合作提案书 · INV-AMS/2026/001

北雅加达两层迷你住宅小区

与ALLMAR合作 · Jakarta Utara, DKI Jakarta · 开放中

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1 执行摘要

ALLMAR invites capital partners to develop a mini cluster of about 7 two-storey houses in North Jakarta, on a ±300 m² former old-building lot with car and motorcycle access. The project runs through a project company (SPV) that holds the land and all project assets; where foreign investors take part, the project company is set up as a PT PMA.

Investors provide the project capital through a dedicated account in the project company's name. ALLMAR does not contribute cash; its contribution is the developer's work (land acquisition, permits, construction, marketing and reporting), converted into shares of the project company, or into a share of results under a KSO. Funding comes in two phases: land and permits, then construction. The exit is the sale of the houses.

No fixed return is promised. Results depend on actual costs and sales; the budget, projections and detailed documents are shared in the data room after an NDA.

编号: INV-AMS/2026/001

类别: 与ALLMAR合作

位置: Jakarta Utara, DKI Jakarta

行业: Properti › Rumah tapak / mini cluster

投资者: 本地, 外资 (PMA)

2 背景与机会

North Jakarta sees steady demand for landed homes from young families and workers in the surrounding industrial, port and trade areas, while vacant land for landed housing inside the city is increasingly scarce. Compact landed homes suit buyers who want to live close to work without moving to the outskirts.

A former old-building lot of about 300 m² can be redeveloped into several two-storey houses with vehicle access. This opportunity invites capital partners to develop the lot together, with ALLMAR as the developer handling all work from land acquisition to handover.

3 位置与标的

Located in North Jakarta, DKI Jakarta, on a ±300 m² former old-building lot with car and motorcycle access. The land is not yet owned and will be bought in the project company's name in Phase 1, after due diligence on title, zoning and road access.

Zoning, building-coverage and unit-title subdivision studies have been carried out; these documents, together with the exact address and photos, are shared in the data room after an NDA. Site visits with the ALLMAR team can be arranged for partners who have signed the NDA.

完整地址、业主信息和文件在签署保密协议后提供。

4 项目计划

Product: two-storey houses on 4.3 × 7 m plots (about 30 m² land, 60 m² floor area), about 7 units (8 if the layout allows), with an estate road accessible by car and motorcycle.

ALLMAR's scope as developer: due diligence and land purchase in the project company's name, building

approval (PBG) and site plan, unit-title subdivision, demolition of the old building, construction, marketing and sale of units, handover to buyers, and monthly reports to all partners.

Floor plans, working drawings, material specifications and the budget are shared in the data room after an NDA.

5 市场与可比项目

本章在您以投资者身份登录后开放（免费，邮箱验证码）。
https://investment.allmar.co.id/opportunities/zh/?p=INV-AMS%2F2026%2F001

6 合作结构与ALLMAR的角色

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7 资金需求与用途

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8 时间表与阶段

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9 风险与缓解措施

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10 合法性与合规

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11 退出计划

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12 下一步与联系方式

The data room contains land title documents, zoning study, site plan, floor plans, budget, projections, ALLMAR's profile and track record, the draft NDA, the draft project-company or KSO agreement, and the draft construction contract. Questions can be sent to info@allmar.co.id; site visits can be arranged after the NDA.

1) 登录/注册投资者账户。2) 上传身份证件进行验证。3) 提交"我有兴趣"。4) 签署保密协议后开放资料室。5) 与ALLMAR团队会谈与洽商。

Email: info@allmar.co.id

Web: https://investment.allmar.co.id/opportunities/zh/?p=INV-AMS%2F2026%2F001