



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

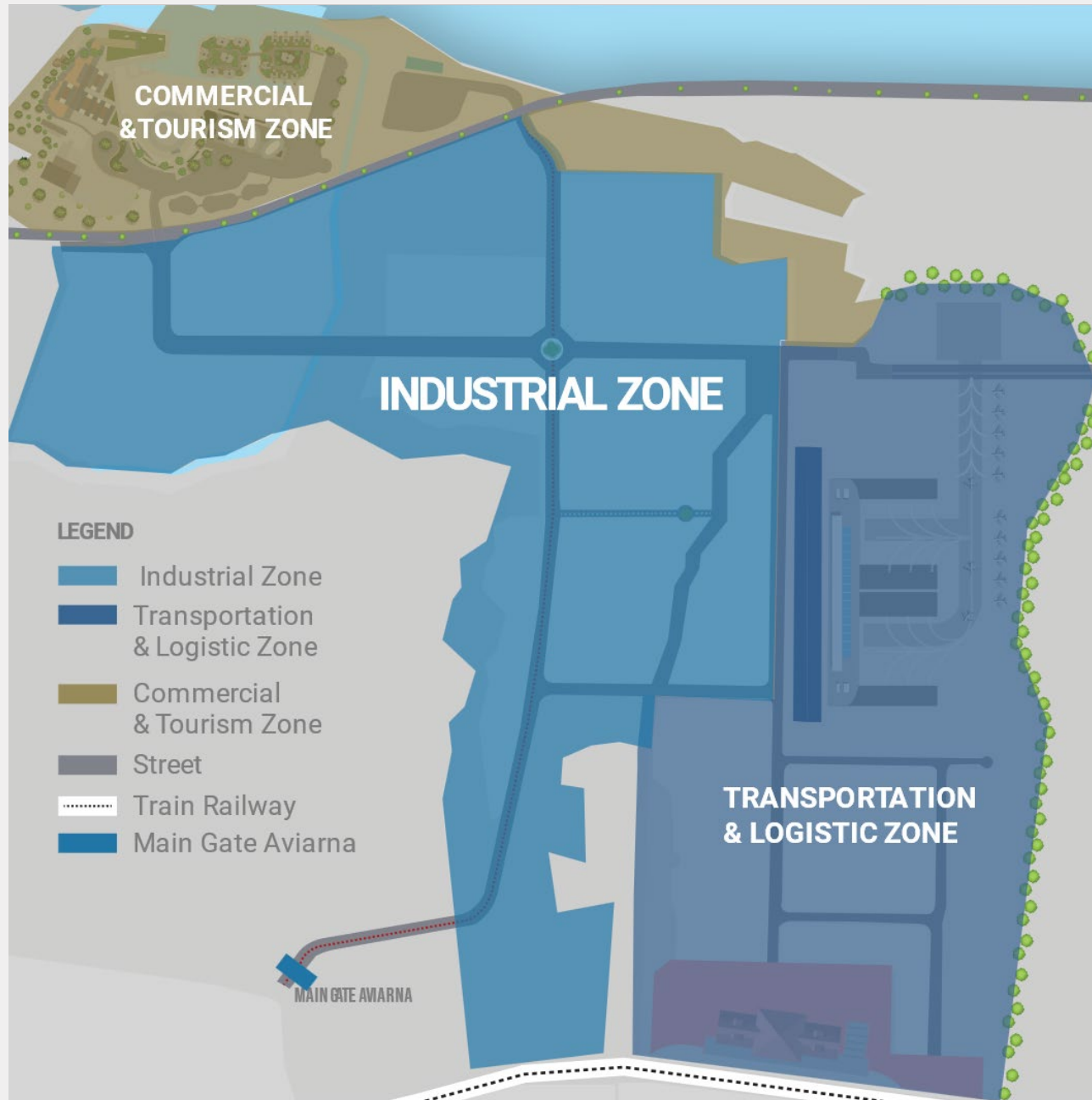


### TALENT

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  
m<sup>3</sup>/ 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  
M<sup>3</sup>/ DAY



## TARGETED INDUSTRIES

**ELECTRONICS**

**FOOD & BEVERAGE**

**CHEMICAL**

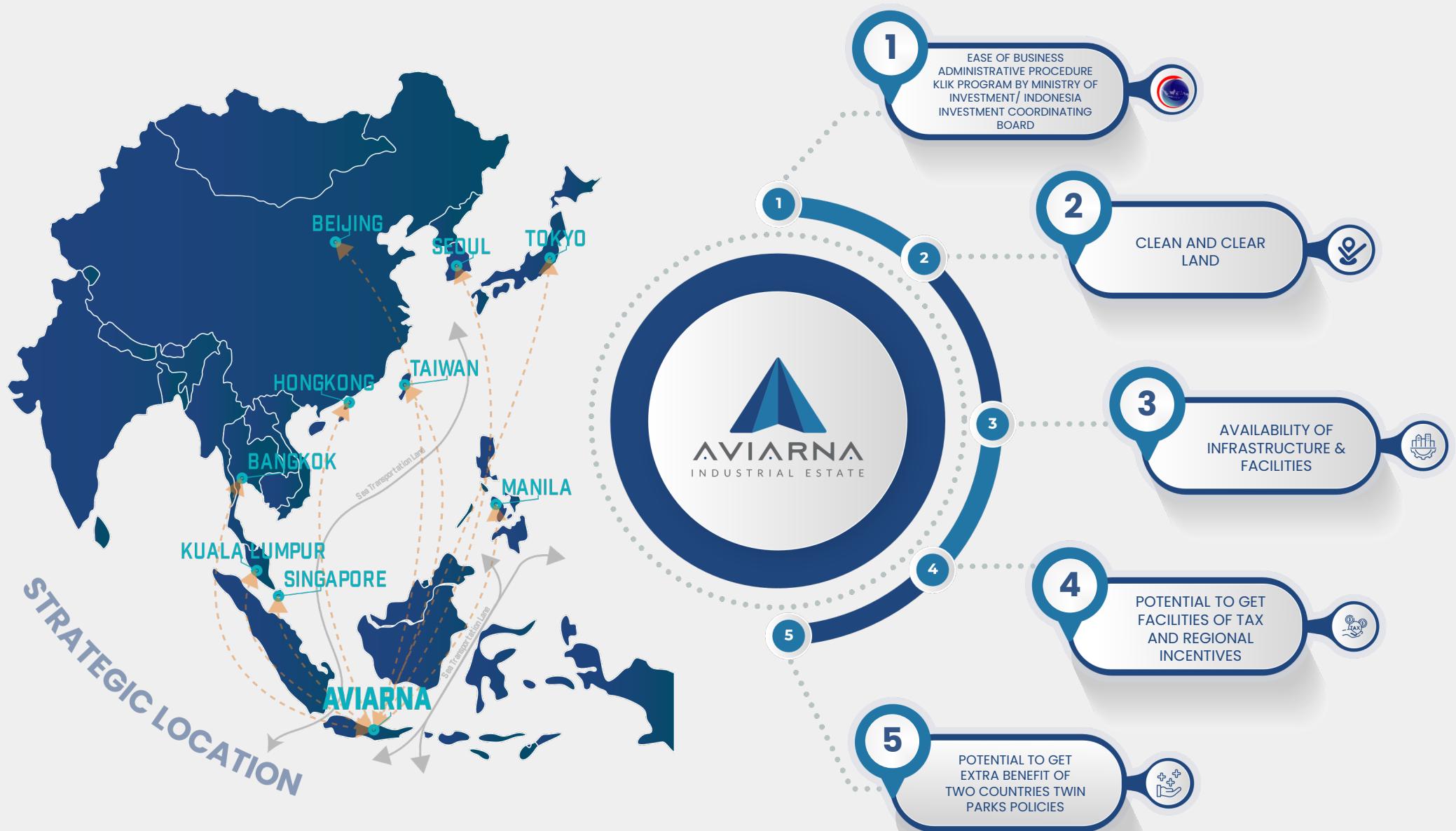
**PACKAGING**

**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](http://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](mailto:marketing@aviarna.com)

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