



# For Sale

## Investment Opportunity in Jababeka Phase 1

### Investment Highlights

- Vacant land with a rectangular shape
- The land condition is ready to build
- Strategic corner land with 2 potential access from the main road
- Competitive offering price
- 10 minutes from the nearest toll gate of North Cikarang (Jakarta – Cikampek Toll Road)

Jl. Jababeka V, Karangbaru,  
District of Cikarang Utara, Bekasi  
Regency, West Java, 17530

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## Site Description

Land Size	: 8,066 sqm
Location	: Jl. Jababeka V, Karangbaru, District of Cikarang Utara, Bekasi Regency, West Java, 17530
Property Type	: Vacant Land
Land Readiness	: Ready to Build
Land Title	: Right to Build / <i>Hak Guna Bangunan (HGB)</i>
Zoning	: Industrial

## Development Parameters

Site Coverage (KDB)	: 70%
Plot Ratio (KLB)	: 1.5
Maximum Height	: 22 m

## Site Images



Property Main Gate



Access from Jl Jababeka XVIIB



Vacant Land

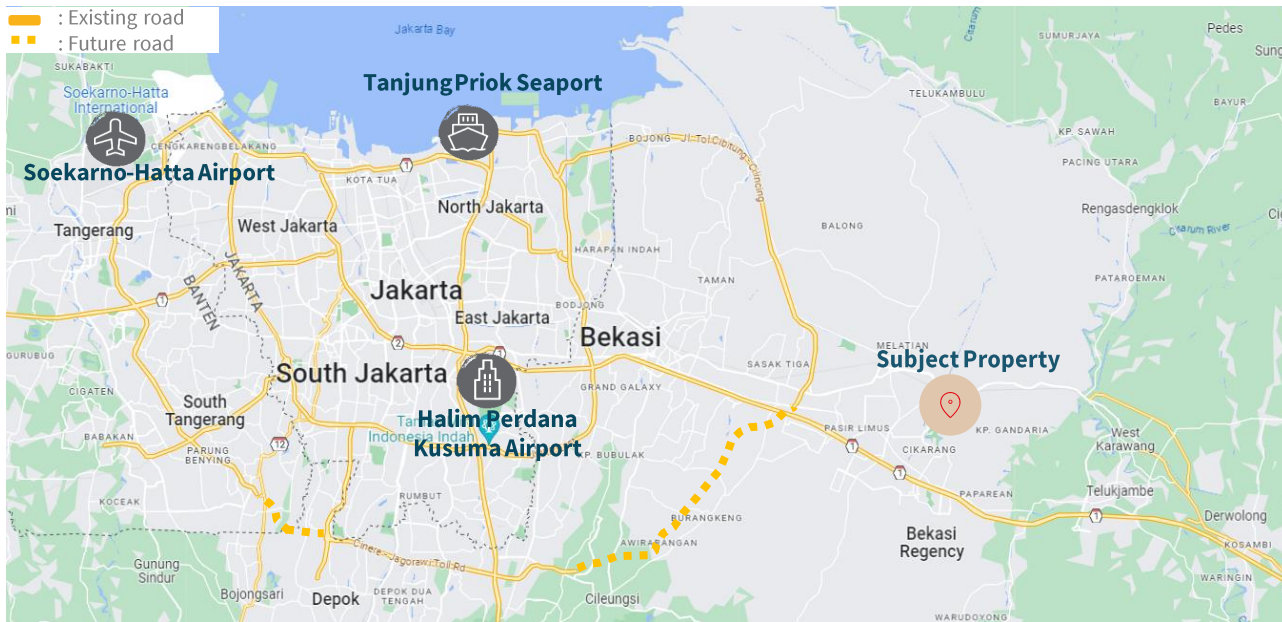


Vacant Land

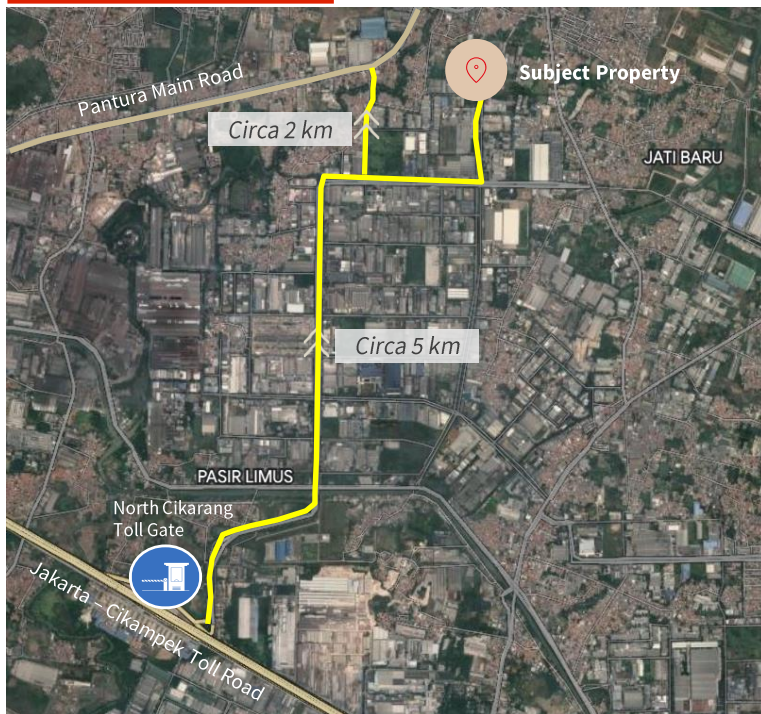


Vacant Land

## Location



## Access



### Distance from:

-  **Jakarta CBD**  
~ 44 km
-  **Tanjung Priok Seaport**  
~ 47 km
-  **Soekarno-Hatta Airport**  
~ 72 km
-  **North Cikarang Toll Gate**  
~ 5 km
-  **Pantura Main Road**  
~ 2 km

## Location & Access

Accessible within 10 minutes from the Cikarang Utara Toll Gate, the property provides convenient and easy access to major highways serving industrial corridors in Jabodetabek. The property is also close to the Pantura main road, providing alternative options for logistics activity.

The property has excellent linkage to the main highways of Jakarta - Cikampek Toll Road heading to the city centre. Furthermore, the newly developed Cibitung – Cilincing Toll Road connects traffic flows to the northern part of Jabodetabek, where all international ports are located.

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Thank you

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