SOHO@ TRBBCS



SOHO®

SOHO TRIBECA refers to a distinct and fashionable neighborhood in Manhattan, New York City, known for its blend of trendy shops, art galleries, and upscale living, combining the vibrant characteristics of both the SOHO and Tribeca districts.

TRIBECA

NEW LIFESTYLE DESTINATION In the **Golden Triangle** of Tanjung Bunga, Makassar



1000 HA CITY DEVELOPMENT WITH **THOUSANDS** OF OPPORTUNITIES FOR YOU...

THE CAPTIVE MARKET

SOHO®

TRIBECA

26,227 Residents 6,000 Houses 5 Schools & Univ. 2 Malls

> & many more in Tanjung Bunga

"Source Internal Data

BERLOKASION BULLENARS

TRIBECS

STADIUM BAROMBONG

all'alla

GREEN RIVER VIEW

SEKOLAH DIAN HARAPAN

GTC MALL

WATERFRONT CITY 4

GAMMARA HOTEL .

SELAT MAKASSAR

• TRANS STUDIO MALL

UPPERHILLS CONVENTION

• PHINISI POINT MALE • THE RINRA HOTEL

CENTER POINT INDONESIA

SILOAM HOSPITALS

PANTAI LOSARI





DESIGNED FOR TRIPLE BENEFITS

SHOP OFFICE OFFICE NERSHIP





Triple Key for 3 Different Functions

- 3 separate doors to every floor with direct stair access
- 3 separate signages space
- 3 separate utilities :
 - Electricity
 - Water
 - Internet & Cable TV
- & Still have the flexibility to combine / maximize those become one only function.



Triple Key Concept Opportunities

3 Storey Shophouses with direct access to every floor



Outdoor Al Fresco Backyard

1st Floor

(E) SUGENY

Walkway

CHATTA

2nd

Floor

TOMY

TRIBECO

3rd Floor



3 Separate Signages Space

IIImpage P

YUMYUM

TRIBECA

TAKARA TOATY AMERICA

(E) SUGENY











VIRTUAL TOUR

TRIBECA













SPLE KEY

MODEL 3 FLOOR A





1ST FLOOR ALFRESCO VERANDA OPTION

TRIBECA



SPLE KEY

MODEL 3 FLOOR A



18 m

5 m



TRIBECA



SPLE KEY

MODEL 3 FLOOR A



Ci



18 m

5 m



0





SPLE KEY

MODEL 3 FLOOR A



5 m

3RD FLOOR

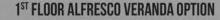
0



1st Floor Full Option

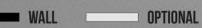




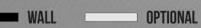




















JEE

MODEL 3 FLOOR B



5 m

15 m



1ST FLOOR ALFRESCO VERANDA OPTION





JEE

MODEL 3 FLOOR B



5 m



TRIBECA



5 X 15 STANDARD

MODEL 3 FLOOR B



2ND FLOOR







JEE

MODEL 3 FLOOR B



3RD FLOOR

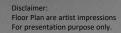






MODEL 3 FLOOR B

15 m





1ST FLOOR ALFRESCO VERANDA OPTION





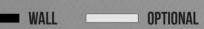


MODEL 3 FLOOR B





15 m

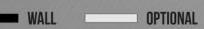




MODEL 3 FLOOR B 8 X 15 CORNER STANDARD 3 LANTAI LB 203 M² LT 120 M² **₹₽Ŀ**Ę TRIBECA



15 m

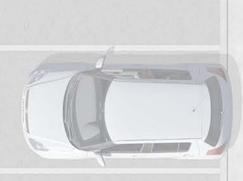








MODEL 3 FLOOR B





15 m





TRIBECA

4 X 13 STANDARD 2 LANTAI LB 102 M² LT 52 M²

MODEL 2 FLOOR



1st Floor Full Option



1ST FLOOR ALFRESCO VERANDA OPTION



4 X 13 STANDARD 2 LANTAI LB 102 M² LT 52 M²

MODEL 2 FLOOR





TRIBECA

4 X 13 STANDARD 2 LANTAI LB 102 M² LT 52 M²

MODEL 2 FLOOR





13 m



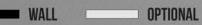


MODEL 2 FLOOR





Disclaimer: Floor Plan are artist impressions For presentation purpose only.



1st Floor Full Option



7 X 13 CORNER 2 LANTAI LB 134 M² LT 91 M²

MODEL 2 FLOOR





Disclaimer: Floor Plan are artist impressions For presentation purpose only.



1ST FLOOR ALFRESCO VERANDA OPTION



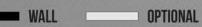
7 X 13 STANDARD 2 LANTAI LB 134 M² LT 91 M²

MODEL 2 FLOOR





Disclaimer: Floor Plan are artist impressions For presentation purpose only.



2ND FLOOR

SPECIFICATIONS

PONDASI

Tiang Pancang (Mini Pile)

STRUKTUR Beton Bertulang

DINDING Bata Ringan Finish Cat

PLAFON Ruang Utama Kamar Mandi

Gypsum Gypsum (Moisture Resistance)

LANTAI

Ruang Dalam Teras/ Balkon Kamar Mandi Al-fressco Homogeneous Tile Non-Slip Ceramic Tile Non-Slip Ceramic Tile Homogeneous Tile

SANITAIR

Ex.TOTO/ American Standard/ Setara

ATAP

Rangka Atap Penutup Atap Baja Ringan Galvalum

*Terms & Conditions Apply

KUSEN PINTU & JENDELA

Kusen Pintu UtamaAluminiumDaun Pintu UtamaGlass DoorKusen Pintu DalamAluminiumDaun Pintu DalamEngineering Door/ HoneycombKusen & JendelaAluminiumDaun JendelaFrame + Kaca ClearAksesoris Pintu & JendelaEx. Dekkson/ Setara

CAT

Dinding Dalam/ Plafon Dinding Luar

INSTALASI

Air Bersih Air Kotor Air Panas AC TV, Internet Listrik Cat Dinding Interior Cat Dinding Weathershield

Pipa PVC, Air disuplai dari PDAM Bio-Septic Tank Ada (Shower Area) Ada (Power Outlet, Pipa Saluran Pembuangan) Ada (Jaringan Instalasi Luar) 5500 VA (Ruko 3 Lantai) 2200 VA (Ruko 2 Lantai)



TREECS commercial lot



UNIT TERBATAS Hanya 3 Unit!

HARGA MULAI DARI **233 233 57**

HAND OVER

SOHO . TRIBECA

Homoson Anticipation Contraction Homoson Anticipation Homoson Anticip

GOLDEN INVESTMENI BOLDEN INVESTMENI IN THE GOLDEN TRIANGLE

SOHO . TRIBECA

INVESTMENT STARTS FROM



INCLUDE PPN & BPHT

INVESTMENT STARTS FROM

INVESTMENT 3.42 M

INVESTMENT STARTS FROM

MODEL 3 FLOOR A MODEL 3 FLOOR B MODEL 2 FLOOR

TRIBECA

PRIORITY PASS

TRIBECA

PRIORITY PASS FASTLANE 20 JT

NON-REFUNDABLE | 1X TRANSFERABLE

PRIORITY PASS REGULAR

10JT

REFUNDABLE | NON TRANSFERABLE

TERMS & CONDITIONS APPLY.

PAYMENT TERMS

SOHO . TRIBECA

CASH
INSTALLMENT 12-24 X
KPR

***TERMS & CONDITIONS APPLY.**

BANK PROGRAM



TRIBECA

SOHO @

GE THE BEST DEALS

NOTES:

mengikuti regulasi dari Developer dan

Bank/Multifinace

 Besaran DP mengikuti ketentuan yang berlaku
 dan sesuai review dari masing-masing Bank/Multifinance

CUSTOMER REWARDS

SOHO @





SYARAT DAN KETENTUAN

- Tanjung Bunga memberikan Business Incentive kepada Customer yang melakukan pembelian unit The SOHO Tribeca pada acara Priority Unit Selection.
- Program ini berlaku bagi pembelian SOHO Tribeca tipe sebagai berikut: (belum di potong PPh Badan/Perorangan).
 - Tipe 2 FL (4x13)
 Tipe 3 FL (5x13)
 Tipe 4 FL (5x18)
 Rp. 30,000,000,- per unit;
- 3. Business Incentive akan diberikan dalam bentuk cashback kepada customer untuk pembelian unit SOHO Tribeca.
- 4. Business Incentive akan diberikan kepada Customer secara bertahap dengan rincian sebagai berikut:

Tipe Unit	Cashback Business Incentive Pertama	Cashback Business Incentive Kedua
Tipe 2 FL (4x13)	Rp. 4,500,000,-	Rp. 10,500,000,-
Tipe 3 FL (5x13)	Rp. 6,000,000,-	Rp. 14,000,000,-
Tipe 4 FL (5x18)	Rp. 10,000,000,-	Rp. 20,000,000,-

- Cashback pertama akan diberikan jika customer sudah melakukan serah terima unit.
- Cashback kedua akan diberikan jika customer langsung membuka usaha selambatnya 6 bulan setelah melakukan serah terima unit.
- 5. Business Incentive yang diberikan belum dipotong PPh Badan/Perorangan.
- 6. Promo berlaku untuk transaksi pembelian pada acara Priority Unit Selection.
- 7. Promo dapat diperpanjang atau dihentikan sewaktu-waktu sesuai kebijakan Manajemen Tanjung Bunga.

TRIBEC

SALES INCENTIVES



*Sak Berlaku

TRIBECO

SYARAT DAN KETENTUAN

- 1. Sales Closing Fee akan diberikan kepada Sales yang berhasil melakukan penjualan unit produk SOHO Tribeca pada saat pada acara Priority Unit Selection.
- 2. Nilai Sales Closing Fee untuk setiap penjualan unit produk SOHO Tribeca sebagai berikut (belum di potong PPh Badan/Perorangan) :

 Tipe 2 FL (4x13) 	: Rp. 5,000,000,- per unit;
 Tipe 3 FL (5x13) 	: Rp. 6,000,000,- per unit;
• Tipe 4 FL (5x18)	: Rp. 8,000,000,- per unit;

- 3. Sales Closing Fee tidak dapat dialihkan ke membercode lain.
- 4. Sales Closing Fee tidak berlaku jika terdapat permohonan Tukar Unit, Ubah Nama Customer, Ubah Deal Closer dan pembatalan unit setelah penjualan unit.
- 5. Pembayaran Sales Closing Fee dilakukan setelah transaksi penjualan memenuhi syarat dan ketentuan pencairan komisi Tanjung Bunga.
- Sales Closing Fee tidak berlaku untuk penjualan yang dilakukan Karyawan untuk diri sendiri atau keluarga yang mendapatkan harga khusus untuk pembelian Tanjung Bunga.
- 7. Closing Fee dapat digabungkan dengan Komisi dan Incentive lain yang diberikan kepada Sales, sesuai dengan syarat dan ketentuan yang berlaku.



SOHO@ TRBECA

DISCLAIMER: While every reasonable care has been taken in preparing this presentation, specifications, constructing the sales models, and sales gallery/ show flat (the "materials"), the Developer and it's an agent and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation, or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact.All information, specifications, layout plans, building plans, location of facilities, finishes, appliance selection, and visuals are subject to any changes as may be required and approved by the Architect, Developer, and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays, and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All information, specifications, rendering, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract. Norther competent authorities, and shall not form part of any offer or contract. Succeed as representations, and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall