



**GRIYA INDONESIA**  
REAL ESTATE

# Homenesty 5

residence



Perumahan Murah  
Bersubsidi  
**di Kota Singkawang**



# Galeri Foto



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# Spesifikasi & Ruang



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## SPESIFIKASI TEKNIS



### PONDASI

- Tapak Beton Bertulang
- Batu Kali



### STRUKTUR

- Slof Beton Bertulang
- Kolom Beton Bertulang
- Balok Beton Bertulang



### DINDING

- Batako Press
- Plester Halus



### LANTAI

- Ruang Keramik 40x40
- Teras Keramik 40x40
- Carport Rabat Beton



### ATAP & PLAFON

- Seng Metal / Baja Ringan
- Gypsum Board / Hollow



### PINTU & JENDELA

- Pintu Kayu Lokal Standar
- Jendela Kayu Lokal Standar
- Kusen Kayu Lokal Standar
- Kaca 5mm (Standar)



### FINISHING

- Exterior Cat Dulux & Elastex
- Interior Cat Q-Luc
- Dempul Interior & Exterior (Depan)



### SANITASI

- Closet Jongkok
- Kran Air
- Bak Air PVC



### KAMAR MANDI

- Pintu PVC
- Lantai Keramik 40x40
- Dinding Cat Elastex



### FASILITAS

- Listrik PLN 1.300 Va
- Sumur Gorong-Gorong

**DIMENSI : 8 x 15**  
**LT : 120 | LB : 36**





# Landscape



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# Fasilitas Kawasan



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## **KEAMANAN 24 JAM**

Akses masuk dan keluar melalui 1 pintu utama untuk meningkatkan keamanan dan kenyamanan bagi penghuni

Jalan yang lebar memudahkan lalu lintas kendaraan dan memperlancar akses bagi penghuni



## **JALAN 5 METER PAVING BLOK**



## **TAMAN BERMAIN**

Taman bermain menjadi sarana dan tempat warga beserta anak-anak bertemu, bermain dan bersosialisasi

RTH menciptakan lingkungan yang sehat, nyaman, serta memberikan tempat relaksasi



## **RUANG TERBUKA HIJAU**

# Aksesibilitas



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STKIP, STIT, PASAR SEMI MODERN,  
SINGKAWANG EYE CENTER, KLINIK  
BERSAMA, PASAR SEKIP LAMA



PASAR ALIANYANG, SPBU SEI. WIE,  
SPBU PRAMUKA, TAMAN BURUNG,  
PUSAT PERDAGANGAN



SINGKAWANG GRAND MALL, KANTOR  
WALI KOTA, POLRES, PUSAT  
PEMERINTAHAN



# Harga & Angsuran



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LIST HARGA & KPR RUMAH : Tahun 2024

| HOMENESTY 5 |    |       |        | CASH        | CASH BERTAHAP |            |             | KPR (KREDIT PEMILIKAN RUMAH) |           |           |             |           |           |           |
|-------------|----|-------|--------|-------------|---------------|------------|-------------|------------------------------|-----------|-----------|-------------|-----------|-----------|-----------|
|             |    |       |        | HARGA       | HARGA         | DP         | ANGS. (BLN) | HARGA                        | DP        | SBUM      | PLAFON      | ANGSURAN  |           |           |
| UNIT        | LB | LT    | KET.   | Tahun 2024  | Tahun 2024    | 40%        | 6           | Tahun 2024                   | Min.      | Max.      | Max.        | 10 Th     | 15 Th     | 20 Th     |
| Blok.No     | m2 | m2    | -      | Rp.         | Rp.           | Rp.        | Rp.         | Rp.                          | Rp.       | Rp.       | Rp.         | Rp.       | Rp.       | Rp.       |
| D.01        | 36 | 120   | H      | 181,000,000 | 198,000,000   | 79,200,000 | 19,800,000  | 186,000,000                  | 6,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.02        | 36 | 120   | -      | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.03        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.04        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.05        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.06        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.07        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.08        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.09        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.10        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.11        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| D.12        | 36 | 120   | H      | 179,000,000 | 196,000,000   | 78,400,000 | 19,600,000  | 184,000,000                  | 4,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| E.07        | 36 | ..... | H + DT | 181,000,000 | 198,000,000   | 79,200,000 | 19,800,000  | 186,000,000                  | 6,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| E.08        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| E.09        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| E.10        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| E.11        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| E.12        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| E.13        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| E.14        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| E.15        | 36 | 120   | DT     | 177,000,000 | 194,000,000   | 77,600,000 | 19,400,000  | 182,000,000                  | 2,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |
| E.16        | 36 | ..... | H + DT | 183,000,000 | 200,000,000   | 80,000,000 | 20,000,000  | 188,000,000                  | 8,000,000 | 4,000,000 | 176,000,000 | 1,900,000 | 1,395,000 | 1,165,000 |

KETERANGAN :

- Booking fee tidak termasuk harga rumah dan menjadi biaya administrasi kantor
- DP dibayarkan maksimal 7 hari setelah Booking fee. Jika lewat dianggap mundur
- Jika mundur dengan alasan apapun, maka Booking fee & DP hangus
- Semua transaksi dianggap sah apabila dilakukan di kantor resmi perusahaan
- Persetujuan KPR sepenuhnya adalah wewenang Bank
- KPR tidak disetujui Bank, DP kembali 100%
- Selisih kekurangan DP akan dibebankan kepada konsumen
- Tabel berdasarkan simulasi perhitungan KPR Rumah Subsidi (bunga flat 5%)
- Harga jual sudah termasuk : SHM & IMB
- Harga jual belum termasuk : AJB & BBM, BPHTB dan BIAYA KPR
- Perkiraan Biaya Akad (+/-) : Rp. -
- Subsidi Bantuan Uang Muka (SBUM) : Rp. 4.000.000 (Mengurangi Plafon kredit)

| KETERANGAN   | SKEMA PEMBAYARAN    |                     |                        |
|--------------|---------------------|---------------------|------------------------|
|              | CASH                | CASH BERTAHAP       | KPR                    |
| Hari ke - 1  | -                   | Booking Fee (500Rb) | Booking Fee (500Rb)    |
| Hari ke - 7  | DP Min. 50%         | DP                  | DP + Penyerahan Berkas |
| Hari ke - 30 | Pelunasan 50% + AJB | -                   | AJB + Akad KPR         |
| Bulan 1 - 12 | -                   | Angsuran 12x + AJB  | -                      |

| SYARAT BERKAS KPR                                                                                                  | KRITERIA DEBITUR |            |             |
|--------------------------------------------------------------------------------------------------------------------|------------------|------------|-------------|
|                                                                                                                    | PNS/KARYAWAN     | WIRASWASTA | PROFESIONAL |
| > FC KTP - FC KK - FC Surat Nikah - FC NPWP - FC Rek. Koran - Pas Photo Uk.3x4                                     | O                | O          | O           |
| > FC Slip Gaji - FC SK. Kerja - Foto & Denah Tempat Kerja                                                          | O                | X          | X           |
| > Pembukuan Keuangan Usaha - Izin-izin Usaha (Izin Praktik untuk Dokter/Bidan) - Foto & Denah Tempat Usaha/Praktik | X                | O          | O           |

PROMO

FREE AJB + BBN

INFORMASI LEBIH LANJUT :

MARKETING :



**GRIYA INDONESIA**  
REAL ESTATE



Property Agent

# Hubungi Kami

Hubungi agen properti Griya Indonesia  
untuk survey lokasi dan info lengkap



**Khairul**



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[griyaindonesia.co.id](http://griyaindonesia.co.id)



**KEMENTERIAN PERDAGANGAN  
REPUBLIK INDONESIA**  
DIREKTORAT JENDERAL  
PERDAGANGAN DALAM NEGERI



ASOSIASI  
REAL ESTATE BROKER  
INDONESIA (AREBI)  
NOMOR 2019.000019.A



**BNSP**

BADAN NASIONAL SERTIFIKASI PROFESI