



HARMONI LANE

May 2024

Start of construction

September 2024

Completed model unit,
Construction 50%

December 2024

Construction 80%
finishing phase

Latest: March 2025

Construction 100% Complete,
Handover

PRICE LIST 25 YEARS LEASEHOLD

Unit	Building Size (SQM)	Land Size (SQM)	Pool	Unit Price (IDR)	Unit Price (USD)*	Booking Fee [Part of First Payment] (IDR)	First Payment [30%] (IDR)	Second Payment [50%] (IDR)	Final Payment	Unit Status
Unit 1 (Pool)	30 SQM	250 SQM	1 Pool (Sharing)	Rp. 1.500.000.000	\$93.750 USD	Rp. 25.000.000	Rp. 425.000.000	Rp. 750.000.000	Rp. 300.000.000	Available
Unit 2 (Pool)	30 SQM			Rp. 1.500.000.000	\$93.750 USD	Rp. 25.000.000	Rp. 425.000.000	Rp. 750.000.000	Rp. 300.000.000	Available
Unit 3 (Pool)	30 SQM			Rp. 1.500.000.000	\$93.750 USD	Rp. 25.000.000	Rp. 425.000.000	Rp. 750.000.000	Rp. 300.000.000	Available
Unit 4 (Pool)	30 SQM			Rp. 1.500.000.000	\$93.750 USD	Rp. 25.000.000	Rp. 425.000.000	Rp. 750.000.000	Rp. 300.000.000	Available
Unit 5	30 SQM			Rp. 1.300.000.000	\$81.250 USD	Rp. 25.000.000	Rp. 365.000.000	Rp. 650.000.000	Rp. 260.000.000	Available
Unit 6 (Balcony)	30 SQM			Rp. 1.500.000.000	\$93.750 USD	Rp. 25.000.000	Rp. 425.000.000	Rp. 750.000.000	Rp. 300.000.000	Available
Unit 7 (Balcony)	30 SQM			Rp. 1.500.000.000	\$93.750 USD	Rp. 25.000.000	Rp. 425.000.000	Rp. 750.000.000	Rp. 300.000.000	Available
Unit 8 (Balcony)	30 SQM			Rp. 1.500.000.000	\$93.750 USD	Rp. 25.000.000	Rp. 425.000.000	Rp. 750.000.000	Rp. 300.000.000	Available
Unit 9 (Balcony)	30 SQM			Rp. 1.500.000.000	\$93.750 USD	Rp. 25.000.000	Rp. 425.000.000	Rp. 750.000.000	Rp. 300.000.000	Available
Unit 10	30 SQM			Rp. 1.300.000.000	\$81.250 USD	Rp. 25.000.000	Rp. 365.000.000	Rp. 650.000.000	Rp. 260.000.000	Available
Unit 11	30 SQM			Rp. 1.200.000.000	\$75.000 USD	Rp. 25.000.000	Rp. 335.000.000	Rp. 600.000.000	Rp. 240.000.000	Available

Lease Information

Lease Start: 15 January 2024
Lease Duration: 25 Years
Lease Expiry: 14 January 2049

Unit Handover (Estimation)

Fastest: December 2024
Latest: March 2025

Extension

Minimum Extension: 5 Years
Maximum Extension: 25 Years
Latest to Extend: 3 Months before Lease Expiry

*\$1 USD = Rp. 16.000

PAYMENT TERMS & CONDITIONS

Booking and Reservation

- Booking Fee: Rp. 25.000.000.
- The Booking Fee is required to reserve a unit and will be deducted from the down payment.
- Booking fee is valid and fully refundable in 7 days.
- Preliminary Agreement shall be sign within the 7-day period for the transaction to proceed.

Preliminary Agreement

- Transaction process shall be based upon the Preliminary Agreement
- Preliminary Agreement is applicable to changes based on agreements by both parties (Developer and Client)

Design Alterations

- No design alterations are permitted to the villa exterior facade or structural layout. Minor interior alterations and layout are allowed, but limited

Currency

- All transaction are in Indonesian Rupiah (any cost beyond that are borne by the client/customer).