

Casa Grande
residence

CHIANTI
Tower






**PERFECT
LOCATION**

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KOTA
Kasablanka

LIGHT UP THE COLOR OF YOUR LIFE

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SMART URBAN LIVING

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MASTERPLAN KOTA KASABLANKA

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SWIMMING POOL TOWER ANGELO & BELLA GROUND FLOOR

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BEST CITY VIEW FROM CONDO UNIT & WATER PARK

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WATER PARK 9TH FLOOR

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SITEPLAN



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PROJECT PROFILES

- Superblock Concept at Kota Kasablanka, 11 Ha
- Strategic location at CBD area
- EIGHTYEIGHT@KASABLANKA - Strata Office Building
34 floors, total 57.000 sqm, Grade A Building & Green Building
- PRUDENTIAL TOWER - Lease Office Building,
16 floors, total 31.500 sqm
- CASA GRANDE RESIDENCE :
 - 2 Blok apartment (North & South Tower)
 - 32 floors/tower, 4 towers 1077 units, 98% sold out
- CASA GRANDE RESIDENCE PHASE II :
 - 2 Blok Apartment
 - Tower Angelo, Tower Bella & Tower Chianti
 - 39 Floors / Tower, 9 unit / floor
 - 340 unit / Tower
- EIGHTYEIGHT@KASABLANKA Tower C - Strata Office Building
 - 40 Floors, 82.000 sqm, Grade A Building & Green Building



PROJECT PROFILES

- Number of Floors / Tower : 39
- Number of units Apart / Floor : 12
- Unit Area / Tower Apartment :
 - 2 BR : 8 Units / 66 & 76 m² semigross (Common Lift)
 - 3 BR : 4 Units / 145 m² semigross (Private Lift)
- Number of elevator / Tower :
 - 3 passenger (Common Lift)
 - 4 private Lift
 - 1 Service Lift
- Parking space : 1 unit / 1 park (unreserved)

PROJECT PROFILES

Exclusive Facilities :

- Lobby Lounge
- Function Room
- Gymnasium
- Access to mall
- Swimming pool
- Jacuzzi pool
- Jogging Track
- Waterpark
- Water Feature & Outdoor Party Terrace
- Children's Pool Children play ground
- Mail Room
- Tennis court
- Basket ball
- Futsal
- BBQ Terrace
- etc

Apartment Unit Facilities

1. Electricity

2 BR : 4400 kVa – 7040 kVa

3 BR : 10.560 kVa

2. Service Charge + Sinking Fund :

IDR 20.000 / SQM + IDR 2000 / SQM

3. Parking Lots :

1 Park / 1 unit (unreserved)

SELLING POINT

- Strategic location
- Located within CBD Area
- Easily accessible
- Toll connection plan (Flyover Design Plan)
- Pasar Minggu to Casablanca
- Kampung Melayu to Duri Pulo
- Premium Development with Superblock Concept
- Integrated living (working, shopping, dining and entertainment)
- Complete Facilities
- Water Park – 6,000 sqm
- Expansion Property
(Masih akan ada lahan pengembangan 2,7 Ha dan masih akan terus bertambah)
- Competitive Price
- Smart Investment
- High Return Investment
- Developed by Pakuwon Group
- One of Indonesia establish developer with a 30 years track record

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ANGELO & BELLA Tower

CHIANTI Tower

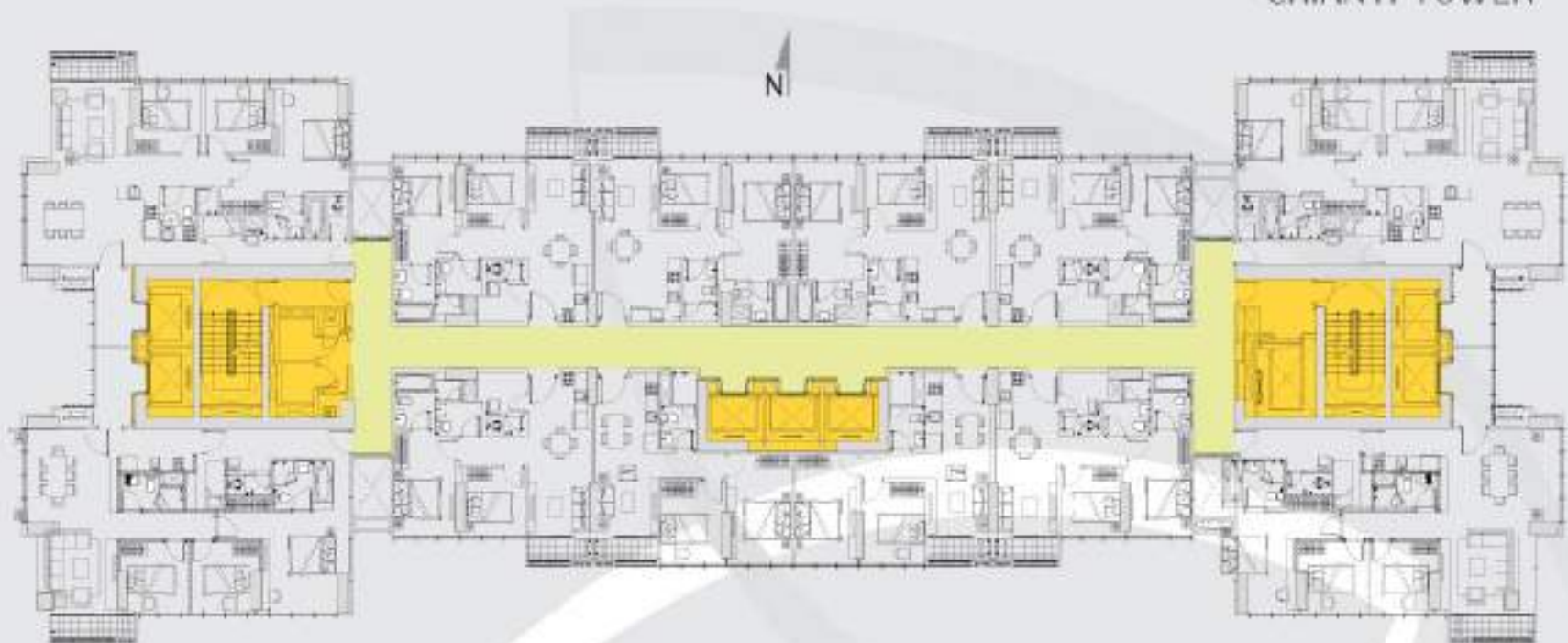


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FLOORPLAN TYPICAL CHIANTI TOWER



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Ownership : STRATA TITLE

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**Completion date :
End of 2018**

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RENTAL AVERAGE

Existing unit

(min 1 year) Fully Furnished

2 BR 57 sqm - 101 sqm (common lift)

- \$ 1600 - \$ 2200 / month

2 BR 106 sqm (private lift)

- \$ 2400 - \$ 2600

3 BR luas 99 sqm - 135 sqm (common lift)

- \$ 2300 - \$ 3000

3 BR 151 sqm - 168 sqm (private lift)

- \$ 3000 - \$ 3500

3 BR Loft unit

- \$ 3500 - \$ 4000

OCCUPANCY RATE

Casa Grande Phase I

Total unit : 1,077 unit

Occupied : 862 unit

80%

Occupied by

Japanese : 63 %

Indonesian : 25 %

Others : 12 %

Development by  PAKUWON GROUP



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KEUNTUNGAN PRIORITY PASS CASA GRANDE – CHIANTI TOWER

1. Pemegang Priority Pass memperoleh Harga Perdana (Early Bird Price).
2. Memperoleh alternatif cara pembayaran yang special
3. Pemegang Priority Pass diundang pada Private launching Casa Grande – Chianti Tower
4. Tidak perlu mengikuti pengundian unit (First Come First Serve)
5. Profit dapat langsung dirasakan (Smart Investment)
6. Menjadi bagian dari Privilege Priority Pass Casa Grande – Chianti Tower
7. Fully Refundable – No Risk (tanpa resiko)
8. Unit Terbatas (limited unit)

TERM & CONDITIONS

- Priority Pass bukan merupakan alat pembayaran, sehingga tidak dapat diperjual belikan atau dialihkan.
- Priority Pass bukan merupakan tanda jadi, melainkan sebagai nomor antrian pemesanan unit pada Casa Grande Residence, Tower CHIANTI.
- 1 (satu) Priority pass hanya dapat digunakan untuk pemesanan 1 unit saja.
- Rekening pembayaran Priority Pass (harap diberi keterangan nama pengirim) ditujukan ke :

***Bank BCA, Cabang Penjernihan
A/C No. 111.0.129.129
Atas nama PT. Elite Prima Utama***

***Bank Mandiri, Cabang Iskandarsyah
A/C No. 126.000.625.2950
Atas nama PT. Elite Prima Utama***

- Apabila terjadi pemesanan unit pada saat Private Launching, maka Priority Pass dapat digunakan sebagai Booking Fee pemesanan unit.
- Pemesanan unit dengan Priority Pass tidak dapat dialihkan sebelum pembayaran angsuran pertama dilunasi.
- Apabila pemegang priority pass berhalangan hadir pada saat private launching, dapat diwakilkan kepada pihak lain dengan membawa Priority Pass dan Surat Kuasa bermeterai.
- Uang Priority Pass dikembalikan sepenuhnya sebesar yang diterima oleh Pengembang, setelah acara Private Launching atau selambat-lambatnya 15 hari kerja setelah Priority Pass diterima oleh Pengembang.
- Apabila Pemegang Priority Pass tidak hadir dan tidak pula mengirimkan wakilnya pada saat Private Launching serta tidak ada pemberitahuan tertulis kepada pengembang, maka uang Priority Pass akan dijadikan sebagai biaya administrasi Pengembang.
- Segala akibat yang ditimbulkan oleh penyalahgunaan Priority Pass oleh pihak lain adalah diluar tanggung jawab Pengembang.

TERM & CONDITIONS

- Priority Pass akan diberikan oleh pengembang, sehingga tidak dapat dibeli dari seller atau broker.
- Priority Pass akan diberikan secara gratis ad. melalui absensi foto untuk pembelian unit pada Casa Grande Residence Tower CHIANTI.
- 1 (satu) Priority Pass hanya dapat digunakan untuk pembelian 1 unit saja.
- Kelewat pembelian Priority Pass (cepat) dapat mengakibatkan masa tunggu dijamin 12:
- **Unit PCA, Casing Pengembang**
AC No. 111.0.129.126
Aksi saat PT. Elit Prime Utama
- **Unit MINT, Casing Mandiriyah**
AC No. 111.0.000.000.000
Aksi saat PT. Elit Prime Utama
- Apabila terjadi pembelian unit pada saat Private Launching, maka Priority Pass dapat digunakan sebagai pengganti pembelian unit.
- Pemegang unit dengan Priority Pass tidak dapat diberikan kelebihan benefit apapun sebelum dijamin.
- Apabila pemegang Priority Pass berkeinginan untuk membeli unit pada saat Private Launching, dapat diberikan kepada pembeli dengan membeli Priority Pass dari Unit Casa Grande.
- Uang Priority Pass akan diberikan kepada pembeli yang dominan di Pengembang, untuk saat Private Launching atau setelah berakhirnya 12-hari kerja setelah Priority Pass diterima dari Pengembang.
- Apabila Pemegang Priority Pass tidak hadir dan tidak bisa menggunakan unitnya pada saat Private Launching, maka akan diberikan kepada pembeli yang dominan di Pengembang, maka yang Priority Pass dan diberikan sebagai bukti pembelian unit.
- Segala biaya yang dikeluarkan dari pembelian unit Priority Pass dan biaya lain adalah akan diberikan kepada pembeli.

TGL

NAMA

HP/TELP

ALAMAT

SALES AGENT

NAMA AGENCY

NAMA SALES

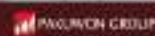
HP/TELP

CHI : 0001

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Rp 50 juta
PRIORITY PASS

PT. Elit Prime Utama | info@elitprimeutama.com
www.elitprimeutama.com 021-437 00 000



8 KEUNTUNGAN PRIORITY PASS - CASA GRANDE CHIANTI TOWER

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2. Mendapatkan alternatif cara pembayaran yang special.
3. Pemegang Priority Pass diundang pada Private Launching Casa Grande - Chianti Tower.
4. Tidak perlu membayar pengembalian unit (First Come First Serve).
5. Tidak dapat langsung dijamin (Direct Investment).
6. Menjadi bagian dari Privilege Priority Pass Casa Grande - Chianti Tower.
7. Fully Refundable - No Risk (tanpa risiko).
8. Unit Terbatas (limited unit).

TGL

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CHI : 0001

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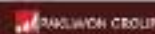
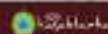
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Rp 50 juta
PRIORITY PASS

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Thank You

