

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 10,000,000 / Bulan (Nego) IDR 95,000,000 / Tahun (Nego)

Nama Apartemen Apartment Name	Taman Sari Semanggi
Lokasi Location	Jl. Akri No.134, Karet, Semanggi, Jakarta Selatan, Daerah Khusus Ibukota Jakarta 12930
Tower/Lantai/View Tower/Floor/View	B / 19 / Lotte
Luas Size	48 m ²
Parkiran Parking	1
Kamar Tidur Bedroom	1
Kamar Mandi Bathroom	1
Kondisi Condition	Furnished

Facilities

ATM
Fitness Centre

Drug Store
Parking Lot

Dry Cleaning

Amenities

TV

Air Conditioning

Kitchen

Bahasa Indonesia

[A152C3] Sewa Apartemen Taman Sari Semanggi Jakarta Selatan - 1BR Furnished

Kamar Tidur : 1
Kamar Mandi : 1
Luas : 48 m²
Tower/Lantai/View : B / 19 / Lotte
Kondisi : Furnished

Sewa Apartemen Taman Sari Semanggi Jakarta Selatan - 1BR Furnished

Terletak di Segitiga Emas Jakarta Selatan dan Jakarta Pusat, Apartemen Taman Sari Semanggi memiliki akses mudah ke Sudirman, Gatot Subroto dan Casablanca. Dibangun pada tahun 2009. Apartemen ini bisa dibilang adalah tempat tinggal yang cukup populer untuk dijadikan tempat tinggal atau investasi oleh masyarakat kelas menengah atas Jakarta dan ekspatriat dari luar negeri.

Apartemen Taman Sari Semanggi terletak di belakang Gatot Subroto, sebuah lokasi yang strategis dengan akses mudah ke CBD. Area ini dikelilingi pusat-pusat perbelanjaan (Plaza Semanggi, Lotte Shopping Avenue, ITC Ambassador dan Kuningan City) dan gedung-gedung perkantoran di Gatot Subroto, Sudirman, Mega Kuningan, Rasuna Said dan SCBD.

Sebagai properti kedua yang dibangun oleh Wika Realty setelah Taman Sari Sudirman, Apartemen Taman Sari Semanggi adalah apartemen mewah dengan harga *medium end*. Apartemen ini cocok bagi pasangan yang baru menikah, keluarga, maupun profesional serta investasi yang baik. Lokasi apartemen ini benar-benar bagus untuk siapa saja yang bekerja di Kawasan Pusat Bisnis Sudirman. Ada juga beberapa rumah sakit terkenal seperti Siloam, Jakarta Hospital, MMC dan Medistra dan universitas besar seperti Atma Jaya di dekat apartemen ini. Stadion Bung Karno juga berlokasi relatif dekat dan sempurna bagi Anda yang suka berlari pagi.

English

[A152C3] For Rent Taman Sari Semanggi Apartment South Jakarta - 1BR Furnished

Bedroom : 1
Bathroom : 1
Area : 48 m²
Tower/Floor : B / 19 / Lotte
Condition : Furnished

For Rent Taman Sari Semanggi Apartment South Jakarta - 1BR Furnished

Located in the Golden Triangle of South Jakarta and Central Jakarta, Taman Sari Semanggi Apartment has easy access to Sudirman, Gatot Subroto and Casablanca. This apartment is arguably a residence that is quite popular as a place of residence or investment by the upper middle class people of Jakarta and expatriates from abroad.

Taman Sari Semanggi Apartment is located behind Gatot Subroto, a strategic location with easy access to the CBD. This area is surrounded by shopping centers (Plaza Semanggi, Lotte Shopping Avenue, ITC Ambassador and Kuningan City) and office buildings in Gatot Subroto, Sudirman, Mega Kuningan, Rasuna Said and SCBD.

As the second property built by Wika Realty after Taman Sari Sudirman, Taman Sari Semanggi Apartment is a luxury apartment with medium end prices. This apartment is suitable for newly married couples, families, as well as professionals and good investments. The location of this apartment is really great for anyone who works in Sudirman Central Business District. There are also several well-known hospitals such as Siloam, Jakarta Hospital, MMC and Medistra and major universities such as Atma Jaya near this apartment. Bung Karno Stadium is also located relatively close and is perfect for those of you who like to run morning.

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RUKAMEN'S PRICING COMPARATIVE RESEARCH

<http://www.sewa-apartemen.net/138226/sewa-apartemen-taman-sari-semanggi-at-gatot-subroto-1-bedroom-45-5-m2-fully-furnished>



- Apartment Name: **Taman Sari Semanggi**
- Location: Can Be Accessed Through Gatot Subroto or Mega Kuningan – Jakarta Selatan
- Tower/Floor/View: A /10th Floor / City View (Semanggi – SCBD)
- Size: 45,5 m2
- Bedroom: 1
- Bathroom: 1
- Condition: Nice & Comfort, New, Fully Furnished: 2 unit AC, Refrigerator, Modern Kitchen Set with Cookerhood & Stove 2 burn. Microwave, Dining Table & 2 Chairs, Sofa Bed, Wardrobe with fully mirror, King Size Bed, TV Credenza with LED TV.
Bathroom: shower with Water Heater, shower glass, closet & wash basin with mirror.
- Facility: The Apartment is completed with lobby reception, intercom system (lobby to unit), swimming pool, fitness center / gym. CCTV + 24-hour security, 2 access card, minimart & restaurant, salon, pharmacy & medical clinic. Laundry service kiosk, Aqua galon & gas kiosk.
- Additional Info:
 - Easy access Toll Road.
 - Very strategic location CBD and direct access to Mega Kuningan area and direct access to Gatot Subroto street.
 - Easy access to public transportation (taxi, Trans Jakarta).
 - Convenient location. Walking distance / short distance to major office buildings in Gatot Subroto and Mega Kuningan.
 - Near and easy access to Halim Perdana Kusuma Airport.
 - Near to central business district (CBD) area (Gatot Soebroto, Mega Kuningan, SCBD Sudirman).
 - Near to embassy (Australia, Canada, China, Mexico, Korea, & Malaysia, etc).
 - Near to hospital (Siloam Hospital, Jakarta Hospital & MMC Hospital).
 - Near to entertainment & Culinary (Plaza Semanggi, Lotte Shopping Avenue, Ciputra World, Ambassador Mall & Kuningan City).
 - Golf course; close to Royale Halim, Senayan.
- Rent Charge: Rp 7.400.000,-/month with advance payment of rent.
Plus 1 month refundable deposit.
- Contact: 0856.971.95816. If the phone does not answer, Please SMS / WA.
- E-mail: Tri.Christyanto11@gmail.com

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 7,500,000

Kami memperkirakan hampir 100% orang yang berencana membeli/menyewa apartemen 1 Kamar di Taman Sari Semanggi akan tertarik untuk melihat unit Anda.



Option 2

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

IDR 8,500,000

Kami memperkirakan hampir 70-80% orang yang berencana membeli/menyewa apartemen 1 Kamar di Taman Sari Semanggi 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 10,000,000 (Nego)