

ANALYTIC

REPORT

A service of



APA ITU SALESHACK?

SalesHack adalah sebuah paket jasa penjualan ataupun penyewaan unit properti Anda. Team SalesHack Rukamen akan membantu Anda memenuhi segala hal yang diperlukan untuk menjual atau menyewakan unit properti Anda.

SalesHack Analytical Report merupakan laporan yang berisi data mengenai hasil research dan analisa team SalesHack Rukamen atas unit properti yang akan Anda jual atau sewakan.

SERVICES



1. Ad Draft

Detail draft iklan dalam Bahasa Indonesia dan Bahasa Inggris yang akan ditayangkan setelah persetujuan Anda.



2. Photos

Foto-foto unit properti Anda yang telah diedit oleh team SalesHack Rukamen



3. Rukamen's Pricing Comparative Research

Perbandingan harga jual atau sewa unit lain yang serupa dengan unit properti Anda



4. Recommendations

Rekomendasi team SalesHack Rukamen untuk penjualan atau penyewaan unit properti Anda

Melalui SalesHack Analytical Report ini, Anda akan mendapatkan informasi lebih mendalam tentang kondisi dan kompetisi dalam penjualan atau penyewaan unit Anda. Team SalesHack Rukamen juga akan memberikan beberapa rekomendasi untuk membantu Anda menentukan harga yang terbaik sehingga unit properti Anda segera tersewa atau terjual.

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IDR 110.000.000 (Nego)

Nama Apartemen Apartment Name	Tokyo Riverside Apartment
Lokasi Location	Jalan Marina Indah Raya No.1, Pantai Indah Kapuk, Kota Jakarta Utara, Daerah Khusus Ibukota Jakarta, Indonesia 14460
Tower/Lantai/View Tower/Floor/View	Edogawa / 20 / Sea View
Luas Size	21 m ²
Parkiran Parking	1
Kamar Tidur Bedroom	1
Kamar Mandi Bathroom	1
Kondisi Condition	Semi-Furnished

Facilities

- ATM
Commercial Area
Fitness Centre
Jogging Track
Mini Mart
Rooftop Garden
Swimming Pool
- Basketball Court
Drug Store
Garden
Kid's Pool
Parking Lot
Sauna
Taxi Pool
- Broadband Internet
Dry Cleaning
Jacuzzi
Laundry
Restaurant
Security

Amenities

- TV
Kitchen
Washing Machine
- Cable TV
Internet
Service Area
- Air Conditioning
Wireless Internet

Bahasa Indonesia

[A5E8E6] Jual Apartemen Tokyo Riverside Apartment Tangerang - 1BR Semi-furnished

Kamar Tidur : 1
Kamar Mandi : 1
Luas : 21 m²
Tower/Lantai/View : Edogawa / 20 / Sea View
Kondisi : Semi-Furnished

Dijual Over credit Studio Room di Apartment Tokyo River Side
Sertifikat SHM

Apartment Edogawa/ PIK 2
Type : Studio Room
Lantai : 20 no 26
Studio B
Luas : 21 m²

Close with

- Gadjah Mada University, Prasetya Mulya University
- Mata Elang International Exhibition
- Transmart
- Lifestyle Mall PIK 2
- Lotte World (wahana Theme Park from Seoul-Korea)
- Mount Elizabeth Hospital
- International School (Ruamrudee, Canisius, IPEKA, High Scope, St. Theresia)
- Kawasan Office Commercial (ACE Hardware, Indochemical, Mercedes Benz, Astra International, Era Jaya, Indo Surya Securities, dll)
- Akses Interchange Tol PIK 2 menuju bandara, tol dalam kota, maupun toll JORR

Fasilitas Apartemen:

- Swimming Pool setiap tower, Swimming pool Olympic Size with Onsen Club House
- Japanese Garden Theme Park
- Floral Garden, Sunken Garden, Butterfly Garden, Leisure Garden
- Sky Garden di setiap tower Apartemen (lantai 26)
- Fitness Center & Outdoor Gym, Reflexology Path, Basket Ball Court, Jogging track, Tai Chi & Yoga Lawn, Koi - -
- Fish Pond, BBQ Pit Areal
- Food Court, Community Plaza, Supermarket
- Sun Deck Lounge & Party Deck, Floating Deck, Picnic Lawn, Water Fountain, Children playground
- 24-Hour Security with CCTV and Access Card
- Terabyte City Giga House (dengan kecepatan tinggi koneksi internet hingga 1000mbps/ 1 GB per second bekerja sama dengan CBN dan Fiberstar)
- Alfresco Dining Tepi Danau
- Parkir Basement and Building (3 level parkir)
- Fasilitas Parkir Building Secure Parking with Shopping Arcade seluas 2 Ha

Tower Facility (On Ground Floor) : Clinic, ATM Center, Gym/Sport Center, Minimarket, Pharmacy, Library, Laundry, Cafe/Resto, Function Room

Sudah bayar 28x dari 60 x cicilan
Total sudah dibayar = 147.000.000 + 5 jt deposit = 152.000.000
Jual Rugi 110.000.000

English

[A5E8E6] For Sale Tokyo Riverside Apartment Tangerang - 1BR Semi-furnished

Bedroom : 1
Bathroom : 1
Area : 21 m²
Tower/Floor : Edogawa / 20 / Sea View
Condition : Semi-Furnished

For sale Over credit Studio Room at Tokyo River Side Apartment

Apartment Edogawa / PIK 2
Type: Studio Room
Floor: 20 no 26
Studio B
Area: 21 m2

Close with

- Gadjah Mada University, Prasetiya Mulya University
- Mata Elang International Exhibition
- Transmart
- Lifestyle Mall PIK 2
- Lotte World (Theme Park vehicle from Seoul-Korea)
- Mount Elizabeth Hospital
- International School (Ruamrudee, Canisius, IPEKA, High Scope, St. Theresia)
- Office Commercial Areas (ACE Hardware, Indochemical, Mercedes Benz, Astra International, Era Jaya, Indo Surya Securities, etc.)
- Access PIK 2 Interchange to the airport, inner city toll and JORR toll road

Apartment Facilities:

- Swimming Pool for each tower, Swimming pool for Olympic Size with Onsen Club House
- Japanese Garden Theme Park
- Floral Garden, Sunken Garden, Butterfly Garden, Leisure Garden
- Sky Garden in each apartment tower (26th floor)
- Fitness Center & Outdoor Gym, Reflexology Path, Basket Ball Court, Jogging track, Tai Chi & Yoga Lawn, Koi - -
- Fish Pond, BBQ Pit Area
- Food Court, Community Plaza, Supermarket
- Sun Deck Lounge & Party Deck, Floating Deck, Picnic Lawn, Water Fountain, Children playground
- 24-Hour Security with CCTV and Access Card
- Terabyte City Giga House (with high speed internet connection up to 1000mbps / 1GB per second in collaboration with CBN and Fiberstar)
- Alfresco Dining Edge of the Lake
- Parking Basement and Building (3 parking levels)
- Parking Facilities Building Secure Parking with Shopping Arcade measuring 2 Ha

Tower facility (On Ground Floor): Clinic, ATM Center, Gym / Sport Center, Minimarket, Pharmacy, Library, Laundry, Cafe / Resto, Function Room

Have paid 28x of 60 x installments
Total has been paid = 147,000,000 + 5 million deposits = 152,000,000
Selling 110,000,000

PHOTO PROPERTY



RUKAMEN'S PRICING COMPARATIVE RESEARCH

<http://www.jual-apartemen.com/56579/dijual-cepat-take-over-apartemen-tokyo-riverside-at-pik-2-studio-unfurnished/>



- Apartment Name: **Tokyo Riverside**
- Location: PIK 2 – Jakarta Utara
- Tower/Floor/View: Tower Ginza / Lantai 11 / Hadap utara – view lepas ke arah city
- Size: 21 m2
- Bedroom: Studio
- Bathroom: 1
- Condition: Unfurnished
- Selling Price: Rp 125.000.000 (nego tipis)

REKOMENDATIONS

Beberapa rekomendasi dari team SalesHack Rukamen berdasarkan hasil research dan analisa atas unit serupa, sebagai berikut:



Option 1

Untuk penjualan dalam waktu yang paling singkat, kami merekomendasikan unit apartemen Anda dipasarkan di harga:

IDR 125,000,000

Kami memperkirakan hampir 100% orang yang berencana membeli/menyewa apartemen 1 Kamar di Tokyo Riverside Apartment akan tertarik untuk melihat unit Anda.



Option 2

Untuk penjualan dalam waktu yang singkat, kami merekomendasikan unit apartemen Anda dipasarkan di harga:

IDR 127,500,000

Kami memperkirakan hampir 70-80% orang yang berencana membeli/menyewa apartemen 1 Kamar di Tokyo Riverside Apartment akan tertarik untuk melihat unit Anda.



Option 3

Atau apabila Anda ingin melihat reaksi pasar terlebih dahulu, Anda dapat memasarkan unit apartemen anda di harga:

IDR 130,000,000 (Nego)