



SALESHACK

COMPETITION REPORT

A service of



Introduction to **SalesHack Analytical Report**

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.

SalesHack Analytical Report, meliputi:

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.

Dina - 0813-8138-1504
dhienskie@yahoo.com

The Aspen Residence

[69918D] Jual Apartemen The Aspen Residence Jakarta Selatan - 3BR Furnished

Harga	IDR 1800000000 (Nego)
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Keterangan

Kamar Tidur : 3
Kamar Mandi : 2
Luas : 84 m²
Tower/Lantai/View : B / 15 / TB Simatupang dan cilandak
Kondisi : Furnished

Jual Apartemen The Aspen Residence Jakarta Selatan - 3BR Furnished

Luas unit 84m2
Tower B , Lt.15
View menghadap TB Simatupang dan Cilandak
3 Kamar tidur
2 Kamar mandi
Bebas banjir
Siap huni
Full furnished *ac 4 unit,water heater,built in pantry and wardrobe,full wallpaper

Fasilitas apartemen :

- Resort Stype Lake Pool, Koi Pond / Reflection Pond
- Private drop off lobby untuk pengunjung dan residents
- Private pool akses dikelilingi oleo Vertical Green Walls
- Pool View Crystal Box Fitness Center
- Al-Fresco BBQ Area untuk Outdoor Family Functions
- Fitness Center
- Health & Wellness Center
- Bakery & Shops
- Vertical Garden Lanscape
- Visitor Parking
- laundry mart
- Professional Estate Management Services

Fasilitas Keamanan :

- Access Card Elevator (CCTV)
- 24 hours security checkpoint
- receptionist desk
- basement car park

Lokasi yang sangat strategis, dimana hanya beberapa menit dari :

- OneBell Park mall (XXI,farmers market,resto,eat n eat,dll)
- Jalan Tol TB Simatupang (JORR)
- Cilandak Town Square (CITOS)
- Pondok Indah
- High Scope International School
- Jakarta International School (JIS)
- Prasetiya Mulya Businsss School
- Al Izhar Pondok Labu.
- RS Fatmawati
- RS Siloam
- RS Mayapada
- Stasiun MRT *soon

Alamat

Jl. RS Fatmawati No. 1, RT. 9/RW. 4, Pondok Labu, Cilandak, Jakarta Selatan 12450

Fasilitas

ATM	BBQ Area	Broadband Internet
Children Playground	Club House	Commercial Area
Fitness Centre	Green Area	Gymnasium
Hypermart	Jogging Track	Kid's Pool
Laundry	Mall	Mini Mart
Multi-function Room	Parking Lot	Restaurant
Security	Swimming Pool	

Amenities

Air Conditioning

Kitchen

Washing Machine

Informasi

Nama Apartemen	The Aspen Residence
Lokasi	Jl. RS Fatmawati No. 1, Pondok Labu, Cilandak, Jakarta Selatan, Daerah Khusus Ibukota Jakarta, Indonesia 12450
Tower/Lantai/View	B / 15 / TB Simatupang dan cilandak
Luas	84 m ²
Parkiran	
Kamar Tidur	3
Kamar Mandi	2
Kondisi	Furnished

Dina - 0813-8138-1504
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The Aspen Residence

[69918D] For Sale The Aspen Apartment South Jakarta - 3BR Furnished

Price IDR 1800000000 (Nego)

Description

Bedroom : 3
Bathroom : 2
Area : 84 m²
Tower/Floor : B / 15 / TB Simatupang dan cilandak
Condition : Furnished

For Sale The Aspen Apartment South Jakarta - 3BR Furnished

Unit Area 84 m2
Tower B, 15th Floor
View facing TB Simatupang Street and Cilandak Area
3 Bedroom
2 Bathroom
Flood-Free Area
Ready for move-in
Fully Furnished ,4 units of Air-Conditioning, Water Heater, Built-in Pantry, Wardrobe, and wallpaper

Apartment Facilities

Resort Stype Lake Pool, Koi Pond / Reflection Pond
- Private drop off lobby untuk pengunjung dan residents
- Private pool akses dikelilingi oleo Vertical Green Walls
- Pool View Crystal Box Fitness Center
- Al-Fresco BBQ Area untuk Outdoor Family Functions
- Fitness Center
- Health & Wellness Center
- Bakery & Shops
- Vertical Garden Lanscape
- Visitor Parking
- laundry mart
- Professional Estate Management Services

Fasilitas Keamanan :

- Access Card Elevator (CCTV)
- 24 hours security checkpoint
- receptionist desk
- basement car park

Strategic Location, few minutes away to

- Access Card Elevator (CCTV)
- 24 hours security checkpoint
- receptionist desk
- basement car park

Lokasi yang sangat strategis, dimana hanya beberapa menit dari :

- OneBell Park mall (XXI,farmers market,resto,eat n eat,dll)
- Highway Access, TB Simatupang (JORR)
- Cilandak Town Square (CITOS)
- Pondok Indah
- High Scope International School
- Jakarta International School (JIS)
- Prasetiya Mulya Businsss School
- Al Izhar Pondok Labu.
- RS Fatmawati
- RS Siloam
- RS Mayapada
- Stasiun MRT *soon

Facilities

ATM	BBQ Area	Broadband Internet
Children Playground	Club House	Commercial Area
Fitness Centre	Green Area	Gymnasium
Hypermart	Jogging Track	Kid's Pool
Laundry	Mall	Mini Mart
Multi-function Room	Parking Lot	Restaurant

Security

Swimming Pool

Amenities

Air Conditioning

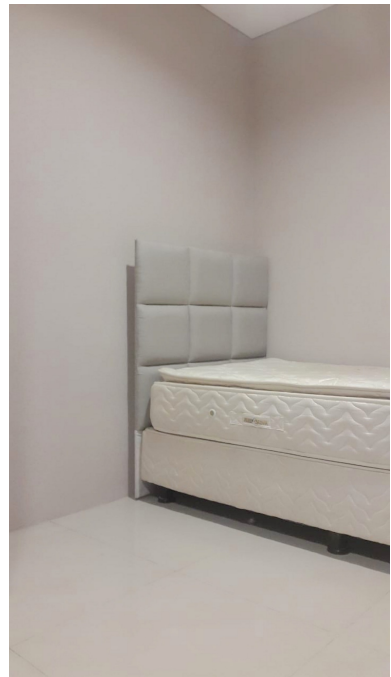
Kitchen

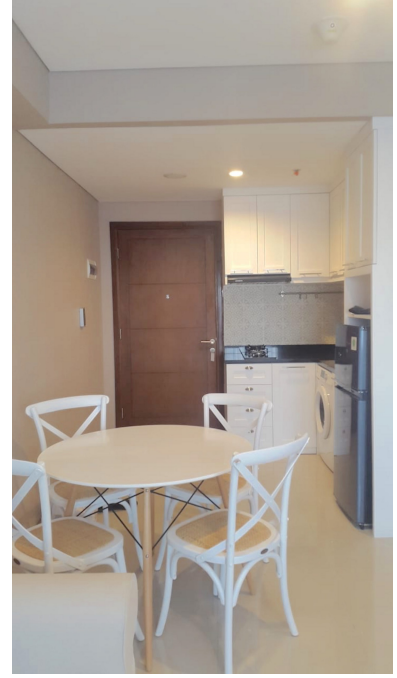
Washing Machine

Information

Apartment Name	The Aspen Residence
Address	Jl. RS Fatmawati No. 1, Pondok Labu, Cilandak, Jakarta Selatan, Daerah Khusus Ibukota Jakarta, Indonesia 12450
Tower/Floor/View	B / 15 / TB Simatupang dan cilandak
Size	84 m ²
Parking	
Bedroom	3
Bathroom	2
Condition	Furnished

Ad Photos





Rukamen's Pricing Comparative Research

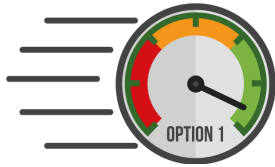
<http://www.jual-apartemen.com/43707/dijual-cepat-apartemen-the-aspen-residence-fatmawati-3-br-85-m2-unfurnished/>



- Apartment Name: **The Aspen Admiralty Residence**
- Location: Jl. RS Fatmawati No. 1, RT. 9/RW. 4, Pondok Labu, Cilandak - Jakarta Selatan 12450
- Tower/Floor/View: B/11/Pool
- Size: 84,48 m2
- Bedroom: 3
- Bathroom: 2
- Condition: Unfurnished
- Facility:
 - Resorts type Lake Pool, Koi Pond / Reflection Pond
 - Private drop off lobby untuk pengunjung dan residents
 - Private pool
 - BBQ Area untuk Outdoor Family Functions
 - Fitness Center
 - Health & Wellness Center
 - Bakery & Shops
 - Vertical Garden Lanscape
 - Visitor Parking
 - laundry mart
 - Professional Estate Management Services
 - Fasilitas Keamanan:
 - Access Card Elevator (CCTV)
 - 24 hours security checkpoint
 - Receptionist desk
 - Basement car park
- Additional Info:
 - The best neighborhood in Pondok Indah - Fatmawati - TB Simatupang - Cilandak.
 - Best location & best price in South Jakarta and many other supporting facilities includes premium supermarket, restaurants and cafes.
 - Exclusive and strategic location, from CBD TB Simatupang-Cilandak-Pondok Indah-Cinere-Fatmawati.
 - Modern living residences concept, 70% green area and resort tropis concept.
 - The area is famous for its expatriate ambience, company oil & gas.
 - Near to Jakarta International School (JIS), High Scope School International, Korean International School, France International School, Prasetya Mulya School, Al-Izhar School.
 - Pondok Indah Hospital, RS Fatmawati, Siloam Hospital, Mayapada Hospital.
 - Easy and convenient access from toll TB Simatupang, Toll Depok - Antasari, Bintaro-Serpong - BSD - Alam Sutra
- Selling Price: Rp 1.750.000.000
- Contact: Sari - 081381630001 (Direct Owner)
- E-mail: saridwipa@gmail.com

Recomendations

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



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

IDR 1,700,000,000

Kami memperkirakan hampir 100% orang yang berencana membeli/menyewa apartemen 3 Kamar di The Aspen Residence akan tertarik untuk melihat unit Anda.



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

IDR 1,750,000,000

Kami memperkirakan hampir 70-80% orang yang berencana membeli/menyewa apartemen 3 Kamar di The Aspen Residence akan tertarik untuk melihat unit Anda.



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

IDR 1,800,000,000 (Nego)