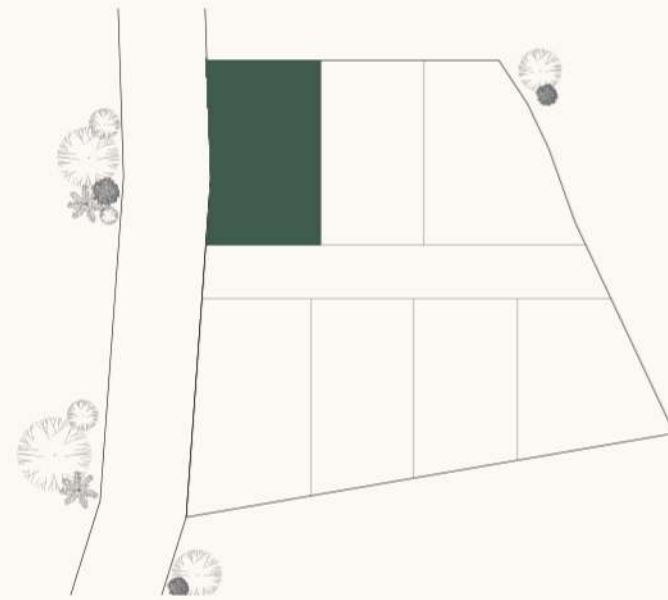


The Site Plan

Each villa, a masterpiece of organic shapes, textures, wood finishes, private pool, sunbed for basking under the island sun, and hammocks that sway with the sea breeze.





The Floorplan

177 m² / 140 m²
 (Land size / Building size)

2 Bedrooms

2 en-suite Bathrooms

Living/ Dining Room

Kitchen

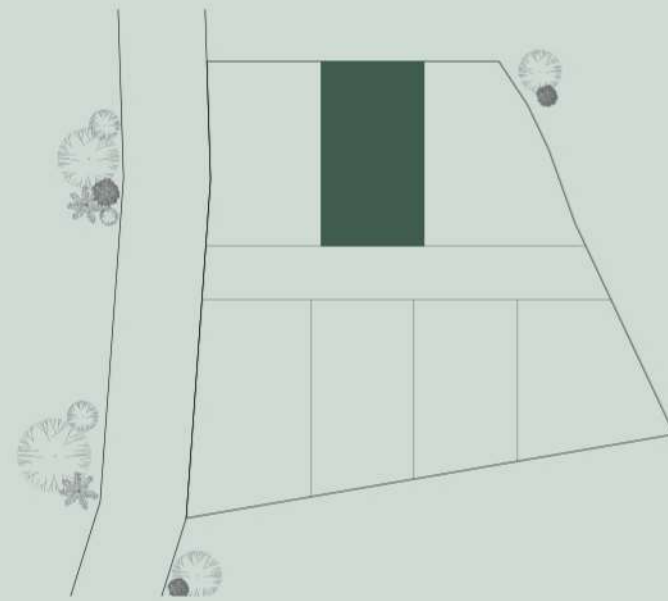
Storage

Pool

1 Carport

Unfurnished *(Fully Furnished option available)*





The Floorplan

162 m² / 134 m²
(Land size / Building size)

2 Bedrooms

2 en-suite Bathrooms

Living/ Dining Room

Kitchen

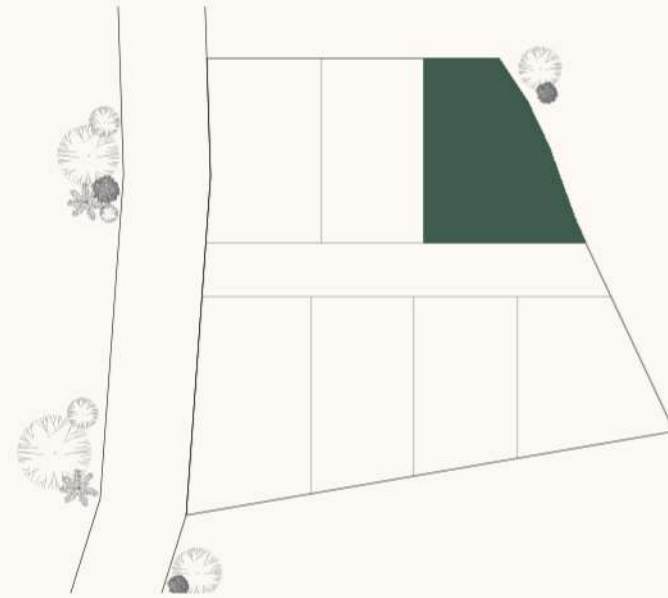
Storage

Pool

1 Carport

Unfurnished (Fully Furnished option available)

2



The Floorplan

193 m² / 153 m²
 (Land size / Building size)

2 Bedrooms

2 en-suite Bathrooms

Living/ Dining Room

Kitchen

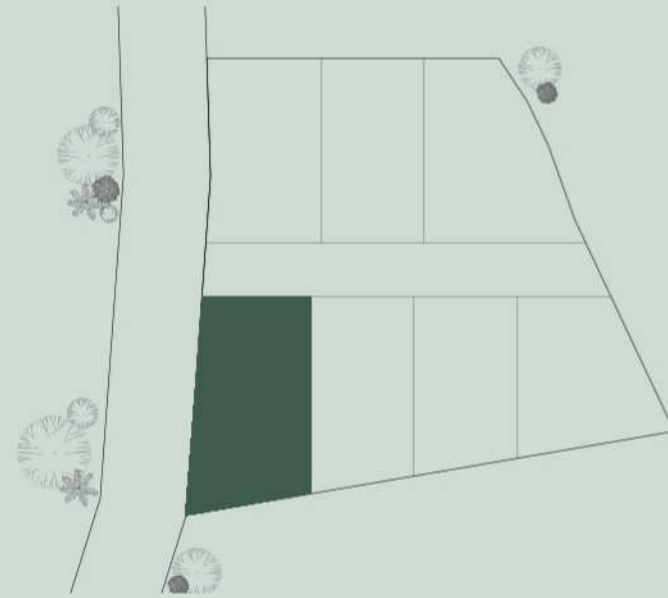
Storage

Pool

1 Carport

Unfurnished *(Fully Furnished option available)*

3



The Floorplan

205 m² / 160 m²
 (Land size / Building size)

2 Bedrooms

2 en-suite Bathrooms

Living/ Dining Room

Kitchen

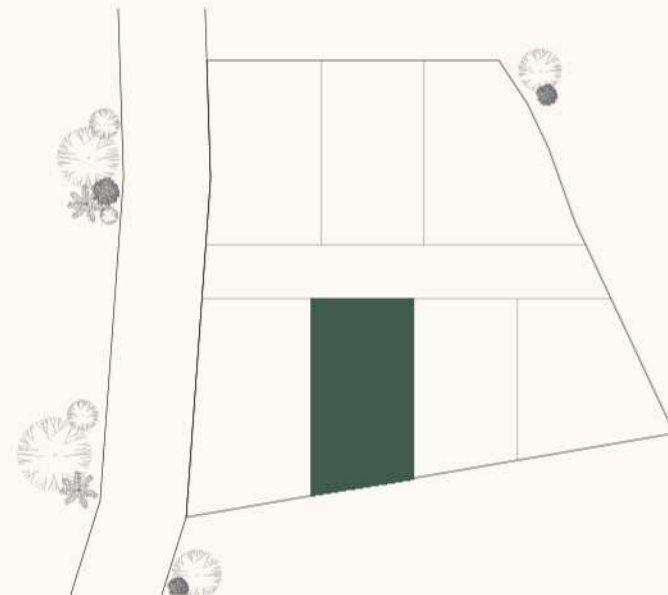
Storage

Pool

1 Carport

Unfurnished *(Fully Furnished option available)*

4

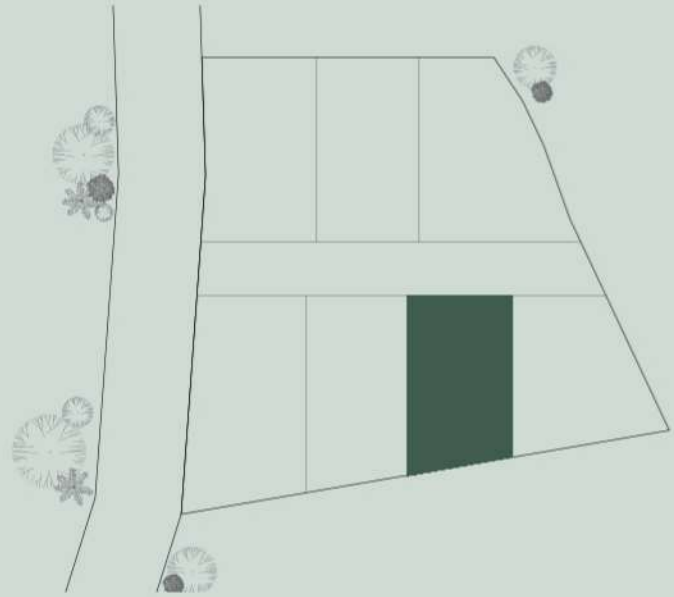


The Floorplan

165 m² / 138 m²
 (Land size / Building size)

- 2 Bedrooms
- 2 en-suite Bathrooms
- Living/ Dining Room
- Kitchen
- Storage
- Pool
- 1 Carport
- Unfurnished *(Fully Furnished option available)*

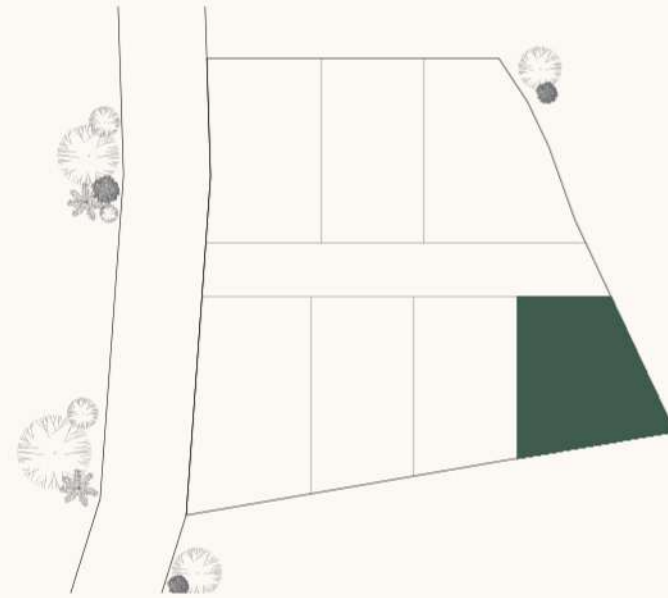
5



The Floorplan

151 m² / 127 m²
 (Land size / Building size)

- 2 Bedrooms
- 2 en-suite Bathrooms
- Living/ Dining Room
- Kitchen
- Storage
- Pool
- 1 Carport
- Unfurnished *(Fully Furnished option available)*



The Floorplan

163 m² / 139 m²
 (Land size / Building size)

2 Bedrooms

2 en-suite Bathrooms

Living/ Dining Room

Kitchen

Storage

Pool

1 Carport

Unfurnished *(Fully Furnished option available)*

7

Pricelist

UNIT NO.	TOTAL UNITS	AREA (m ²) <i>(Land size / Building Size)</i>	SELLING PRICE	DP 30 %	REMAINING PAYMENT
1	1 UNIT	177 / 140	3,489,000,000	1,046,700,000	2,442,300,000
2	1 UNIT	162 / 134	3,259,000,000	977,700,000	2,281,300,000
3	1 UNIT	193 / 153	3,809,000,000	1,142,700,000	2,666,300,000
4	1 UNIT	205 / 160	4,019,000,000	1,205,700,000	2,813,300,000
5	1 UNIT	165 / 138	3,339,000,000	1,001,700,000	2,337,300,000
6	1 UNIT	151 / 127	3,059,000,000	917,700,000	2,141,300,000
7	1 UNIT	163 / 139	3,329,000,000	998,700,000	2,330,300,000

Material Specification

applicable for all types



Foundation

Limestone

Structure

Reinforced Concrete

Wall

Light Brick, Mortar w/ Finishing Paint

Roof Truss

Light Steel

Ceiling

Gypsum 9mm

Floor

Homogeneous Tile ex. local /eq. 60x60

Door & Window Frame

Aluminium

Door Frame Entrance

Wooden Door (Gebyok)

Window (Shutter)

Clear Glass 5mm

Sanitary/Bathroom

Ex. American

Standard/ equivalent

Ceiling Paint

Ex. Avian / equivalent

Interior Wall Paint

Ex. Avian / equivalent

Exterior Wall Paint

Ex. No Drop

Facade

Wall Paint

Canopy

Thatched / equivalent

Clean & Waste Water (Installation)

PVC Wavin

Electricity

5500 VA

Water Source

PAM

Payment Terms

SELLING PRICE INCLUDES :

1. Electricity 5.500 Watt
2. Water Connection

SELLING PRICE EXCLUDES :

1. Acquisition of land and building rights
2. Returning title certificate fee
3. Deed of sale and purchase
4. Certificate merging fee (if any)
5. Telephone connecting fee
6. Environmental maintenance fee
7. VAT 11%
8. Furniture and interior applying stone, plastered platform and shelving, wooden material, wall niche, etc.

TERMS AND CONDITIONS PURCHASING UNIT OF CHIONI VILLAS

1. Booking Fee Rp. 20.000.000,- must be paid while ordering unit.
2. Booking fee that has been paid will be forfeited if you cancel unilaterally.
3. If within 14 working days the advance payment is not fully paid, it will be considered as cancellation and the booking fee is forfeited.
4. All changes in tax provisions that related to the purchasing unit villa will be charged to the buyer.
5. Security, cleanliness and environmental maintenance fee are regulated by the area manager and will be paid directly to the manager.