

CONSTRUCTION COST

Villa Kaliki Design

Project : 2 BR Villa Kaliki - 120 sqm building, private parking, Jl Sempol, Project Orion Village Year : 2020, April

NO	WORK ITEM	VOL.	UNIT	UNIT PRICE	TOTAL PRICE
A	BUILDING				
	<i>Ground floor</i>				
1	Foundation	68	m2	- 6,900,000-	- 469,200,000-
	Living room & kitchen, bedroom, bathroom,				
	Storage, pool - facility, outdoor shower				
	Height ceiling: 3.30 meter				
	Plumbing, electrical installations, sanitary & fixtures,				
	Teak wood doors & Tempered glass windows				
	Wood/steel framing, gypsum ceiling, suspended ceilings,				
	Paint & finishing				
	Kitchen Exhaust fan system	1	1s	- 25,000,000-	- 25,000,000-
2	Exhaust fan, 2 meter vent hose, installation				
	<i>1st floor</i>				
3	Bedroom, bathroom, balcony,	52	m2	- 6,900,000-	- 358,800,000-
	Flooring & roofing structure				
	Height ceiling 0 until 6.0 meters				
	Plumbing, electrical installations, sanitary & fixtures,				
	Wood/steel framing, gypsum ceiling, suspended ceilings,				
	Void - walls & windows,		m2	- 2,500,000-	- --
4	Merbau/Teak wood panel/ brick wall panel, window frames				
	Paints & finishing				
	Roof Terrace				
6	Additional foundation, borepiles, structure H-beam,		1s	30,000,000	- --
	Roof terrace, tile/ polished concrete finish, railings		m2	- 1,700,000-	- --
	Swimming Pool	18	m2	- 4,800,000-	- 86,400,000-
7	Structure concrete swimming pool meter				
	Cementitious waterproofing, waterproofing Membrane				
	Pump, water filter-system, tiles & lighting				
	Pool decking / stone patio	45	m2	- 850,000-	- 38,250,000-
8	Pool area - stone/concrete tile decking				
	electrical installation & lighting				
	Parking	21	m2	- 500,000-	- 10,500,000-
9	Parking paver block grey/red, electrical installation & lighting				
	Total building sqm:	120	m2		
	Total A :				- 988,150,000-
B	LANDSCAPE				
1	Gate + door, gas storage unit, electric & lightning	1	1s	- 25,000,000-	- 25,000,000-
2	Planters & pots, plants & soil	65	m2	- 250,000-	- 16,250,000-
3	Trees: palm & kamboja	3	1s	- 1,250,000-	- 3,750,000-
4	Fence - wall 70 meter - 15+20+15+20 meter	70	m	- 1,100,000-	- 77,000,000-
5	Land fill + retaining wall + Steel netting	100	m3	- 1,000,000-	- 100,000,000-
6	Water well with water test	1	1s	- 16,000,000-	- 16,000,000-
7	Electric 7700 watt	1	1s	- 15,000,000-	- 15,000,000-
	Total B :				- 253,000,000-
1	CONSTRUCTION COST :				- 1,241,150,000-
2	CC fee 12% :				- 148,938,000-
3	IMB :				- 30,000,000-
4	TOTAL CONSTRUCTION COST				- 1,420,088,000-
5	VAT 4%				(56,803,520.0)
C	LEASEHOLD LAND. YEARS				
	LEASEHOLD LAND 3.33 Are Jl. Sempol Pererenan	25	years	12,500,000	1,040,625,000
	TOTAL PRICE IDR:				- 2,517,516,520-
	TOTAL PRICE USD:				- 161,379-
	**Extra fee/Possible project surcharges				
	Exchange rate USD/IDR 1 USD/15600 IDR				