



**CIKARANG
INTERNATIONAL
CITY**

Award-winning Developer

Developed by an award-winning developer, **CINITY** is crafted with proven excellence and visionary design.



**Best Township
Scale Development 2023 & 2025**
Golden Property Awards



Best New Developer 2021
Bank Mandiri Award

Under the prestigious SPS Group, **Cikarang International City (CINITY)** emerges as a landmark of excellence, already honored with two prestigious awards recognizing its visionary planning and transformative potential.

This **world-class development** blends commerce, lifestyle, and innovation, strategically positioned near Jakarta and key industrial hubs — offering investors an unparalleled gateway to sustainable growth and lasting prestige.

Government & Institutional Support

Supported by favorable regulations and international cooperation.



Signing Ceremony with Indonesia Retail & Tenant Association (HIPPINDO) and Ministry of Cooperatives and SMEs of The Republic of Indonesia

Join CINITY x HIPPINDO and Ministry of Cooperatives and SMEs of The Republic of Indonesia, A fusion so grand, where top brands expand, creating magic hand in hand!

In Collaboration



Government & Institutional Support

Supported by **Urban Renaissance Agency (UR)**, an Independent Administrative Agency established under the laws of Japan in 1955, with extensive expertise in urban development and Transit Oriented Development (TOD)



Through this collaboration, UR will provide consulting services in master planning, land use, mobility systems, and smart city concepts, ensuring CINITY grows into a modern, sustainable, and internationally competitive township that also reflects the strong partnership between Indonesia and Japan.

In Collaboration



Government & Institutional Support

In Collaboration



Aesler Group International, brings its expertise in architecture, interior design, and urban planning, recognised with multiple national and international awards since its establishment in 2017. Together, Townland and Aesler shape Cinity into a sustainable, green, and future-ready urban environment.

TOWNLAND, a leading international planning and design consultancy, prepared the Preliminary Conceptual Land Use Plan and Master Plan for Cinity, envisioning a new city centre and integrated commercial destination across 400 ha.

The plan introduces a vibrant mix of residential clusters, commercial hubs, and lifestyle amenities, with the northern site focusing on diverse residential typologies and the southern site designed as the “Beating Heart of Cikarang”

The Future of Urban Transformation in Indonesia

A 500-hectare world-class township redefining the future of Greater Jakarta. **CINITY** is more than a development, it is Indonesia's gateway to sustainable, integrated urban living.

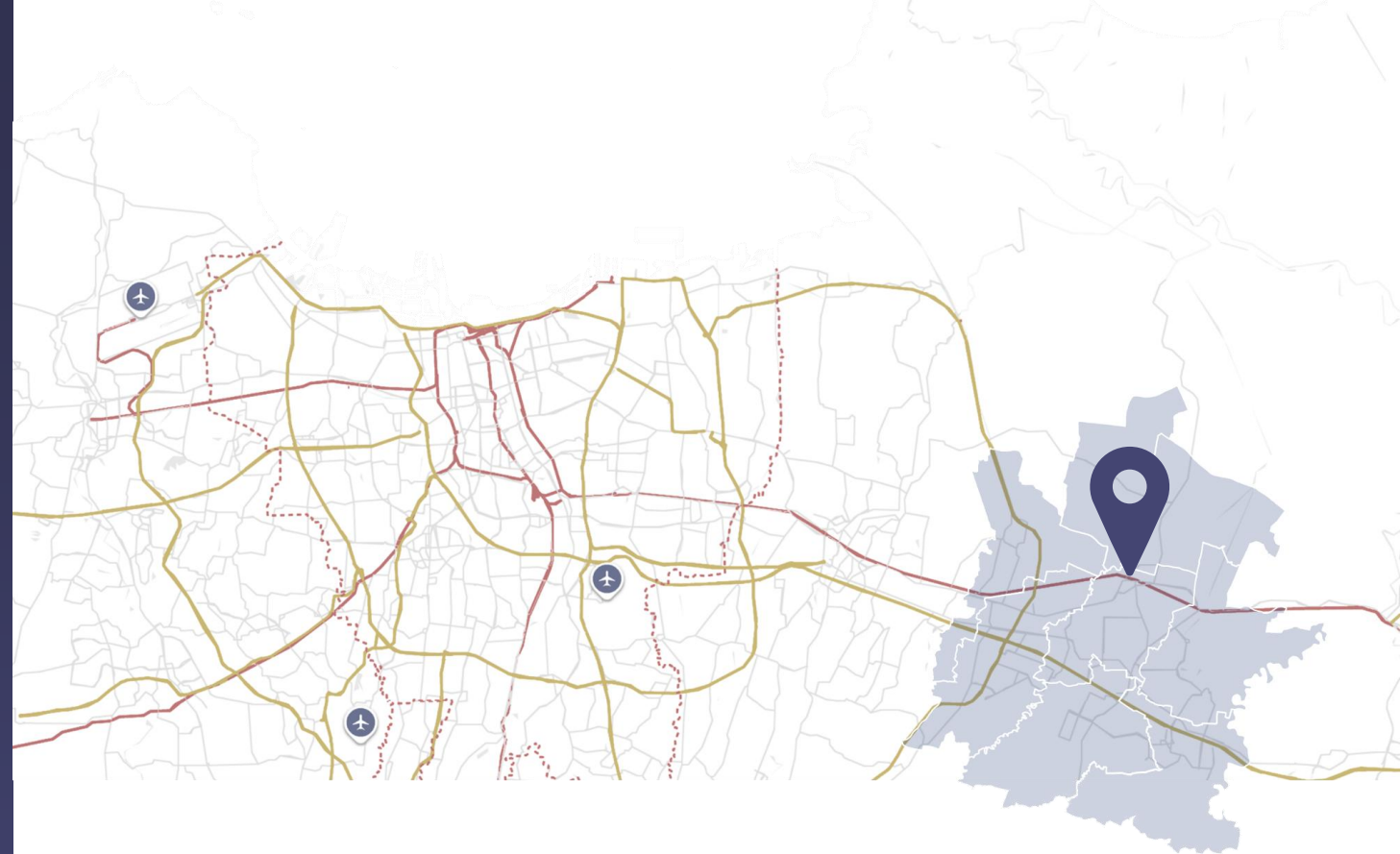


Strategic Location

At the Heart of Indonesia's Growth Corridor

CINITY lies at the epicentre of Indonesia's industrial growth, bridging Jakarta and Karawang.

- 1 Located in Cikarang, at the heart of Indonesia's industrial powerhouse
- 2 Surrounded by Bekasi, Karawang, Bogor, and Tangerang, the nation's fastest growing economic zones
- 3 Positioned within the Jakarta–Bandung economic corridor



- 1 Situated within Bekasi–Cikarang Industrial Belt, Indonesia's most productive region.
- 2 Proximity to Jakarta (40 km), the nation's capital and financial center.
- 3 Central gateway linking Greater Jakarta with West Java's growth corridor.
- 4 Surrounded by over 4,000 multinational companies operating in the region.



Regional Growth

1

Home of 4,000+ multinational companies

2

Fastest-growing industrial & residential hub

3

Rising middle-class and urban migration

4

Rising demand for modern housing, retail, and services

5

Cikarang projected to be one of the largest metropolitan areas in Indonesia



Current Challenges

A City Dominated by Industry

Congestion, lack of modern residential areas, and limited lifestyle facilities prevent Cikarang from reaching its full potential.



1

Cikarang is home to Southeast Asia's largest industrial estate, but offers limited lifestyle infrastructure.

2

Housing demand far exceeds available supply, especially for mid-to-upper segment.

3

Traffic congestion and fragmented urban planning reduce liveability.

4

International workforce struggles to find quality residential and social amenities.

the
Opportunity
ahead

Demand Outpacing Supply

1

Over 1.5 million workers and expatriates within Greater Cikarang region.

3

Multinational companies seeking integrated ecosystems for employees and operations.

2

Rising middle-class population with aspirations for modern living.

4

Infrastructure expansion creating unprecedented real estate opportunities.



Market Trends

Global & Regional Township Trends

Integrated townships, smart cities, and data centres are driving investment across Asia; CINITY aligns with these global shifts.



1

Integrated smart townships driving growth in Asia (examples: BSD, Johor Iskandar)

2


Southeast Asia becoming a hotspot for data centres and digital economy infrastructure.

3

ESG and sustainability becoming mandatory in urban planning.

4

Transit-oriented developments (TOD) boosting land and property values near high-speed rail.



Cikarang

One Station, Many Destination

Cikarang Station: A Regional Transit Hub

1

Cikarang Station serves as the main terminal for intercity trains connecting Jakarta, Central Java, and East Java.

2

Acts as the easternmost node of KRL Commuter Line Jakarta, providing daily access for millions of workers.

3

Future integration with high-speed rail feeder services and LRT expansion enhances accessibility.

4

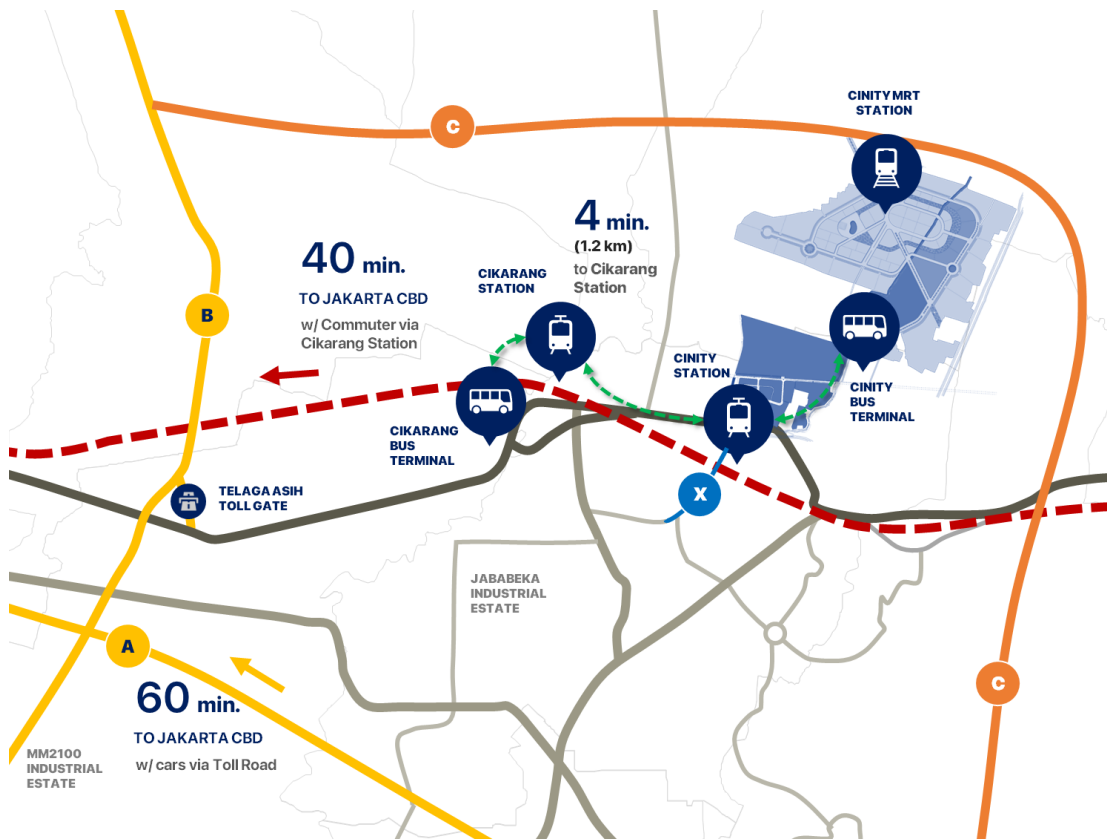
Direct connectivity positions Cikarang as a true Transit-Oriented Development (TOD) hub.

5

Enhances both residential attractiveness and commercial viability through superior mobility.

Transportation Hub

Hop on the BTS bus from CINITY, reach Cikarang Station, and arrive in CBD Jakarta in just 40 minutes.



LEGEND

— TOLL ROAD

— NEW TOLL ROAD

— NATIONAL ROAD (PANTURA)

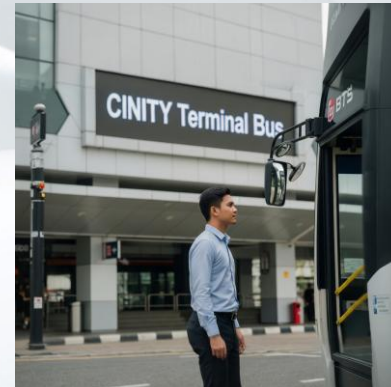
A JAKARTA - CIKAMPEK TOLL ROAD

C CIBITUNG - CIKARANG SECTION TOLL ROAD (FUTURE DEVELOPMENT)

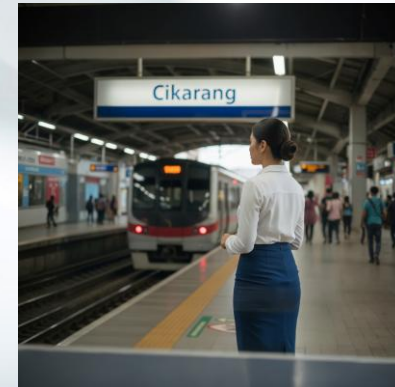
X FUTURE ROAD CINITY - JABABEKA

B JORR 2 TOLL ROAD

- - - RAILWAY



Hop on the BTS Bus from Cinity Bus Terminal.



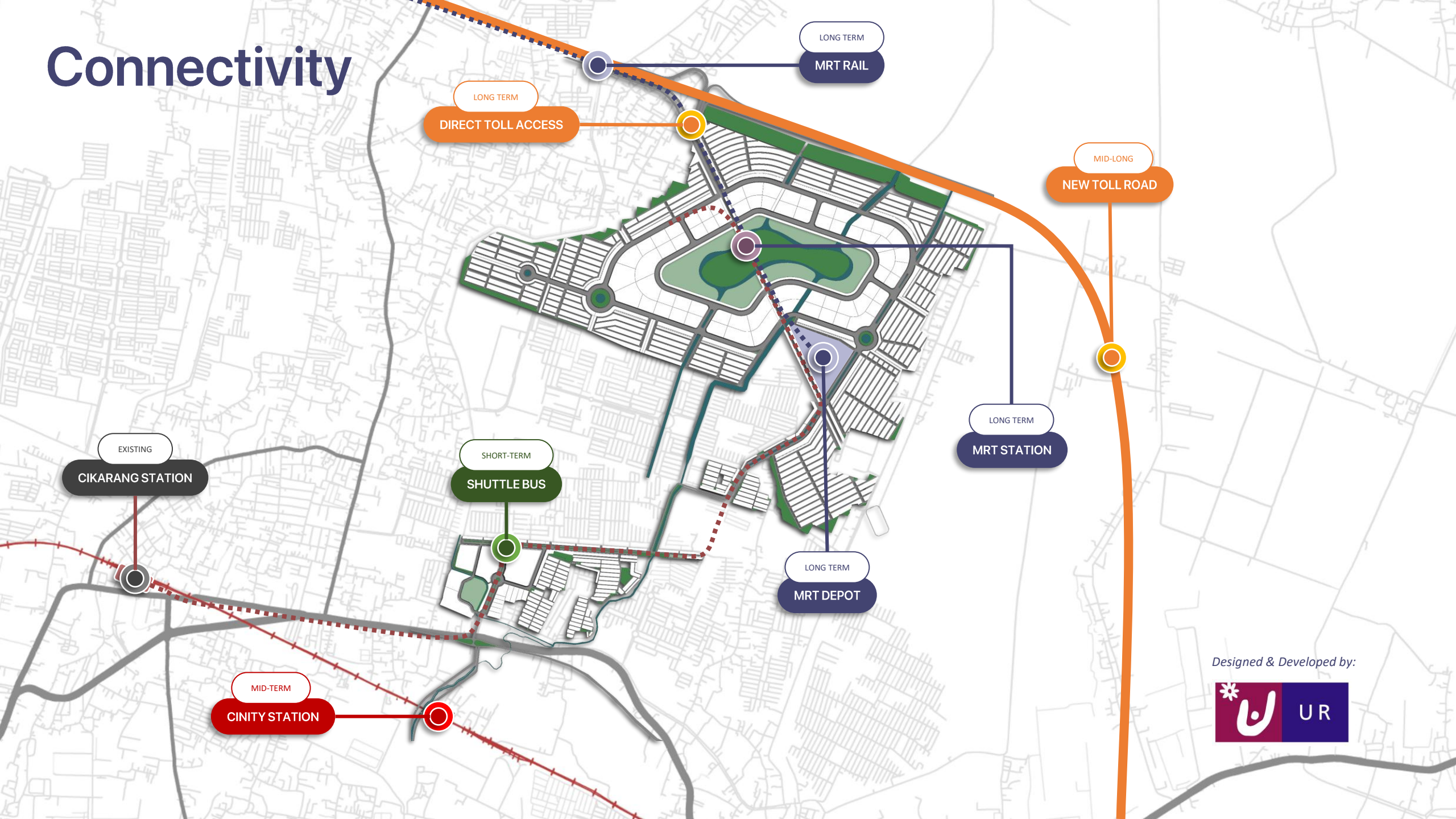
Arrive at Cikarang Station in just 5 minutes.



Reach Jakarta CBD in only 50 minutes.

Future Development

Connectivity



LONG TERM
MRT RAIL

LONG TERM
DIRECT TOLL ACCESS

MID-LONG
NEW TOLL ROAD

LONG TERM
MRT STATION

LONG TERM
MRT DEPOT

SHORT-TERM
SHUTTLE BUS

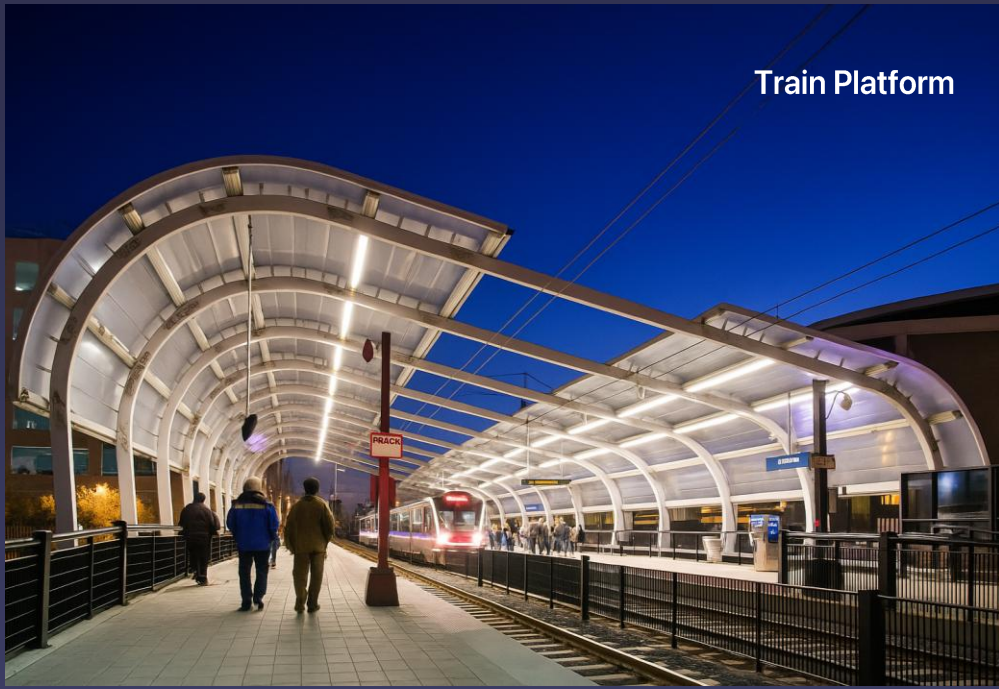
EXISTING
CIKARANG STATION

MID-TERM
CINITY STATION

Designed & Developed by:



Train Platform



FUTURE DEVELOPMENT

Cinity Station

CONCEPT DESIGN



Outdoor Area



Retail Area

Cinity MRT





FUTURE DEVELOPMENT

Direct Toll Access & MRT Station

MRT CINITY Station and Direct Toll Access will be developed by CINITY in collaboration with Urban Renaissance Agency, a leading Japanese consultancy with proven expertise in world-class Transit Oriented Development (TOD) projects.

SAMIYA
Hanami
Urban Hub

New Toll Road





MRT STATION

DIRECT
TOLL
ACCESS

SAMIYA

Hanami

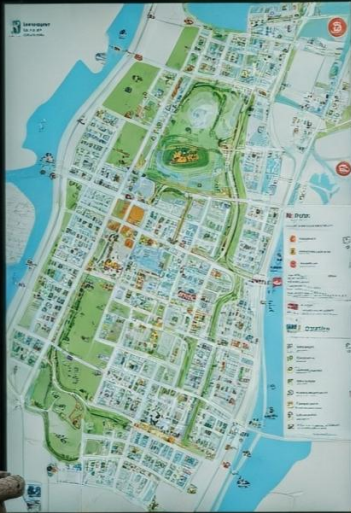
Urban H

the
Future
of Cikarang

A 500-hectare integrated TOD township redefining Cikarang into Indonesia's next metropolitan hub.



CINITY CENTRAL PARK



When
Nature
meets
the
Future



We are not building
a city, we are
shaping a legacy



22+

Greenbelt

Embrace nature's beauty as lush greenery surrounds every corner. Trees, bushes, and every green environment living.



Embrace a lifestyle where **well-being meets convenience** in a community designed for a healthier and more comfortable living experience.

World-class City Development

Experience **world-class city
development** like never before.





Illumination Light

Lights at Night, Lives Bright

Experience Illumination Light at CINITY, where nature glows and the future shines in every radiant detail.



6 to 8 Lane Road

Wider Roads, Smoother Loads

CINITY's 6-to-8-lane road brings seamless flow and future-ready access for growing urban journeys.



10 Meters Walkway

Future Walk, Nature Talks

CINITY's 10-meter-wide pedestrian paths blend modern design with leafy serenity.



18-Hole Golf Course

Swing with Style, Stay a While

An 18-hole golf course at CINITY blends sport and serenity, where green fairways meet future days.



Smart City Concept

Connected Life, Less Strife

Experience seamless living, where smart systems enhance how people move, live, and connect.



24/7 Call Center

Call with Care, We're Always There

From questions to quick solutions—CINITY Call Center responds with speed and empathy.

Master Plan 500 hectares



CCBD

350

hectares



350_{ha}

Future Development



New Toll Road
with Direct
Access



MRT
Phase-3
Station



19-Hole
Golf Course



Central
Park



Big Box
Commercial



MRT
Depot



Digital Hub



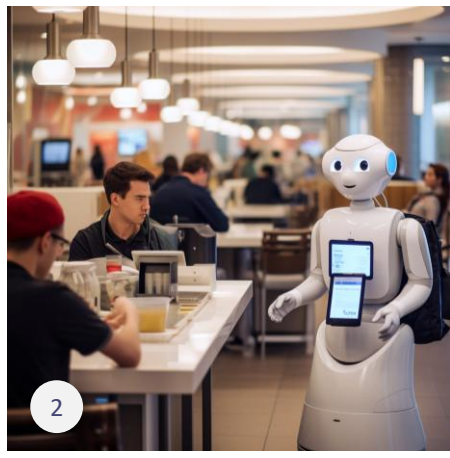
Samiya

Cikarang Central Business District

In the heart of the CBD, life moves with power and grace — a digital hub, lush parks, MRT access, golf greens, a lively city square, and CINITY Supercluster. One place, endless possibilities.



1



2



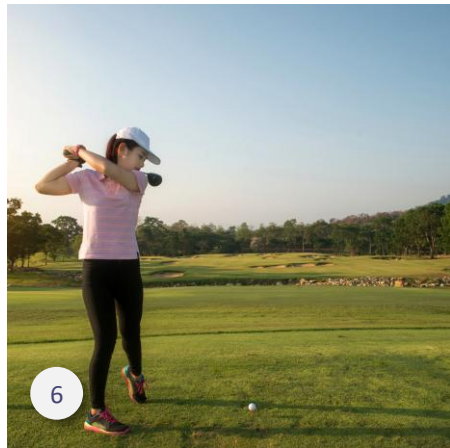
3



4



5



6

Cikarang Central Business District

At the Core, Discover More

In the heart of the CBD, life moves with power and grace — a digital hub, lush parks, MRT access, golf greens, a lively city square, and CINITI Supercluster. One place, endless possibilities.

- 1 Central Park
- 2 Digital Hub
- 3 City Square
- 4 Big Box Commercial
- 5 MRT Station
- 6 18-Hole Golf Course

The Central Park

Central Park is more than a landmark — it is the nucleus of CINIY's growth, ensuring investors enduring value, prestige, and limitless opportunities.



MRT Station

Anchored by an integrated MRT Station, it offers seamless mobility across the metropolis.

Future Living, Nature Giving

Surrounding its lush modern parkland are vibrant commercial areas, a cutting-edge digital hub, and prestigious residential superclusters.





IQ INTERNATIONAL
QUARTERS

50 hectares

International Quarter

Explore modern malls, a thriving urban hub, and homes designed for tomorrow. From Hanami residences to world-class schools, it's more than a place to live — it's a place to grow, thrive, and belong.

50_{ha}

First Development



 Parisian

 International School

 International Hospital

 Urban Hub Shophouse

 Lifestyle Mall

 Hanami Cluster

 Pantura National Road

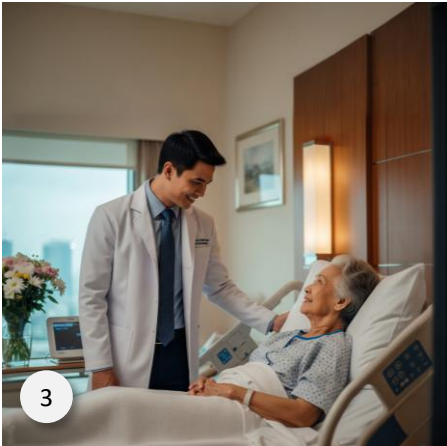
 Turkiye



1



2



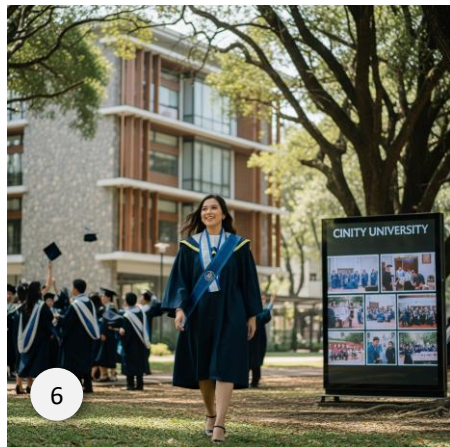
3



4



5



6

International Quarter

The World Within, Where Life Begins

Explore modern malls, a thriving urban hub, and homes designed for tomorrow. From Hanami residences to world-class schools, it's more than a place to live — it's a place to grow, thrive, and belong.

1 International School

2 Cinity Mall

3 International Hospital

4 Big Box Commercial

5 Hanami Cluster

6 Cinity University

nature's
care,
their **future**
fair

Invest in green, secure
their future clean.



The New Business &

Lifestyle Hub





em CINITY
MALL

CATLIER

VONDRA



CINITY MALL

Experience a lifestyle mall where modern trends meet serene green spaces.

Discover vibrant retail and leisure in a smart, green city hub.

Education, Healthcare & Hospitality

Schools, hospitals, and hotels integrated to serve residents, workers, and global partners.

- 1 International schools and universities to serve expatriates and locals.
- 2 Modern hospitals and clinics ensuring quality healthcare access.

- 3 Business hotels and serviced apartments to support professionals.
- 4 Cultural and lifestyle centers to enrich community life.



Healthcare & Education

International schools, world-class hospitals, and community services.

- 1 Modern hospitals and healthcare centers to meet rising demand
- 2 International-standard schools and universities
- 3 Community-driven facilities for long-term growth



World-class Health



World-class Education

International Hospital



Pioneering Healthcare and Medical Tourism in Indonesia

International Hospital will serve as the heart of CINITY's healthcare ecosystem, delivering world-class medical services supported by international standards.

With a long-term goal of becoming a regional hub for medical tourism, Aspen will attract patients, professionals, and healthcare investment from across Indonesia and Southeast Asia.

International School



World-Class Education for a Global Community

Our International School will provide future-focused education within CINITY, offering a globally recognized curriculum from early childhood to high school.

Designed to serve both local families and expatriates, ensures access to quality learning that nurtures innovation, leadership, and critical thinking.

As part of CINITY's vision, it establishes a strong foundation for a knowledge-driven community and strengthens the township's appeal to international residents.

SAMIYA





SAMIYA





SAMIYA

A Green Scandinavian House

Experience SAMIYA—
Scandinavian style that's pure
and bright, with an indoor
garden to spark delight!



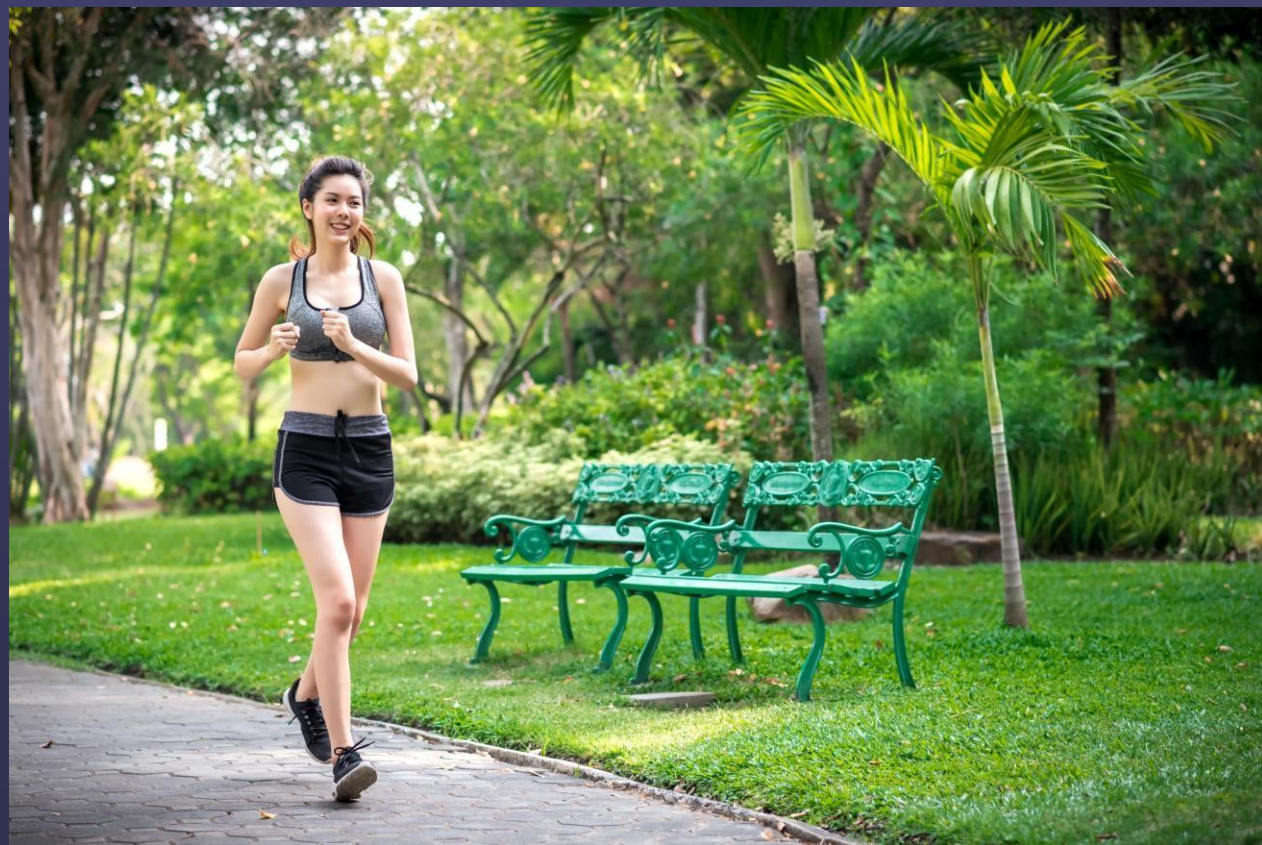
Indoor Garden



14 IN 1

Premium Facilities

- Clubhouse
- One-Gate System
- Multipurpose Hall
- Jogging Track
- Basketball Court
- Children's Playground
- 24-Hour Security
- Underground Electrical System
- Outdoor Gym
- BBQ Area
- Green Open Space
- Gazebo
- Prayer Room
- Board Game





Facilities



Club House



Children Playground



Multifunction Area



3 on 3 Basketball Court



Green Space



Gazebo



Outdoor Gym



BBQ Area



Jogging Track

and many more



Facilities

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An Eco-friendly house with

Natural

**Day Light
Air Circulation**



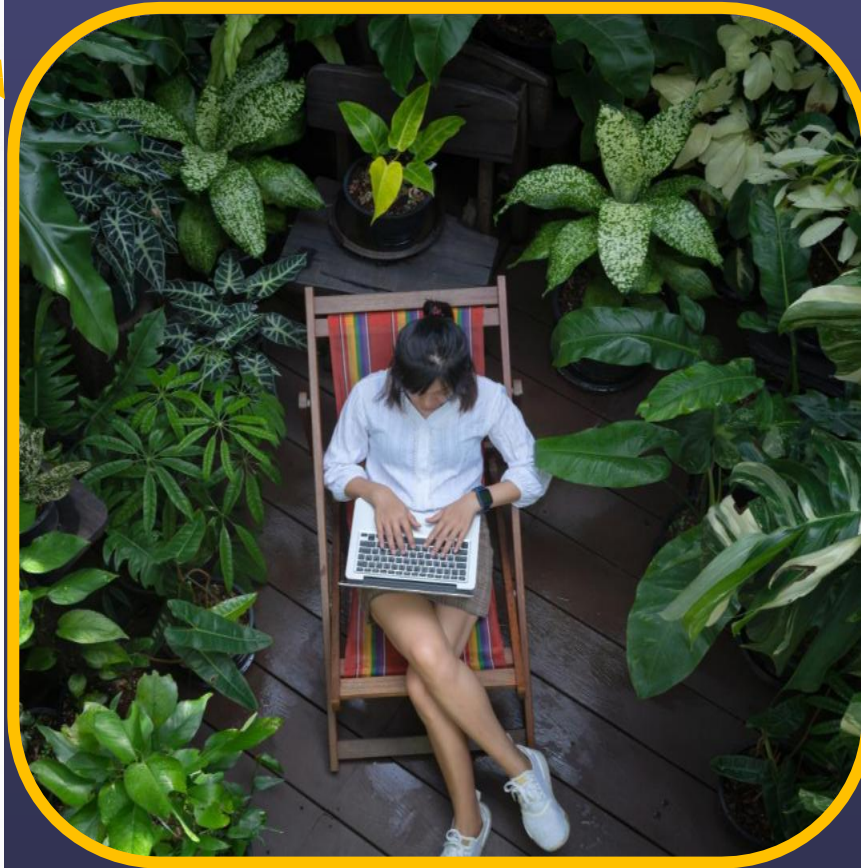


5 m

Layout

5x12

12 m



Indoor Garden

Enjoy an indoor garden design, providing more lush and comfortable green spaces.

5-meter ceiling, allowing more natural light and optimal air circulation.

Mezzanine Floor

Optional

Enjoy the high ceiling of your home, allowing you to build a mezzanine floor for additional space needs.



Side View



Side View



Front view with mezzanine (optional)



Key points

Concept

Scandinavian Modern Living with Indoor Garden

Location

1. Direct access to Main Boulevard
2. 0 Km to provincial main road
3. Near International Hospital
4. Near International School

Additional

1. Private community ambience
2. **5-Metre High Ceiling** – allows for a mezzanine level
3. High potential for capital appreciation
4. **Land and Roads Elevated by 1.2 Metres** – safer and flood-free
5. **Underground Electrical Network** – cleaner and more aesthetic environment
6. **Pile Foundation** – strong and durable structure

PRICE

Starting from

IDR **550**

Mio*

KPR BANK

Rp **3** MIO
PER MONTH*

Booking Hanya

Rp **5** JT

**LANGSUNG
AKAD***

*Syarat dan Ketentuan Berlaku



SAMIYA

HANDOVER

2026

One-Year Warranty

In Collaboration





CINITY
CIKARANG INTERNATIONAL CITY

Instagram
@cinityofficial

Youtube
CinityOfficial

Website
www.cinity.id

Marketing Gallery

Cikarang International City (CINITY)

Jl. Boulevard Cinity No.Kav. 18, Karangraharja, Kec. Cikarang Utara,
Kabupaten Bekasi, Jawa Barat 17530

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