

ANALYTIC REPORT



A service of



APA ITU SALES HACK?

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 16,054,088,000

Nama Perumahan/Komplek Complex Name	NORTH POINT
Kota City	Tangerang
Daerah/Wilayah District	NAVAPARK BSD CITY
Alamat Address	Jl. Grand Boulevard BSD City Tangerang
Luas Tanah Lot Area	151 m ²
Luas Bangunan Floor Area	653 m ²
Daya Listrik Electrical Power	13200 watt
Jalur Telepon Landline	0
Jumlah Lantai Number of Floor	NB-59
Tahun Pembangunan Development Year	0
Sertifikat Certificate	PPJB

Amenities

Air Conditioning

Service Area

Bahasa Indonesia

[C6F687] Jual Ruko North Point - Nava Park BSD City, Tangerang

Kamar Mandi : 3

Luas Tanah : 151 m²

Luas Bangunan : 653 m²

Sertifikat : PPJB

Harga Hard cash sudah termasuk disc 5%

CORE (Co- Commerce) :
smart Lift, Smart Space dan Abundant Parking Lots.

English

[C6F687] Shophouse For Sale North Point - Nava Park BSD City, Tangerang

Bathroom : 3
Lot Area : 151 m²
Floor Area : 653 m²
Certificate : PPJB

The price includes a 5% disc.

CORE (Co- Commerce) :
smart Lift, Smart Space dan Abundant Parking Lots.

FLOORPLAN

1st - 3rd Floor

Ground Floor

Basement Floor

SPECIFICATIONS

Foundation : Pile

Main Structure : Reinforced concrete

Interior Wall Finishes : Plaster and paint

Wall Finishes : Homogenous tiles on lift frontage

Ceiling : Gypsum & gypsum board in paint finish

Roof : Corrugated Zincalume/ metal roof with insulation
Concrete deck on top of lift core

Main Door : Frameless tempered glass

Facade : Clear & reflective glass
Stone cladding/ GRC

Floor : GF, Local Marble Slab

GF Walkway : Non Slip Homogeneous Tile

GF Parking Area & Circulation : Asphalt and stone at crop off area

Typical Floor : Homogenous tile marble look tiles

Basement :

- Walkway : Non slip homogeneous tile
- Garage area : Non slip homogeneous tile
- Lift lobby : Homogenous tile marble look tiles

Basement Circulation : Concrete with floor hardener

Toilet :

- Wall Finishes: Homogenous tile
- Floor Finishes: Non slip homogeneous tile
- Sanitary: TOTO or equivalent

Electricity : 15,200VA

LIFT : Provided, capacity 6 persons



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UNITS ON OFFER
LIVING IN THE FUTURE

HIGHLIGHTS

- Smart Lifts
- Abundant Parking Lots
- Smart Space

ADVANTAGES

- 24/7 Security
- 24/7 Concierge
- 24/7 Maintenance
- 24/7 Emergency Services

OTHER FEATURES

- Under-Slab Air Conditioning
- Water Treatment Plant
- Sewerage Treatment Plant
- Storm Water Drainage
- Fire Alarm System
- Fire Fighting System
- CCTV Surveillance
- Intercom System
- Access Control System
- Backup Power System

SITE PLAN

Type 1A, Type 1B

Grand Corner
(5 + 1 Floor)

Type 1B

Grand Centre
(5 + 1 Floor)

Type 2

Premium A
(4 + 1 Floor)

Type 3

Premium B
(4 + 1 Floor)

4 m
3 m
3 m
3 m
4 m
2.7 m

Type 1A, Type 1B

Grand Corner
(5 + 1 Floor)

Type 1B

Grand Centre
(5 + 1 Floor)

Type 2

Premium A
(4 + 1 Floor)

Type 3

Premium B
(4 + 1 Floor)

North Point

Abundant Parking Lots

Smart Space

Grand Type

Premium A Type

Premium B Type



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FLEXIBLE WITH
CONCEPT AVAILABILITY.

HIGHLIGHTS	ADVANTAGES	OTHER FEATURES
 Smart LRT Directly connected to LRT Station	 Abundant Parking Lots 5000+ parking spaces for residents and visitors	 Smart Space Flexible design to accommodate various business types
 Green Building LEED Gold certified building	 Strategic Location In the heart of BSD City	 Convenient Access Easy access to major roads and public transport

SITE PLAN



LOCATION

In the centre of 3 business spots.



MARKETING GALLERY
Jl. Grand Boulevard, BSD City, Tangerang

Developed by
Hongkong Land **sinarmas land**

DISCLAIMER
While every reasonable care has been taken in the preparation of this project information, the developer and its agent cannot be held responsible for any inaccuracies. All statements are believed to be correct but should not be regarded as a statement or representation of fact. Rendering and illustrations are still a representation for presentation purposes only, and cannot be regarded as representation of fact. All information, specifications, renderings, visual representations and plans are subject to change as may be required by the Developer and/or the relevant authorities.

CONCEPT

More than just a space, North Point is a commitment to foster a positive environment for your business. Through its flexible business concept, each business in every floor work side-by-side to achieve mutually beneficial and fruitful relationships to achieve success.

Connect

High connectivity and easy accessibility are North Point's most noticeable strengths. This flexible business is connected to multiple access through major roads and toll entrances as well as enclosed by the green landscape, education institutions and business facilities.

Community

Situated right at the heart of BSD city, North Point is strategically located in the center of a community meeting point. From students to high-end executives, North Point caters to a wide range of market with promising investment opportunities.

CORe

North Point links businesses from diverse industries including Commerce, Office, and Retail (CORe) in a single establishment, creating an ideal platform to collaborate and build meaningful relationships for unlimited business opportunities.



NEW BUSINESS POINT



NORTH POINT
at NAVAPARK

A new concept of
business flexibility where
each floor can be rented
by different tenants
with individual access.



RUKAMEN'S PRICING COMPARATIVE RESEARCH

<https://rumahdijual.com/bsd/9683108-ruko-north-point-kawasan-bebas-banjir-di-nava-park.html>



NORTH POINT
at NAVAPARK

EXPANDING BUSINESS OPPORTUNITY

More Info please contact:
Your Trusted Agent

RUKO DIJUAL: Ruko North Point Kawasan Bebas Banjir di Nava Park BSD City

Rp. 15.991.425.000

Kamar mandi: **5**

Luas tanah: **151,30 m²**

Luas bangunan: **653 m²**



Developed by  Hongkong Land  sinarmas land

NORTH POINT

RUKO DIJUAL: Ruko Mewah di North Point Nava Park, BSD City

Rp. 15.705.081.000

Kamar mandi: **5**

Luas tanah: **151 m2**

Luas bangunan: **648 m2**

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 15,500,000,000

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



Option 2

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

IDR 15,705,081,000

Kami memperkirakan hampir 70-80% orang yang berencana membeli/menyewa apartemen Kamar di Tangerang 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 16,054,088,000 (Nego)