,220,000
	Cicilan	Angs 1-18	246,110,000

4	DP10% 1x KB18		5,032,000,000
	DP	DP 10% 1x	453,200,000
	Cicilan	Angs 1-18	251,600,000

4	DP10% 1x KB18		3,988,500,000
	DP	DP 10% 1x	348,850,000
	Cicilan	Angs 1-18	199,425,000

5	DP20% 1x KB36		5,244,400,000
	DP	DP 20% 1x	998,880,000
	Cicilan	Angs 1-36	116,542,222

5	DP20% 1x KB36		5,361,500,000
	DP	DP 20% 1x	1,022,300,000
	Cicilan	Angs 1-36	119,144,444

5	DP20% 1x KB36		4,250,100,000
	DP	DP 20% 1x	800,020,000
	Cicilan	Angs 1-36	94,446,667

6	DP30% 1x KB48		5,335,800,000
	DP	DP 30% 1x	1,550,740,000
	Cicilan	Angs 1-48	77,813,750

6	DP30% 1x KB48		5,455,000,000
	DP	DP 30% 1x	1,586,500,000
	Cicilan	Angs 1-48	79,552,083

6	DP30% 1x KB48		4,324,400,000
	DP	DP 30% 1x	1,247,320,000
	Cicilan	Angs 1-48	63,064,167

**SIMULASI BY
PPN 1**

7	TDP 24x		5,103,100,000
	Cicilan	Angs 1 - 24	210,545,833

7	TDP 24x		5,217,000,000
	Cicilan	Angs 1 - 24	215,291,667

7	TDP 24x		4,135,400,000
	Cicilan	Angs 1 - 24	170,225,000

8	TDP 36x		5,388,000,000
	Cicilan	Angs 1 - 36	148,277,778

8	TDP 36x		5,508,400,000
	Cicilan	Angs 1 - 36	151,622,222

8	TDP 36x		4,366,800,000
	Cicilan	Angs 1 - 36	119,911,111

9	TDP 48x		5,607,600,000
	Cicilan	Angs 1 - 6 (15%)	131,856,667
	Cicilan	Angs 7 - 19 (30%)	129,406,154
	Cicilan	Angs 20 - 48 (55%)	106,351,034

9	TDP 48x		5,733,000,000
	Cicilan	Angs 1 - 6 (15%)	134,991,667
	Cicilan	Angs 7 - 19 (30%)	132,300,000
	Cicilan	Angs 20 - 48 (55%)	108,729,310

9	TDP 48x		4,545,100,000
	Cicilan	Angs 1 - 6 (15%)	105,294,167
	Cicilan	Angs 7 - 19 (30%)	104,886,923
	Cicilan	Angs 20 - 48 (55%)	86,200,172

*Skema perhitungan diatas hanyalah ilustrasi perhitungan sementara dan tetap mengacu pada skema resmi yang tercantum didalam surat pesanan - **SIMULASI UNTUK AGENT PROPERTY (BY TEAM PPN 1)**

SIMULASI PASADENA SQUARE NORTH TAHAP 2 AS OF FEB, 7TH - MAR, 1ST 2025

REGULER STD			
Ukuran Kavling : 4.5X15			
Luas Tanah : 67.5			
Luas Bangunan : 163			
TIPE/UNIT : G NO 12			
UANG TANDA JADI : Rp50,000,000			

REGULER HOEK			
Ukuran Kavling : 4.5X15			
Luas Tanah : 67.5			
Luas Bangunan : 163			
TIPE/UNIT : G NO 16			
UANG TANDA JADI : Rp50,000,000			

REGULER HOEK			
Ukuran Kavling : 4.5X15			
Luas Tanah : 67.5			
Luas Bangunan : 163			
TIPE/UNIT : G NO 17			
UANG TANDA JADI : Rp50,000,000			

**MORE INFO
HUBUNGI
PROPERTY AGENT**

1	TUNAI KERAS		3,960,600,000
	DP	30%	1,163,180,000
		30%	1,163,180,000
	Pelunasan	40%	1,584,240,000

1	TUNAI KERAS		4,083,700,000
	DP	30%	1,200,110,000
		30%	1,200,110,000
	Pelunasan	40%	1,633,480,000

1	TUNAI KERAS		3,898,000,000
	DP	30%	1,144,400,000
		30%	1,144,400,000
	Pelunasan	40%	1,559,200,000

2	KPR DP 5% 3x		3,960,600,000
	DP	5% 3x	49,343,333
	PLAFOND		3,762,570,000
	ASUMSI BUNGA		6%
	Cicilan	10	41,772,241
		15	31,750,704
		20	26,956,220
		25	24,242,291

2	KPR DP 5% 3x		4,083,700,000
	DP	5% 3x	51,395,000
	PLAFOND		3,879,515,000
	ASUMSI BUNGA		6%
	Cicilan	10	43,070,570
		15	32,737,552
		20	27,794,050
		25	24,995,770

2	KPR DP 5% 3x		3,898,000,000
	DP	5% 3x	48,300,000
	PLAFOND		3,703,100,000
	ASUMSI BUNGA		6%
	Cicilan	10	41,112,002
		15	31,248,862
		20	26,530,159
		25	23,859,125

3	KPR DP 5% 5x		4,007,100,000
	DP	5% 5x	30,071,000
	PLAFOND		3,806,745,000
	ASUMSI BUNGA		6%
	Cicilan	10	42,262,674
		15	32,123,478
		20	27,272,703
		25	24,526,911

3	KPR DP 5% 5x		4,131,600,000
	DP	5% 5x	31,316,000
	PLAFOND		3,925,020,000
	ASUMSI BUNGA		6%
	Cicilan	10	43,575,769
		15	33,121,549
		20	28,120,062
		25	25,288,959

3	KPR DP 5% 5x		3,943,700,000
	DP	5% 5x	29,437,000
	PLAFOND		3,746,515,000
	ASUMSI BUNGA		6%
	Cicilan	10	41,593,998
		15	31,615,223
		20	26,841,197
		25	24,138,849

4	DP10% 1x KB18		3,960,600,000
	DP	DP 10% 1x	346,060,000
	Cicilan	Angs 1-18	198,030,000

4	DP10% 1x KB18		4,083,700,000
	DP	DP 10% 1x	358,370,000
	Cicilan	Angs 1-18	204,185,000

4	DP10% 1x KB18		3,898,000,000
	DP	DP 10% 1x	339,800,000
	Cicilan	Angs 1-18	194,900,000

5	DP20% 1x KB36		4,220,400,000
	DP	DP 20% 1x	794,080,000
	Cicilan	Angs 1-36	93,786,667

5	DP20% 1x KB36		4,351,600,000
	DP	DP 20% 1x	820,320,000
	Cicilan	Angs 1-36	96,702,222

5	DP20% 1x KB36		4,153,700,000
	DP	DP 20% 1x	780,740,000
	Cicilan	Angs 1-36	92,304,444

6	DP30% 1x KB48		4,294,100,000
	DP	DP 30% 1x	1,238,230,000
	Cicilan	Angs 1-48	62,622,292

6	DP30% 1x KB48		4,427,700,000
	DP	DP 30% 1x	1,278,310,000
	Cicilan	Angs 1-48	64,570,625

6	DP30% 1x KB48		4,226,200,000
	DP	DP 30% 1x	1,217,860,000
	Cicilan	Angs 1-48	61,632,083

**SIMULASI BY
PPN 1**

7	TDP 24x		4,106,500,000
	Cicilan	Angs 1 - 24	169,020,833

7	TDP 24x		4,234,200,000
	Cicilan	Angs 1 - 24	174,341,667

7	TDP 24x		4,041,600,000
	Cicilan	Angs 1 - 24	166,316,667

8	TDP 36x		4,336,300,000
	Cicilan	Angs 1 - 36	119,063,889

8	TDP 36x		4,471,100,000
	Cicilan	Angs 1 - 36	122,808,333

8	TDP 36x		4,267,600,000
	Cicilan	Angs 1 - 36	117,155,556

9	TDP 48x		4,513,400,000
	Cicilan	Angs 1 - 6 (15%)	104,501,667
	Cicilan	Angs 7 - 19 (30%)	104,155,385
	Cicilan	Angs 20 - 48 (55%)	85,598,966

9	TDP 48x		4,653,800,000
	Cicilan	Angs 1 - 6 (15%)	108,011,667
	Cicilan	Angs 7 - 19 (30%)	107,395,385
	Cicilan	Angs 20 - 48 (55%)	88,261,724

9	TDP 48x		4,441,900,000
	Cicilan	Angs 1 - 6 (15%)	102,714,167
	Cicilan	Angs 7 - 19 (30%)	102,505,385
	Cicilan	Angs 20 - 48 (55%)	84,242,931

*Skema perhitungan diatas hanyalah ilustrasi perhitungan sementara dan tetap mengacu pada skema resmi yang tercantum didalam surat pesanan - **SIMULASI UNTUK AGENT PROPERTY (BY TEAM PPN 1)**

SIMULASI PASADENA SQUARE NORTH TAHAP 2 AS OF FEB, 7TH - MAR, 1ST 2025

REGULER STD			
Ukuran Kavling : 4.5X15			
Luas Tanah : 67.5			
Luas Bangunan : 163			
TIPE/UNIT : G NO 18			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO HOEK			
Ukuran Kavling : 6X18			
Luas Tanah : 108			
Luas Bangunan : 255			
TIPE/UNIT : H NO 1			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO STD			
Ukuran Kavling : 4.5X18			
Luas Tanah : 81			
Luas Bangunan : 188			
TIPE/UNIT : H NO 5			
UANG TANDA JADI : Rp50,000,000			

**MORE INFO
HUBUNGI
PROPERTY AGENT**

1	TUNAI KERAS		3,802,900,000
	DP	30%	1,115,870,000
		30%	1,115,870,000
	Pelunasan	40%	1,521,160,000

1	TUNAI KERAS		6,696,600,000
	DP	30%	1,983,980,000
		30%	1,983,980,000
	Pelunasan	40%	2,678,640,000

1	TUNAI KERAS		4,887,600,000
	DP	30%	1,441,280,000
		30%	1,441,280,000
	Pelunasan	40%	1,955,040,000

2	KPR DP 5% 3x		3,802,900,000
	DP	5% 3x	46,715,000
	PLAFOND		3,612,755,000
	ASUMSI BUNGA		6%
	Cicilan	10	40,108,987
		15	30,486,480
		20	25,882,899
		25	23,277,031

2	KPR DP 5% 3x		6,696,600,000
	DP	5% 3x	94,943,333
	PLAFOND		6,361,770,000
	ASUMSI BUNGA		6%
	Cicilan	10	70,628,690
		15	53,684,231
		20	45,577,696
		25	40,988,973

2	KPR DP 5% 3x		4,887,600,000
	DP	5% 3x	64,793,333
	PLAFOND		4,643,220,000
	ASUMSI BUNGA		6%
	Cicilan	10	51,549,262
		15	39,182,129
		20	33,265,470
		25	29,916,332

3	KPR DP 5% 5x		3,847,400,000
	DP	5% 5x	28,474,000
	PLAFOND		3,655,030,000
	ASUMSI BUNGA		6%
	Cicilan	10	40,578,327
		15	30,843,220
		20	26,185,770
		25	23,549,410

3	KPR DP 5% 5x		6,775,300,000
	DP	5% 5x	57,753,000
	PLAFOND		6,436,535,000
	ASUMSI BUNGA		6%
	Cicilan	10	71,458,735
		15	54,315,140
		20	46,113,336
		25	41,470,685

3	KPR DP 5% 5x		4,944,700,000
	DP	5% 5x	39,447,000
	PLAFOND		4,697,465,000
	ASUMSI BUNGA		6%
	Cicilan	10	52,151,492
		15	39,639,879
		20	33,654,098
		25	30,265,833

4	DP10% 1x KB18		3,802,900,000
	DP	DP 10% 1x	330,290,000
	Cicilan	Angs 1-18	190,145,000

4	DP10% 1x KB18		6,696,600,000
	DP	DP 10% 1x	619,660,000
	Cicilan	Angs 1-18	334,830,000

4	DP10% 1x KB18		4,887,600,000
	DP	DP 10% 1x	438,760,000
	Cicilan	Angs 1-18	244,380,000

5	DP20% 1x KB36		4,052,100,000
	DP	DP 20% 1x	760,420,000
	Cicilan	Angs 1-36	90,046,667

5	DP20% 1x KB36		7,136,900,000
	DP	DP 20% 1x	1,377,380,000
	Cicilan	Angs 1-36	158,597,778

5	DP20% 1x KB36		5,207,400,000
	DP	DP 20% 1x	991,480,000
	Cicilan	Angs 1-36	115,720,000

6	DP30% 1x KB48		4,122,900,000
	DP	DP 30% 1x	1,186,870,000
	Cicilan	Angs 1-48	60,125,625

6	DP30% 1x KB48		7,261,900,000
	DP	DP 30% 1x	2,128,570,000
	Cicilan	Angs 1-48	105,902,708

6	DP30% 1x KB48		5,298,200,000
	DP	DP 30% 1x	1,539,460,000
	Cicilan	Angs 1-48	77,265,417

7	TDP 24x		3,942,800,000
	Cicilan	Angs 1 - 24	162,200,000

7	TDP 24x		6,943,900,000
	Cicilan	Angs 1 - 24	287,245,833

7	TDP 24x		5,067,200,000
	Cicilan	Angs 1 - 24	209,050,000

8	TDP 36x		4,163,300,000
	Cicilan	Angs 1 - 36	114,258,333

8	TDP 36x		7,333,300,000
	Cicilan	Angs 1 - 36	202,313,889

8	TDP 36x		5,350,100,000
	Cicilan	Angs 1 - 36	147,225,000

9	TDP 48x		4,333,200,000
	Cicilan	Angs 1 - 6 (15%)	99,996,667
	Cicilan	Angs 7 - 19 (30%)	99,996,923
	Cicilan	Angs 20 - 48 (55%)	82,181,379

9	TDP 48x		7,633,500,000
	Cicilan	Angs 1 - 6 (15%)	182,504,167
	Cicilan	Angs 7 - 19 (30%)	176,157,692
	Cicilan	Angs 20 - 48 (55%)	144,773,276

9	TDP 48x		5,568,100,000
	Cicilan	Angs 1 - 6 (15%)	130,869,167
	Cicilan	Angs 7 - 19 (30%)	128,494,615
	Cicilan	Angs 20 - 48 (55%)	105,601,897

*Skema perhitungan diatas hanyalah ilustrasi perhitungan sementara dan tetap mengacu pada skema resmi yang tercantum didalam surat pesanan - **SIMULASI UNTUK AGENT PROPERTY (BY TEAM PPN 1)**

SIMULASI PASADENA SQUARE NORTH TAHAP 2 AS OF FEB, 7TH - MAR, 1ST 2025

REGULER HOEK			
Ukuran Kavling : 5.5X15			
Luas Tanah : 82.5			
Luas Bangunan : 199			
TIPE/UNIT : H NO 15			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO HOEK			
Ukuran Kavling : 4.5X15			
Luas Tanah : 67.5			
Luas Bangunan : 148			
TIPE/UNIT : I NO 1			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO STD			
Ukuran Kavling : 4.5X15			
Luas Tanah : 67.5			
Luas Bangunan : 148			
TIPE/UNIT : I NO 2			
UANG TANDA JADI : Rp50,000,000			

**MORE INFO
HUBUNGI
PROPERTY AGENT**

1	TUNAI KERAS		4,961,600,000
	DP	30%	1,463,480,000
		30%	1,463,480,000
	Pelunasan	40%	1,984,640,000

1	TUNAI KERAS		4,898,500,000
	DP	30%	1,444,550,000
		30%	1,444,550,000
	Pelunasan	40%	1,959,400,000

1	TUNAI KERAS		4,822,800,000
	DP	30%	1,421,840,000
		30%	1,421,840,000
	Pelunasan	40%	1,929,120,000

2	KPR DP 5% 3x		4,961,600,000
	DP	5% 3x	66,026,667
	PLAFOND		4,713,520,000
	ASUMSI BUNGA		6%
	Cicilan	10	52,329,736
		15	39,775,360
		20	33,769,121
		25	30,369,275

2	KPR DP 5% 3x		4,898,500,000
	DP	5% 3x	64,975,000
	PLAFOND		4,653,575,000
	ASUMSI BUNGA		6%
	Cicilan	10	51,664,223
		15	39,269,510
		20	33,339,657
		25	29,983,049

2	KPR DP 5% 3x		4,822,800,000
	DP	5% 3x	63,713,333
	PLAFOND		4,581,660,000
	ASUMSI BUNGA		6%
	Cicilan	10	50,865,819
		15	38,662,651
		20	32,824,435
		25	29,519,700

3	KPR DP 5% 5x		5,019,900,000
	DP	5% 5x	40,199,000
	PLAFOND		4,768,905,000
	ASUMSI BUNGA		6%
	Cicilan	10	52,944,623
		15	40,242,730
		20	34,165,917
		25	30,726,122

3	KPR DP 5% 5x		4,955,800,000
	DP	5% 5x	39,558,000
	PLAFOND		4,708,010,000
	ASUMSI BUNGA		6%
	Cicilan	10	52,268,563
		15	39,728,864
		20	33,729,646
		25	30,333,774

3	KPR DP 5% 5x		4,879,200,000
	DP	5% 5x	38,792,000
	PLAFOND		4,635,240,000
	ASUMSI BUNGA		6%
	Cicilan	10	51,460,667
		15	39,114,789
		20	33,208,299
		25	29,864,916

4	DP10% 1x KB18		4,961,600,000
	DP	DP 10% 1x	446,160,000
	Cicilan	Angs 1-18	248,080,000

4	DP10% 1x KB18		4,898,500,000
	DP	DP 10% 1x	439,850,000
	Cicilan	Angs 1-18	244,925,000

4	DP10% 1x KB18		4,822,800,000
	DP	DP 10% 1x	432,280,000
	Cicilan	Angs 1-18	241,140,000

5	DP20% 1x KB36		5,288,000,000
	DP	DP 20% 1x	1,007,600,000
	Cicilan	Angs 1-36	117,511,111

5	DP20% 1x KB36		5,219,000,000
	DP	DP 20% 1x	993,800,000
	Cicilan	Angs 1-36	115,977,778

5	DP20% 1x KB36		5,138,400,000
	DP	DP 20% 1x	977,680,000
	Cicilan	Angs 1-36	114,186,667

6	DP30% 1x KB48		5,380,700,000
	DP	DP 30% 1x	1,564,210,000
	Cicilan	Angs 1-48	78,468,542

6	DP30% 1x KB48		5,310,000,000
	DP	DP 30% 1x	1,543,000,000
	Cicilan	Angs 1-48	77,437,500

6	DP30% 1x KB48		5,227,900,000
	DP	DP 30% 1x	1,518,370,000
	Cicilan	Angs 1-48	76,240,208

**SIMULASI BY
PPN 1**

7	TDP 24x		5,144,900,000
	Cicilan	Angs 1 - 24	212,287,500

7	TDP 24x		5,078,500,000
	Cicilan	Angs 1 - 24	209,520,833

7	TDP 24x		5,000,000,000
	Cicilan	Angs 1 - 24	206,250,000

8	TDP 36x		5,433,600,000
	Cicilan	Angs 1 - 36	149,544,444

8	TDP 36x		5,362,000,000
	Cicilan	Angs 1 - 36	147,555,556

8	TDP 36x		5,279,100,000
	Cicilan	Angs 1 - 36	145,252,778

9	TDP 48x		5,656,100,000
	Cicilan	Angs 1 - 6 (15%)	133,069,167
	Cicilan	Angs 7 - 19 (30%)	130,525,385
	Cicilan	Angs 20 - 48 (55%)	107,270,862

9	TDP 48x		5,580,500,000
	Cicilan	Angs 1 - 6 (15%)	131,179,167
	Cicilan	Angs 7 - 19 (30%)	128,780,769
	Cicilan	Angs 20 - 48 (55%)	105,837,069

9	TDP 48x		5,494,200,000
	Cicilan	Angs 1 - 6 (15%)	129,021,667
	Cicilan	Angs 7 - 19 (30%)	126,789,231
	Cicilan	Angs 20 - 48 (55%)	104,200,345

*Skema perhitungan diatas hanyalah ilustrasi perhitungan sementara dan tetap mengacu pada skema resmi yang tercantum didalam surat pesanan - **SIMULASI UNTUK AGENT PROPERTY (BY TEAM PPN 1)**

SIMULASI PASADENA SQUARE NORTH TAHAP 2 AS OF FEB, 7TH - MAR, 1ST 2025

ALFRESCO STD			
Ukuran Kavling : 4.5X16			
Luas Tanah : 72			
Luas Bangunan : 161			
TIPE/UNIT : I NO 3			
UANG TANDA JADI : Rp50,000,000			

REGULER HOEK			
Ukuran Kavling : 5.5X14			
Luas Tanah : 77			
Luas Bangunan : 199			
TIPE/UNIT : I NO 10			
UANG TANDA JADI : Rp50,000,000			

REGULER STD			
Ukuran Kavling : 4.5X14			
Luas Tanah : 63			
Luas Bangunan : 163			
TIPE/UNIT : I NO 11			
UANG TANDA JADI : Rp50,000,000			

ALFRESCO STD			
Ukuran Kavling : 4.5X15			
Luas Tanah : 67.5			
Luas Bangunan : 148			
TIPE/UNIT : I NO 17			
UANG TANDA JADI : Rp50,000,000			

1	TUNAI KERAS		5,150,100,000
	DP	30%	1,520,030,000
		30%	1,520,030,000
	Pelunasan	40%	2,060,040,000

1	TUNAI KERAS		4,508,400,000
	DP	30%	1,327,520,000
		30%	1,327,520,000
	Pelunasan	40%	1,803,360,000

1	TUNAI KERAS		3,629,600,000
	DP	30%	1,063,880,000
		30%	1,063,880,000
	Pelunasan	40%	1,451,840,000

1	TUNAI KERAS		4,034,600,000
	DP	30%	1,185,380,000
		30%	1,185,380,000
	Pelunasan	40%	1,613,840,000

2	KPR DP 5% 3x		5,150,100,000
	DP	5% 3x	69,168,333
	PLAFOND		4,892,595,000
	ASUMSI BUNGA		6%
	Cicilan	10	54,317,835
		15	41,286,497
		20	35,052,070
		25	31,523,058

2	KPR DP 5% 3x		4,508,400,000
	DP	5% 3x	58,473,333
	PLAFOND		4,282,980,000
	ASUMSI BUNGA		6%
	Cicilan	10	47,549,859
		15	36,142,219
		20	30,684,599
		25	27,595,300

2	KPR DP 5% 3x		3,629,600,000
	DP	5% 3x	43,826,667
	PLAFOND		3,448,120,000
	ASUMSI BUNGA		6%
	Cicilan	10	38,281,201
		15	29,097,196
		20	24,703,403
		25	22,216,285

2	KPR DP 5% 3x		4,034,600,000
	DP	5% 3x	50,576,667
	PLAFOND		3,832,870,000
	ASUMSI BUNGA		6%
	Cicilan	10	42,552,715
		15	32,343,935
		20	27,459,871
		25	24,695,235

3	KPR DP 5% 5x		5,210,400,000
	DP	5% 5x	42,104,000
	PLAFOND		4,949,880,000
	ASUMSI BUNGA		6%
	Cicilan	10	54,953,816
		15	41,769,900
		20	35,462,478
		25	31,892,146

3	KPR DP 5% 5x		4,561,400,000
	DP	5% 5x	35,614,000
	PLAFOND		4,333,330,000
	ASUMSI BUNGA		6%
	Cicilan	10	48,108,847
		15	36,567,101
		20	31,045,322
		25	27,919,706

3	KPR DP 5% 5x		3,672,100,000
	DP	5% 5x	26,721,000
	PLAFOND		3,488,495,000
	ASUMSI BUNGA		6%
	Cicilan	10	38,729,447
		15	29,437,903
		20	24,992,662
		25	22,476,422

3	KPR DP 5% 5x		4,081,600,000
	DP	5% 5x	30,816,000
	PLAFOND		3,877,520,000
	ASUMSI BUNGA		6%
	Cicilan	10	43,048,422
		15	32,720,717
		20	27,779,758
		25	24,982,916

4	DP10% 1x KB18		5,150,100,000
	DP	DP 10% 1x	465,010,000
	Cicilan	Angs 1-18	257,505,000

4	DP10% 1x KB18		4,508,400,000
	DP	DP 10% 1x	400,840,000
	Cicilan	Angs 1-18	225,420,000

4	DP10% 1x KB18		3,629,600,000
	DP	DP 10% 1x	312,960,000
	Cicilan	Angs 1-18	181,480,000

4	DP10% 1x KB18		4,034,600,000
	DP	DP 10% 1x	353,460,000
	Cicilan	Angs 1-18	201,730,000

5	DP20% 1x KB36		5,487,400,000
	DP	DP 20% 1x	1,047,480,000
	Cicilan	Angs 1-36	121,942,222

5	DP20% 1x KB36		4,804,700,000
	DP	DP 20% 1x	910,940,000
	Cicilan	Angs 1-36	106,771,111

5	DP20% 1x KB36		3,867,300,000
	DP	DP 20% 1x	723,460,000
	Cicilan	Angs 1-36	85,940,000

5	DP20% 1x KB36		4,297,700,000
	DP	DP 20% 1x	809,540,000
	Cicilan	Angs 1-36	95,504,444

6	DP30% 1x KB48		5,583,100,000
	DP	DP 30% 1x	1,624,930,000
	Cicilan	Angs 1-48	81,420,208

6	DP30% 1x KB48		4,888,800,000
	DP	DP 30% 1x	1,416,640,000
	Cicilan	Angs 1-48	71,295,000

6	DP30% 1x KB48		3,934,800,000
	DP	DP 30% 1x	1,130,440,000
	Cicilan	Angs 1-48	57,382,500

6	DP30% 1x KB48		4,372,300,000
	DP	DP 30% 1x	1,261,690,000
	Cicilan	Angs 1-48	63,762,708

7	TDP 24x		5,339,500,000
	Cicilan	Angs 1 - 24	220,395,833

7	TDP 24x		4,674,800,000
	Cicilan	Angs 1 - 24	192,700,000

7	TDP 24x		3,763,100,000
	Cicilan	Angs 1 - 24	154,712,500

7	TDP 24x		4,182,300,000
	Cicilan	Angs 1 - 24	172,179,167

8	TDP 36x		5,637,800,000
	Cicilan	Angs 1 - 36	155,216,667

8	TDP 36x		4,936,800,000
	Cicilan	Angs 1 - 36	135,744,444

8	TDP 36x		3,973,400,000
	Cicilan	Angs 1 - 36	108,983,333

8	TDP 36x		4,415,000,000
	Cicilan	Angs 1 - 36	121,250,000

9	TDP 48x		5,867,800,000
	Cicilan	Angs 1 - 6 (15%)	138,361,667
	Cicilan	Angs 7 - 19 (30%)	135,410,769
	Cicilan	Angs 20 - 48 (55%)	111,285,862

9	TDP 48x		5,138,800,000
	Cicilan	Angs 1 - 6 (15%)	120,136,667
	Cicilan	Angs 7 - 19 (30%)	118,587,692
	Cicilan	Angs 20 - 48 (55%)	97,460,000

9	TDP 48x		4,135,400,000
	Cicilan	Angs 1 - 6 (15%)	95,051,667
	Cicilan	Angs 7 - 19 (30%)	95,432,308
	Cicilan	Angs 20 - 48 (55%)	78,430,000

9	TDP 48x		4,594,300,000
	Cicilan	Angs 1 - 6 (15%)	106,524,167
	Cicilan	Angs 7 - 19 (30%)	106,022,308
	Cicilan	Angs 20 - 48 (55%)	87,133,276

*Skema perhitungan diatas hanyalah ilustrasi perhitungan sementara dan tetap mengacu pada skema resmi yang tercantum didalam surat pesanan - **SIMULASI UNTUK AGENT PROPERTY (BY TEAM PPN 1)**