



THE HIVE®  
NEO PATIO

#NewBusinessCorridor LCC LIPPO CIKARANG  
COSMOPOLIS

**LCC** LIPPO CIKARANG  
COSMOPOLIS



# #NewBusinessCorridor

- The 'Vein' of Eastern Corridor
- Center of Economic Growth
- Expat Most Preferred Area (Melting Pot)
- Most complete transportation mega infrastructure



# Eastern Corridor with extraordinary economic growth

Supported by the infrastructures Development  
& Surrounded by Fortune 500 Companies  
in 10 Industrial Estates



- 4,000 multinational companies
- 1 million annual car production
- 10 million annual motor production
- 100,000 entrepreneurs
- 100,000 Manager
- 12,000 foreign workers

PAKUWON  
RESIDENCES  
—BEKASI—



SUMMARECON  
BEKASI

JAKARTA-CIKAMPEK TOLL



KARAWANG

LCC  
LIPPO CIKARANG  
COSMOPOLIS



JAKARTA-CIKAMPEK 2 TOLL

# TRANSPORTATION

**LRT**  
JABODEBEK  
STASIUN JATIMULYA  
15 MIN

- ELEVATED MBZ
- FAST TRAIN JKT-BDG

**KAI**  
Commuter  
COMMUTER LINE  
10 MIN

**MRT** *mrt jakarta*  
FUTURE MRT CIKARANG BALARAJA  
10 MIN

FUTURE MONORAIL (APM)

**LCC**  
LIPPO CIKARANG  
COSMOPOLIS

**Whoosh**  
STASIUN KARAWANG  
5 MIN

FUTURE JAPEK 2

JAKARTA - CIKAMPEK 2 TOLL

JAKARTA CBD

SUMMARECON BEKASI

JABABEKA

KARAWANG

DEL TAMAS

**LCC** LIPPO CIKARANG  
COSMOPOLIS

3000 Ha

583.307 Workers

55,379 Residents

17,192 Houses

16,700 Units Apartment

12,000 Expatriates

1,216 Retail Shops

1,200 Industries

105 Ha Central Park

21 Schools

4 Hotels

3 Hospital

- Mall Lippo Cikarang
- Sekolah Dian Harapan
- Japan Information Center

- Siloam Hospitals
- Golf (Driving Range)
- Waterboom

# THE HIVE<sup>@</sup> NEO PATIO

TO JAKARTA

CITY WALK  
MALL LIPPO CIKARANG

AXIA

WATERBOOM

CXC

NEWVILLE

**XQ NEO**

**XYZ NEO**

XYZ CAZIA

WATERFRONT ESTATES

THE PATIO

SEKOLAH DIAN  
HARAPAN

TAMAN SIMPRUK

MAJAPAHIT

XYZ BLU

CENDANA SPARK

DISTRICT 1  
CBD

CBD

**XYZ CBD**

TOLL GATE  
CIBATU

ORANGE  
COUNTY

CENTRAL PARK

JABABEKA

TOLL JAKARTA-CIKAMPEK

TOLL GATE  
DELTAMAS

AEON MALL

TO DELTAMAS





# THE HIVE<sup>®</sup> NEO PATIO

THE PATIO

Uptown Estate



Ke The Patio, WE, CXC, JI MH, Thamrin

Future  
Residential

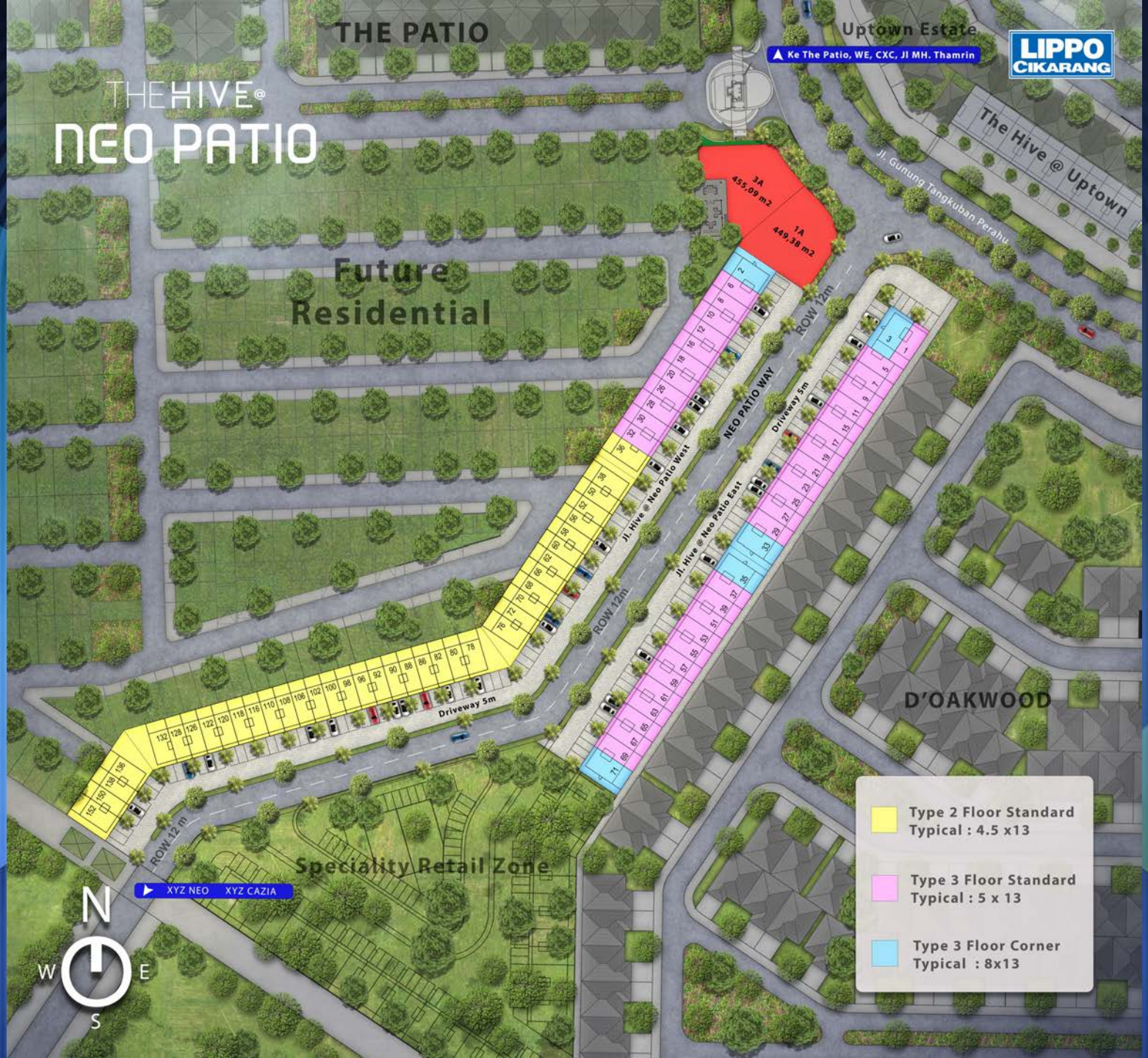
D'OAKWOOD

Speciality Retail Zone

XYZ NEO XYZ CAZIA



-  Type 2 Floor Standard  
Typical : 4.5 x 13
-  Type 3 Floor Standard  
Typical : 5 x 13
-  Type 3 Floor Corner  
Typical : 8 x 13



THE HIVE®  
NEO PATIO

Virtual Tour





**New Lifestyle Strip  
@ LCC CBD**



Exciting  
Facade



0

Option of  
2 or 3 Storey



# P

## Profitable with multiple-key



- Multiple Separate Entry for each floor
- Multiple Signage Spaces
- Multiple Separate Utilities

& Flexibility to keep it to one only functions



# A

## Al-Fresco Veranda Flexibility



Full Option

# A

## Al-Fresco Veranda Flexibility



Alfresco Veranda Option



# T

## Terrace at Rooftop



Full Option

# Impressive Double Volume





# Option to Expand

at Void & Rooftop



# NEOPATIO

New Lifestyle Strip @ LCC CBD

Exciting Facade

Option of 2 & 3 Storey

Profitable with Multiple-Key

AI-Fresco Veranda Flexibility

Terrace at Rooftop

Impressive Double Volume

Option to Expand (Void & Rooftop)



THE HIVE®  
NEO PATIO

#NewBusinessCorridor



THEHIVE®  
NEO PATIO

Model  
**3 FLOOR** 5 x 13 m  
standard typical

Model  
**2 FLOOR** 4.5 x 13 m  
standard typical

Model  
**3 FLOOR** 5 x 13 m  
standard typical

THE HIVE®  
**NEO PATIO**



Model  
**3 FLOOR**

**5 x 13 m**  
standard typical

**LB 144.2 m<sup>2</sup>**  
**LT 65 m<sup>2</sup>**

THE HIVE  
NEO PATIO



— WALL    — OPTIONAL

1<sup>ST</sup> FLOOR FULL OPTION



# Model 3 FLOOR

5 x 13 m  
standard typical

LB 144.2 m<sup>2</sup>

LT 65 m<sup>2</sup>

THE HIVE  
NEO PATIO



— WALL    — OPTIONAL

1<sup>ST</sup> FLOOR ALFRESCO VERANDA OPTION

# Model 3 FLOOR

5 x 13 m  
standard typical

LB 144.2 m<sup>2</sup>

LT 65 m<sup>2</sup>

THE HIVE  
NEO PATIO



— WALL    — OPTIONAL

2<sup>ND</sup> FLOOR

# Model 3 FLOOR

5 x 13 m  
standard typical

LB 144.2 m<sup>2</sup>

LT 65 m<sup>2</sup>

THE HIVE  
NEO PATIO



— WALL    — OPTIONAL

3<sup>RD</sup> FLOOR

# Model 3 FLOOR

8 x 13 m  
Corner Standard

LB 178.7 m<sup>2</sup>

LT 104 m<sup>2</sup>

THE HIVE  
NEO PATIO



Model  
**3 FLOOR**

**8 x 13 m**  
Corner Standard

**LB 178.7 m<sup>2</sup>**

**LT 104 m<sup>2</sup>**

THE HIVE  
**NEO PATIO**



— WALL    — OPTIONAL

**1<sup>ST</sup> FLOOR ALFRESCO VERANDA OPTION**

Model  
**3 FLOOR**

**8 x 13 m**  
Corner Standard

**LB 178.7 m<sup>2</sup>**  
**LT 104 m<sup>2</sup>**

THE HIVE  
NEO PATIO



— WALL    — OPTIONAL

1<sup>ST</sup> FLOOR ALFRESCO VERANDA OPTION

# Model 3 FLOOR

8 x 13 m  
Corner Standard

LB 178.7 m<sup>2</sup>

LT 104 m<sup>2</sup>

THE HIVE  
NEO PATIO



— WALL    — OPTIONAL

1<sup>ST</sup> FLOOR ALFRESCO VERANDA OPTION

Model  
**2 FLOOR** 4.5 x 13 m  
standard typical

THE HIVE®  
NEO PATIO





# Model 2 FLOOR

4.5 x 13 m  
standard typical

LB 85 m<sup>2</sup>

LT 58.5 m<sup>2</sup>

THE HIVE+  
NEO PATIO



— WALL    — OPTIONAL

1<sup>ST</sup> FLOOR FULL OPTION

# Model 2 FLOOR

4.5 x 13 m  
standard typical

LB 85 m<sup>2</sup>  
LT 58.5 m<sup>2</sup>

THE HIVE+  
NEO PATIO



— WALL    — OPTIONAL

1<sup>ST</sup> FLOOR ALFRESCO VERANDA OPTION

# Model 2 FLOOR

4.5 x 13 m  
standard typical

LB 85 m<sup>2</sup>  
LT 58.5 m<sup>2</sup>

THE HIVE+  
NEO PATIO



— WALL    — OPTIONAL

2<sup>ND</sup> FLOOR

Model  
**2 FLOOR**

**7.5 x 13 m**  
Corner Standard

**LB 109 m<sup>2</sup>**  
**LT 97.5 m<sup>2</sup>**

THE HIVE+  
NEO PATIO



— WALL    - - - - - OPTIONAL

1<sup>ST</sup> FLOOR FULL OPTION

Model  
**2 FLOOR**

**7.5 x 13 m**  
Corner Standard

**LB 109 m<sup>2</sup>**  
**LT 97.5 m<sup>2</sup>**

THE HIVE+  
**NEO PATIO**



— WALL    — OPTIONAL

**1<sup>ST</sup> FLOOR ALFRESCO VERANDA OPTION**

Model  
**2 FLOOR**

**7.5 x 13 m**  
Corner Standard

**LB 109 m<sup>2</sup>**  
**LT 97.5 m<sup>2</sup>**

THE HIVE+  
NEO PATIO



— WALL    — OPTIONAL

1<sup>ST</sup> FLOOR ALFRESCO VERANDA OPTION

# SPECIFICATIONS

## PONDASI

Tiang Pancang (Mini Pile)

## STRUKTUR

Beton Bertulang

## DINDING

Dinding Ganda, Bata Ringan Finish Cat

## PLAFON

Ruang Utama	Gypsum
Kamar Mandi	Gypsum (Moisture Resistance)

## LANTAI

Ruang Dalam	Homogeneous Tile
Rooftop Teras	Homogeneous Tile
Kamar Mandi	Non-Slip Ceramic Tile
Al-fresco	Homogeneous Tile

## SANITAIR

Ex.TOTO/ American Standard/ Setara

## ATAP

Rangka Atap	Baja Ringan
Penutup Atap	Galvalum

## KUSEN PINTU & JENDELA

Kusen Pintu Utama	Aluminium
Daun Pintu Utama	Glass Door
Kusen Pintu Dalam	Aluminium
Daun Pintu Dalam	Engineering Door/ Honeycomb
Kusen & Jendela	Aluminium
Daun Jendela	Frame + Kaca Clear
Aksesoris Pintu & Jendela	Ex. Dekkson/ Setara

## CAT

Dinding Dalam/ Plafon	Cat Dinding Interior
Dinding Luar	Cat Dinding Weathershield

## INSTALASI

Air Bersih	Pipa PVC, Air disuplai dari WTP
Air Kotor	Pipa PVC, Bio-Septic
Air Panas	Ada (Instalation Only)
AC	Ada (Instalation Only)
TV, Internet	Ada (Fiber Optic)
Listrik	2200 VA (Ruko 2 Lantai) 5500 VA (Ruko 3 Lantai)

\*Terms & Conditions Apply

THE HIVE®  
NEO PATIO

THE HIVE®  
NEO PATIO

HAND OVER



THE HIVE®  
NEO PATIO

Hand Over

18 MONTHS

+6 MONTHS GRACE PERIOD

\*Terms & Conditions Apply



LCC LIPPO CIKARANG  
COSMOPOLIS

THE HIVE®  
NEO PATIO

STARTING PRICE

THE HIVE®  
NEO PATIO

Harga mulai dari

1.31 M

\*Terms & Conditions Apply

LCC LIPPO CIKARANG  
COSMOPOLIS

# THE HIVE® NEO PATIO

Harga mulai dari

**1.65M**

\*Excl PPN, Terms & Conditions Apply

Model  
**3 FLOOR** 5 x 13 m  
standard typical

**1.31M**

\*Excl PPN, Terms & Conditions Apply

Model  
**2 FLOOR** 4.5 x 13 m  
standard typical



**LCC** LIPPO CIKARANG  
COSMOPOLIS

# NEO PATIO

COMMERCIAL LOT

**11 JT/M<sup>2</sup>**

\*Harga Installment 12X, Excl PPN, Terms & Conditions Apply.

**BOOKING FEE 100 JT**

Melalui PSAS Lippo Cikarang



THE HIVE®  
NEO PATIO

PRIORITY PASS

#NewBusinessCorridor LCC LIPPO CIKARANG  
COSMOPOLIS

THE HIVE®  
NEO PATIO

Priority Pass

**FAST  
LANE**

**10<sub>JT</sub>**

NON REFUNDABLE  
1X TRANSFERABLE

**REGULAR**

**7<sub>JT</sub>**

REFUNDABLE  
NON TRANSFERABLE

\*Terms & Conditions Apply.

**LCC** LIPPO CIKARANG  
COSMOPOLIS

THE HIVE®  
NEO PATIO

PAYMENT TERMS



THE HIVE®  
NEO PATIO

## Payment Terms

- CASH
- INSTALLMENT 12-24X
- KPR

\*Terms & Conditions Apply

THE HIVE®  
NEO PATIO

BANK PROGRAM

THE HIVE®  
NEO PATIO

LCC  
LIPPO CIKARANG COSMOPOLIS

# Get the Best Deals



MULAI  
**5,99%\***  
FIXED 3TH  
FREE BIAYA KPR\*  
\* LANGSUNG AKAD\*  
DP MULAI 5%\*



FIXED RATE BERJENJANG  
HINGGA 15TH MULAI DARI **4,95%\*** 3TH  
ANGSURAN RP **0,-\*** | **2,18%\***  
HINGGA FREE AKAD  
DP MULAI 15%\*



MULAI  
**2,75%\***  
FIXED 3TH  
FREE AKAD\* | INSTANT APPROVAL\*  
DP MULAI 15%\*  
\*WITH KPR & NPWP ONLY\*



BUNGA KPR  
HINGGA  
**0%\*** | **3,99%\***  
BIAYA KPR HINGGA RP 0,-\*  
FIXED 3 TH  
"1 DAY APPROVAL"  
DP MULAI 15%\*



A member of MUFG

BUNGA KPR HINGGA  
Rp **0,-\*** | **5.08%\***  
FIXED 5TH  
FREE AKAD\* | "FAST APPROVAL"  
DP MULAI 10%\*



MULAI  
**4,95%\***  
FIXED 3TH  
KENAKAN BERJENJANG SAMPAI 5TH  
BEBAS ANGSURAN POKOK  
2 TAHUN\*  
FREE BIAYA KPR\*  
"FAST TRACK APPROVAL"  
DP MULAI 15%\*



**8,25%\*** | **9,75%\***  
TH 1-2 | TH 3-4  
FIXED 4 TH  
FREE ADMIN &  
BEBAS PENALTI  
PELUNASAN\*



BUNGA HINGGA  
**12%\***  
TH 1  
DP MULAI 15%\*

**NOTES:**

- Suku bunga dan program dapat berubah mengikuti regulasi dari Developer dan Bank/Multifinance
- Besaran DP mengikuti ketentuan yang berlaku dan sesuai review dari masing-masing Bank/Multifinance
- Syarat dan ketentuan berlaku

THE HIVE®  
NEO PATIO

CUSTOMER REWARDS

#NewBusinessCorridor LCC LIPPO CIKARANG  
COSMOPOLIS

THE HIVE®  
NEO PATIO

LCC  
LIPPO CIKARANG COSMOPOLIS



# Our Gifts for You

Dapatkan Business Incentive  
untuk Kembangkan Bisnismu!

Cashback Up to  
Rp **15** JT\*

\*Syarat & Ketentuan Berlaku

THE HIVE®  
NEO PATIO

LCC  
LIPPO CIKARANG COSMOPOLIS

## Syarat & Ketentuan:

1. Lippo Cikarang memberikan Business Incentive kepada Customer yang melakukan pembelian The Hive @ Neo Patio pada acara Priority Unit Selection.
2. Program ini berlaku bagi pembelian The Hive @ Neo Patio tipe sebagai berikut :
  - Type 2 Floor : Rp. 10,000,000,- /unit
  - Type 3 Floor : Rp. 15,000,000,- /unit
3. Business Incentive akan diberikan dalam bentuk Cashback kepada Customer untuk pembelian unit The Hive @ Neo Patio.
4. Business Incentive akan diberikan kepada Customer secara bertahap dengan rincian sebagai berikut:

Type	Cashback Business Incentive Pertama	Cashback Business Incentive Kedua
Type 2 Floor	Rp. 3,000,000,-	Rp. 7,000,000,-
Type 3 Floor	Rp. 4,500,000,-	Rp. 10,500,000,-

- a. Cashback Pertama akan diberikan jika Customer sudah melakukan serah terima unit.
  - b. Cashback Kedua akan diberikan jika Customer langsung membuka usaha selambatnya 6 bulan setelah melakukan serah terima unit.
5. Business Incentive yang akan diberikan belum dipotong PPh Badan/ Perorangan.
  6. Program berlaku untuk transaksi pembelian pada acara Priority Unit Selection.
  7. Program dapat diperpanjang atau dihentikan sewaktu-waktu sesuai kebijakan Manajemen Lippo Cikarang.

THE HIVE®  
NEO PATIO

F.A.Q.



THE HIVE®  
NEO PATIO

#NewBusinessCorridor LCC LIPPO CIKARANG  
COSMOPOLIS