

Prime Development Site in Cibitung with Exposure to Jakarta – Cikampek Toll Road

Bekasi Regency, Indonesia

Sale by Expression of Interest



Key Investment Highlights

- Strategically located site in established industrial zone in Cibitung area. Established industrial, warehousing and residential development in the surrounding area.
- Wide exposure to the Jakarta – Cikampek Toll Road
- Excellent access to the Jakarta – Cikampek toll road and linkages to the Jakarta metro area, major industrial estates, seaport and airport.

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Property Overview

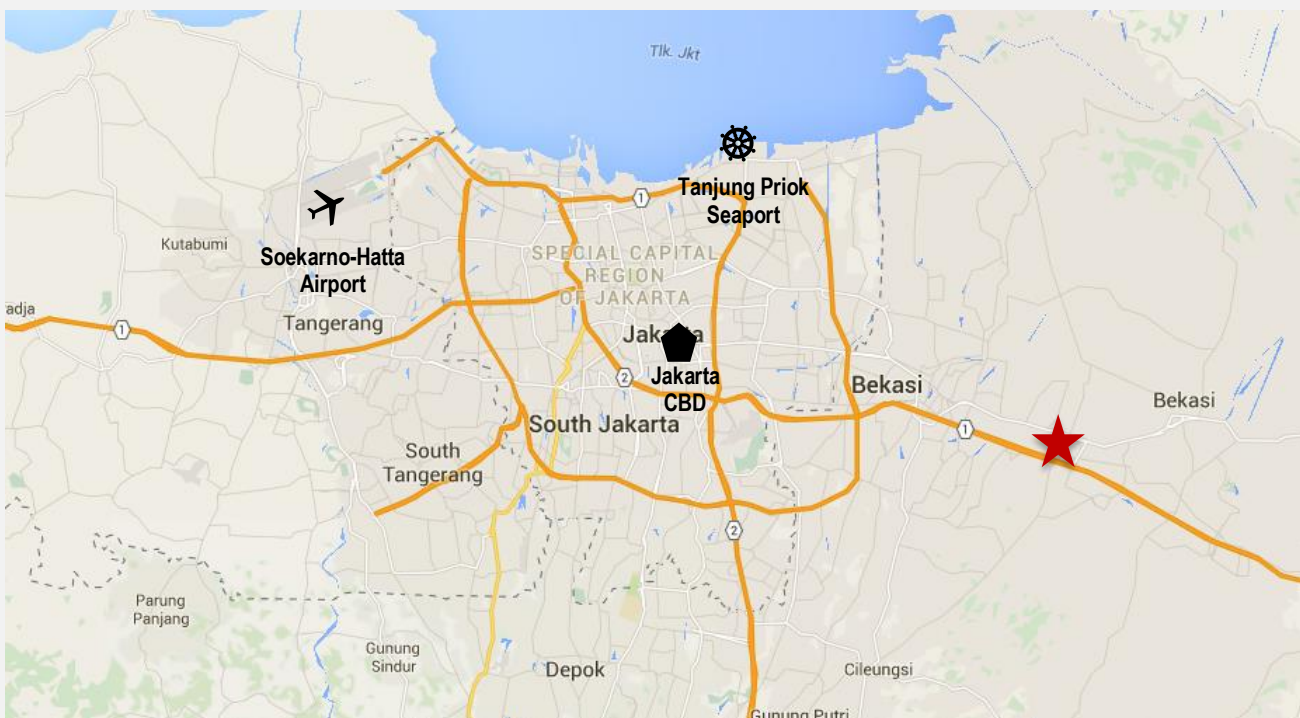


Source: Google Maps, 2016

The subject property is strategically located in established industrial zoning in Cibitung area. Surrounded by established property development for industrial, warehousing, and residential use. The subject property is 2 km away from the nearest Cibitung toll gate and accessible via Jakarta inner-city provincial roads and the Jakarta Outer Ring toll road.

The site has a long frontage of Jakarta – Cikampek Toll Road, which is a great exposure.

Property Location



★ Property Location

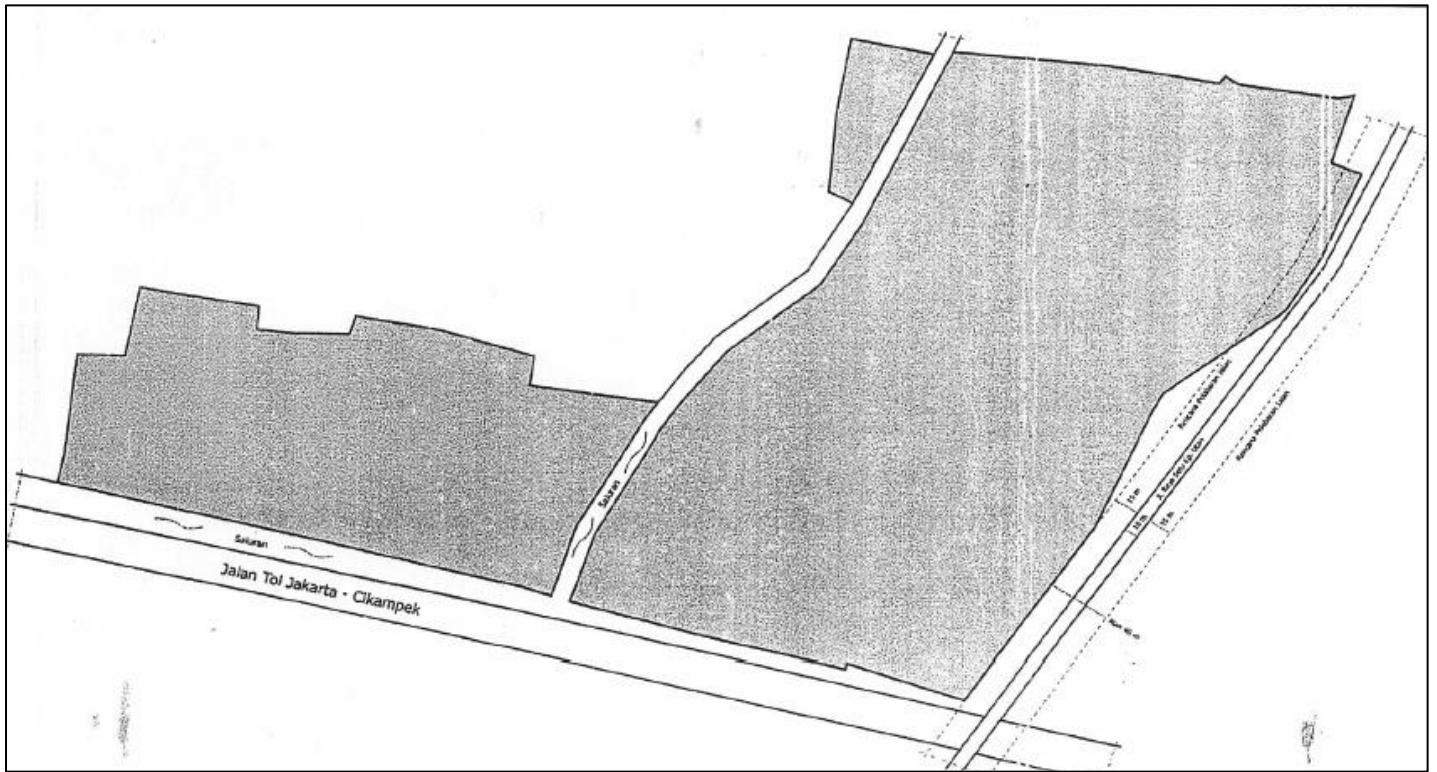
Source: Google Maps, 2017

Site Description

Address	Jl. Raya Setu Cibuntu RT012 / RW005 Bekasi Regency West Java Province Indonesia		
Land Area	100,995 sqm (based on the certification number 112, 113 & 114 the land area is as mentioned)		
Development Parameter	- Zoning:	Industrial (possible conversion to commercial)	
	- Site Coverage ("KDB"):	60%	
	- Plot Ratio ("KLB"):	1.2	
Site Boundary	- To the North:	Jl. Tanggul Millik PU Pengairan	
	- To the East:	Jl. Raya Setu	
	- To the West:	Village area	
	- To the South:	Jakarta – Cikampek Toll Road	
Distance	Destination	Facility/ Remarks	Approximate Distance
	Jakarta CBD	City Landmark	circa 36 km
	Soekarno-Hatta Airport	International Airport	circa 60 km
	Tanjung Priok	Seaport	circa 41 km
	Cibitung Toll Gate	Jakarta – Cikampek Toll Road	circa 2 km
Setbacks	- 16 meter from drainage line - 5 meter from fence or border line		
Certificate	No.	Type and Certificate No.	Expiry Date
	1	HGB 112	11 August 2028
	2	HGB 113	11 August 2028
	3	HGB 114	11 August 2028
	Total Size		100,995
Location Permit	- No. 591.4/ST-IL.117/TARKIM/XI/2010 - Issued date: 19 November 2010		

Disturbance Permit	<ul style="list-style-type: none"> - No. 503.6/KEP.186-BPPT/XII/2010 - Issued date: 27 December 2010
The Letter Flood Peil	<ul style="list-style-type: none"> - No. 611.31/932-III/DBMPSDA - Issued date: 21 December 2010
Environmental Assessment Report	<ul style="list-style-type: none"> - No. 511.11/671/DISHUB/2010 - Issued date: 27 December 2010
Letters Measure Map Plots of Land	<ul style="list-style-type: none"> - No. 22/KET.KANTAH/PH/X/2010 - Issued date: 25 October 2010

Site Plan



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