



THE GATEWAY TO
GLOBAL TRADE ►

@aviarnaindustrialestate



TOTAL AREA
462 Ha



**Developed by PT. BUMI RAYA PERKASA NUSANTARA,
member of Argo Manunggal Group**

**One of the most strategically located Industrial Estate in
Semarang. Proud to be part of China- Indonesia Two
Countries Twin Parks, Belt and Road initiative**



A GATEWAY TO GLOBAL MARKET



WHY INVEST IN INDONESIA



Growing Domestic Market

Economic Stable Growth in 5%



Large Market Population

270 million people. Marking it the fourth populous country in the world



Abundant Natural Resources

Rich in natural resources, including nickel, bauxite, timber, oil, natural gas, coal, iron ore, etc



Improving Infrastructure

Accelerate infrastructure including road networks, ports, and airports



Advantageous Government Policies

Including tax holiday, tax incentive and local regulations



Potential Workforce

Demographic bonus in 2030. The population age (15-64 years) will be greater than non-productive age



Strategic Location

Located at the crossroads of major trade routes, connecting the Asia Pacific region with the Middle East and Europe

THE THRIVING POTENTIAL OF CENTRAL JAVA



SIZEABLE LAND AREA

35

MILLION HECTARES

16 DISTRICTS
117 SUB-DISTRICTS



MOST POPULUS PROVINCE

37,5

MILLION POPULATION



BIGGEST
WORKFORCE IN INDONESIA

19,4

MILLION PRODUCTIVE
WORKFORCE



QUALITY OF EDUCATION

VOCATIONAL SCHOOL : 562
UNIVERSITIES : 256

**TOTAL GRADUATES :
22.671/year**



STRONG ECONOMIC
GROWTH

5.04% INDONESIA
5.04% CENTRAL JAVA
5.79% SEMARANG



COMPETITIVE MINIMUM
WAGES

Rp 3.243.969,00

CHINA – INDONESIA

- Two Countries Twin Parks (TCTP)
- Belt and Road Initiatives (BRI)

BACKGROUND

- IN NOVEMBER 2022, The Presidents of China and Indonesia met and issued a joint statement to build a new flagship project of China-Indonesia “Two Countries, Twin Parks”
- IN JANUARY 2023, The General Plan of China-Indonesia Demonstration Park for Innovative Development of Economy and Trade was approved by the state

POLICIES



FINANCIAL

Establishing the China-Indonesia “Two Countries Two Parks” industrial fund to provide financial support for enterprises, and the facilitation pilot of cross-border RMB Settlement



CUSTOM CLEARANCE

Building a convenient customs clearance business environment, creating an advanced regulatory model, and implementing a fast customs clearance scheme



INDUSTRY

Supporting the development of fishery centers and cross border food industry clusters, the implementation of import pilot projects such as durians and coconut, and the establishment trading platform and distribution trading center of bulk food ingredients



LOGISTICS

Opening direct sea, air, passenger and cargo routes

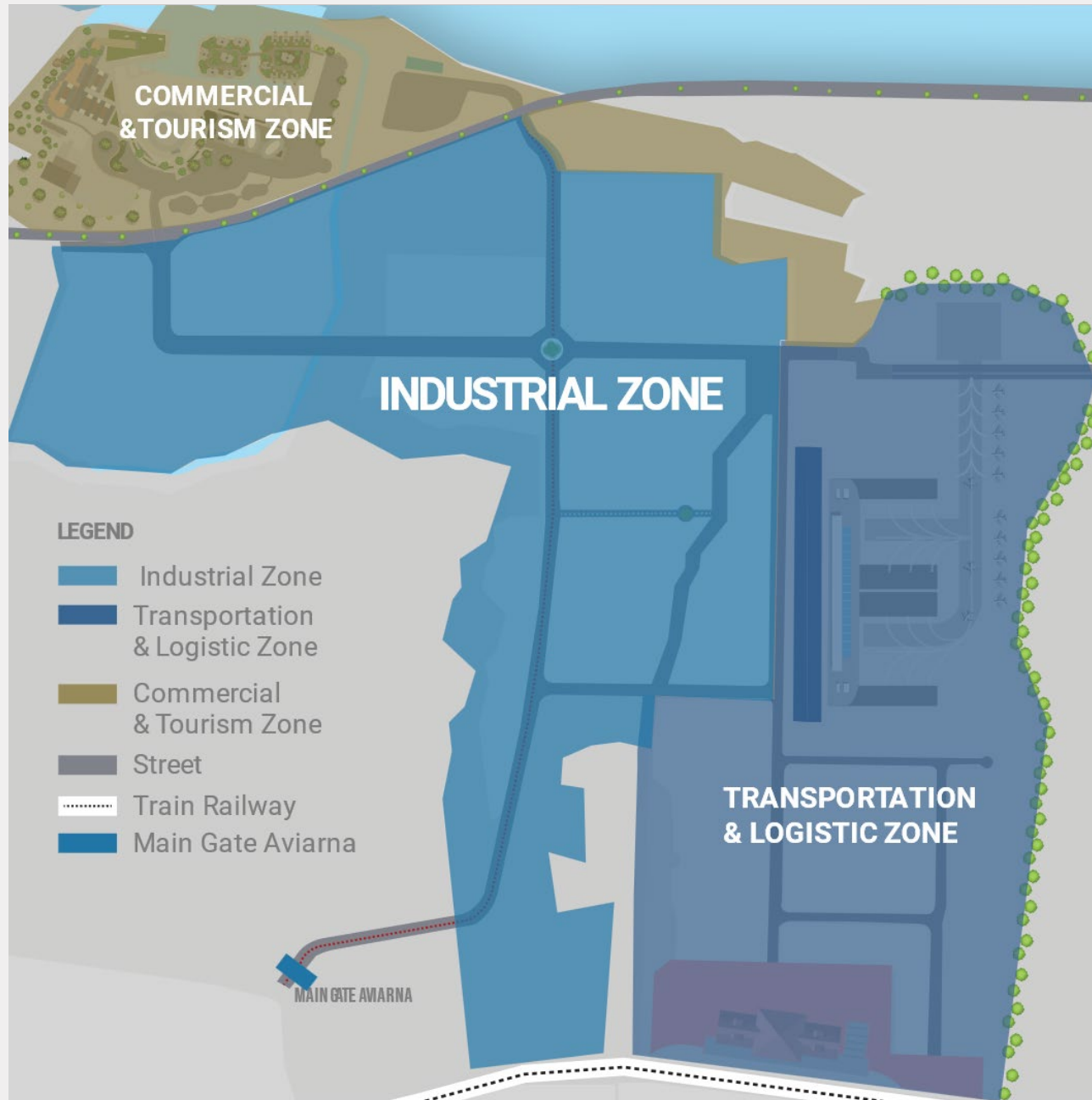


TALENT

Promoting bilateral personnel exchanges, facilitation of visa processing, cross border employment and recognition of professional qualifications

AVIARNA MASTERPLAN

Total Area 462 Ha



A seamlessly integrated 462 hectare and multiple access through Air, Land, and Sea. Aviarna will be the most comprehensive industrial estate in Central Java



INDUSTRIAL ZONE

Aviarna offers a wide range of industrial lots



TRANSPORTATION & LOGISTIC ZONE

Suitable for logistic & warehouse industry needs, also designed with MRO area to create the new space for aviation industry



COMMERCIAL & TOURISM ZONE

The Commercial & Tourism Zone designed with international standards such as apartment, resort, hotel, mangrove-park also Incubation & Acceleration Center to create a close proximity of work place and living place.

Available Area

- Utilities
- Targeted Industries

UTILITIES

**Electricity
& Power Supply
Provided by PLN**
Total Capacity 250 MVA

**WASTE WATER
TREATMENT PLANT**
TOTAL CAPACITY 10,000
m³/ DAY

**ROAD
ROW 40
ROW 20**

NATURAL GAS SUPPLY
PROVIDED BY PGN

TELECOMMUNICATION
PROVIDED BY VARIOUS
PROVIDER

**WATER TREATMENT
PLANT
CLEAN WATER**
TOTAL CAPACITY 13,500
M³/ DAY



TARGETED INDUSTRIES

ELECTRONICS

FOOD & BEVERAGE

CHEMICAL

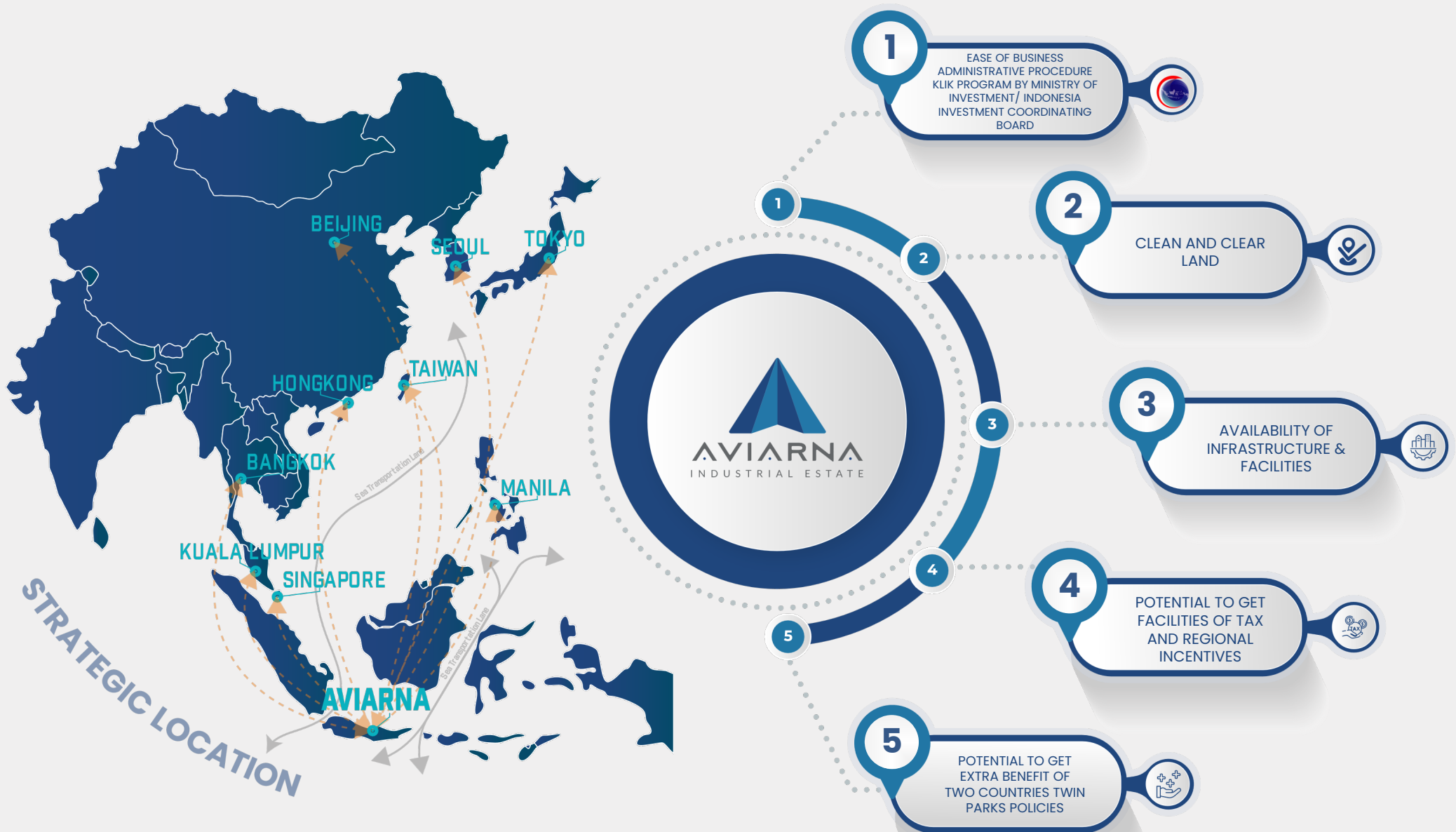
PACKAGING

TEXTILE / APPAREL

AUTOMOTIVE

**PHARMACY & MEDICAL
EQUIPMENT**

WHY AVIARNA



EXCELLENT CONNECTIVITY



JAKARTA

TRANS JAVA TOLL ROAD -
CENTRAL JAKARTA
(5 HOURS DRIVE , 394 KM)

TANJUNG PRIOK
INTERNATIONAL PORT IN
JAKARTA
(5 HOURS DRIVE , 408KM)



SURABAYA

TRANS JAVA TOLL ROAD -
SURABAYA
(3 HOURS DRIVE, 351 KM)

TANJUNG PERAK INTERNATIONAL
PORT IN SURABAYA
(5 HOURS DRIVE , 306 KM)

 **Pantura Main Street**

 **Trans Java Toll Road**

5 km Tugu Hospital
4 km Mangkang Bus Station
14 km Poncol Train Station
13 km Ahmad Yani Airport
16 km Tanjung Emas Seaport

GET IN TOUCH WITH US FOR

**EXCITING INVESTMENT
OPPORTUNITY IN AVIARNA**



www.aviarna.com

+6281210063838

Head Office
Wisma Argomanunggal Lt 6
Jl. Gatot Subroto Kav 22
Jakarta – Indonesia 12930
+62 21 252 0017
marketing@aviarna.com

Site Office
PT. Bumi Raya Perkasa Nusantara
Jl. Kawasan Industri
Wijayakusuma
Karanganyar – Tugu, Semarang
Indonesia - 15419