

### **Intisari**

Penelitian ini bertujuan untuk menguji dan menganalisis pengaruh karakteristik struktural properti, pengaruh lingkungan sekitar, dan akses fasilitas terhadap nilai properti di Perumahan Darmawangsa *Residence* Bekasi. Penelitian ini menggunakan desain penelitian kuantitatif observasional dengan pendekatan cross-sectional. Populasi pada penelitian ini adalah penghuni rumah di Perumahan Darmawangsa *Residence* Bekasi. Total unit yang terjual di Perumahan Darmawangsa *Residence* Bekasi berjumlah 836 unit. Kesimpulan penelitian ini adalah variabel struktural properti dan struktural properti, lingkungan sekitar dan akses fasilitas umum secara simultan dapat mempengaruhi nilai properti di Perumahan Darmawangsa *Residence* Bekasi dinilai berpengaruh signifikan, sedangkan variabel kondisi lingkungan dan akses fasilitas umum tidak signifikan mempengaruhi nilai properti.

**Kata Kunci:** Struktural properti, lingkungan sekitar, akses fasilitas, nilai properti.

### ***Abstract***

*This study aims to test and analyze the structural characterization of the property, the influence of the surrounding environment, and access to facilities on the property value in Darmawangsa Residence Bekasi. This study uses an observational quantitative research design with a cross-sectional approach. The population in this study were residents of houses in Darmawangsa Residence Bekasi. The total units sold at Darmawangsa Residence Bekasi amounted to 836 units. The conclusion in this study is that the structural varriabel of property and structural property, the surrounding environment and access to public facilities can simultaneously affect property values in Darmawangsa Residence Bekasi Housing is considered to have a significant effect. Meanwhile, variable environmental conditions and access to public facilities do not significantly affect the value of property.*

***Keywords:*** *Structural property, surrounding environment, access facilities, property value.*