



**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.

# 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.

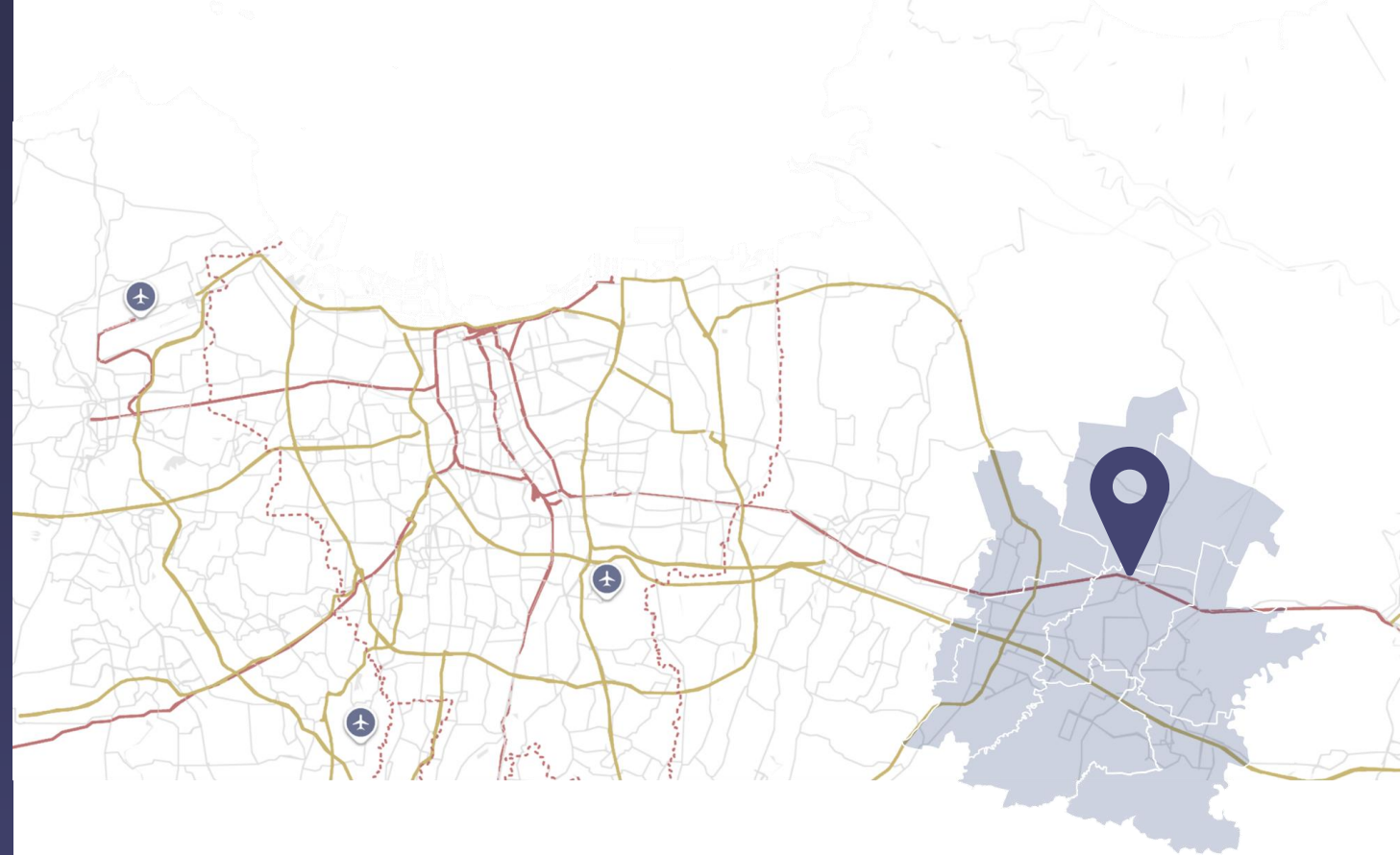


## Strategic Location

# 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.

3

Traffic congestion and fragmented urban planning reduce liveability.

2

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

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

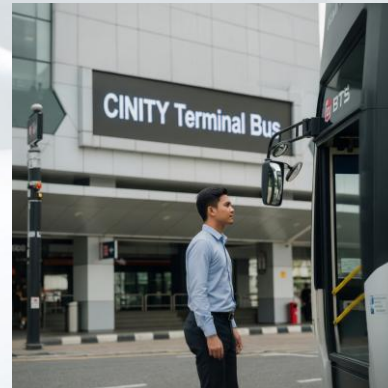
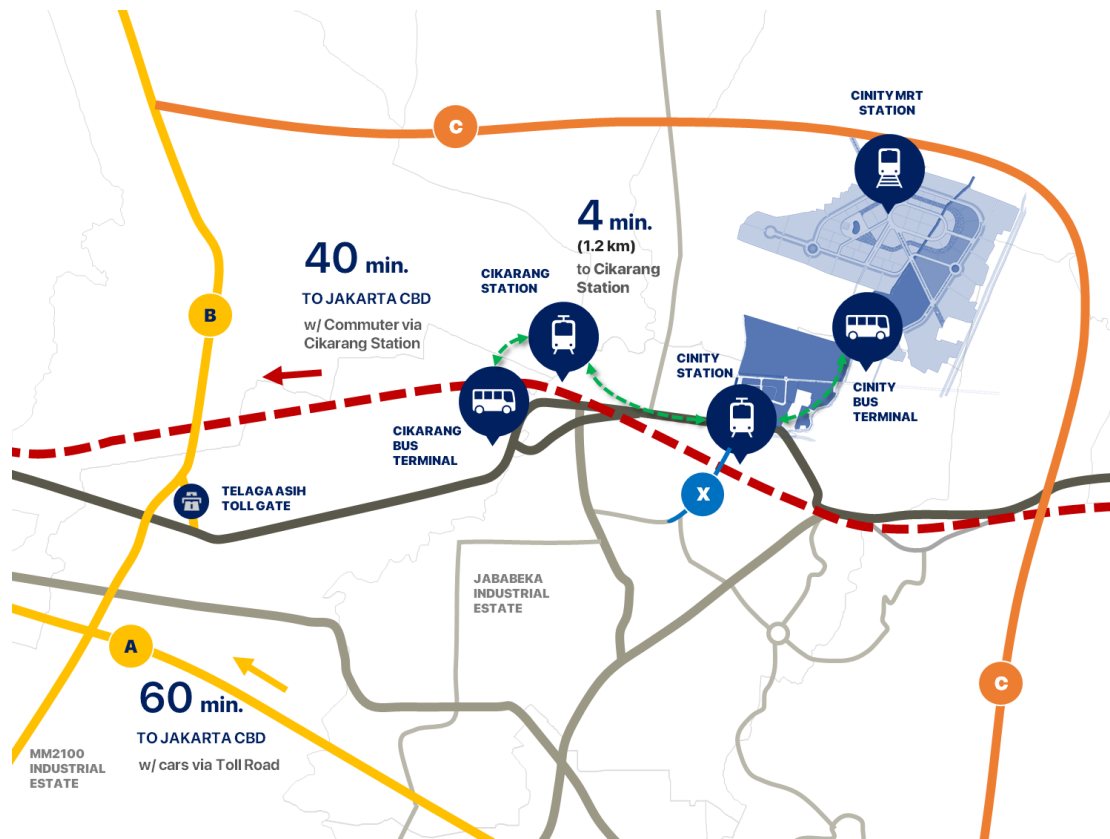
Direct connectivity positions Cikarang as a true Transit-Oriented Development (TOD) hub.

5

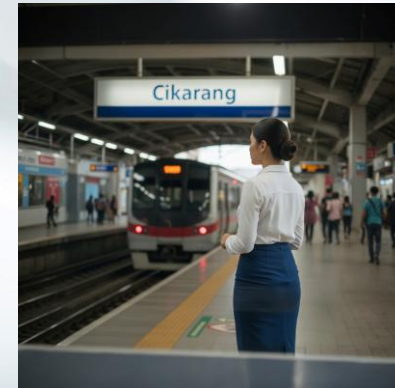
Enhances both residential attractiveness and commercial viability through superior mobility.

# Transportation Hub

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



Hop on the BTS Bus from Cinity Bus Terminal.



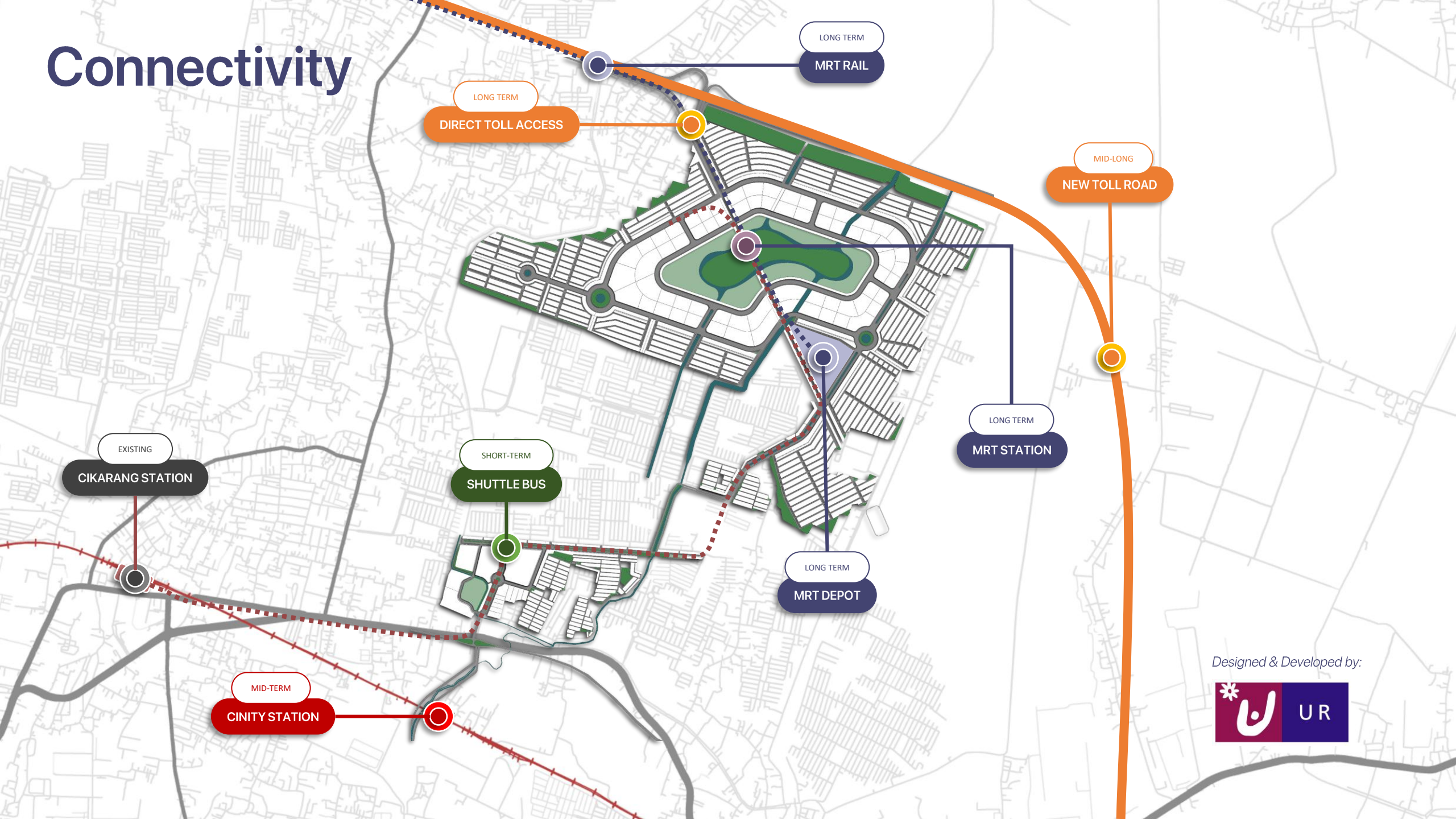
Arrive at Cikarang Station in just 5 minutes.



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

EXISTING  
CIKARANG STATION

SHORT-TERM  
SHUTTLE BUS

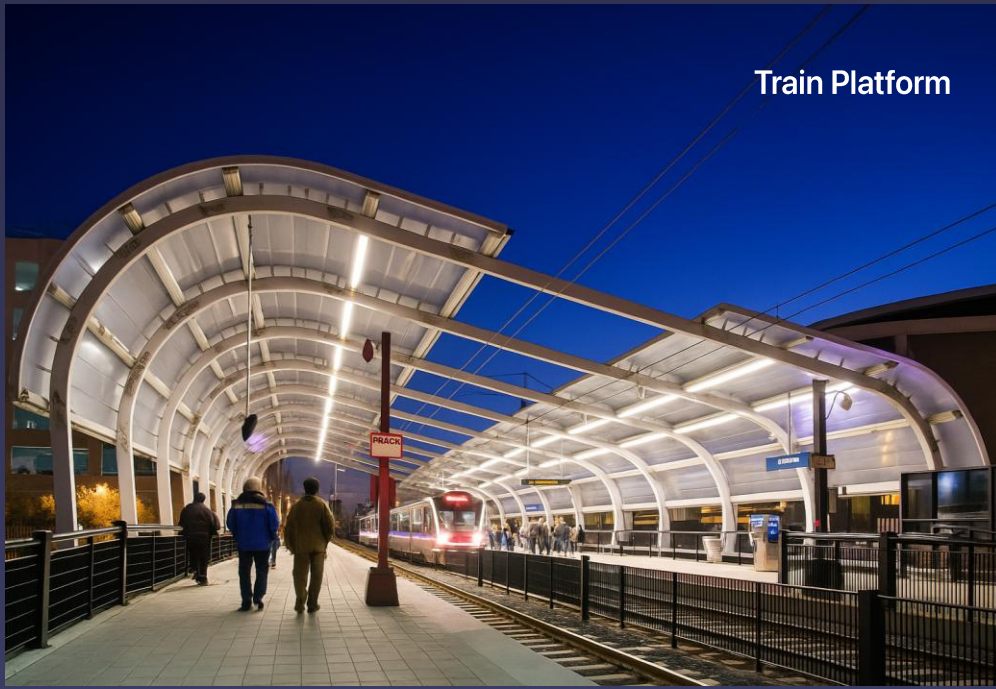
LONG TERM  
MRT DEPOT

MID-TERM  
CINITY STATION

Designed & Developed by:



Train Platform



FUTURE DEVELOPMENT

# Cinity Station

CONCEPT DESIGN



Outdoor Area



Retail Area

# Cinity MRT





MRT  
STATION

DIRECT  
TOLL  
ACCESS

CIBITUNG – CIKARANG  
(EXTENDED) TOLL ROAD

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.

FUTURE DEVELOPMENT

350 HECTARES AREA

SAMIYA  
Hanami  
Urban Hub

# New Toll Road





MRT STATION

SAMIYA

Hanami

Urban H

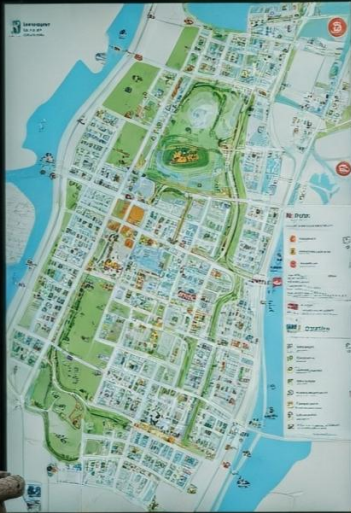
DIRECT  
TOLL  
ACCESS

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



350ha  
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



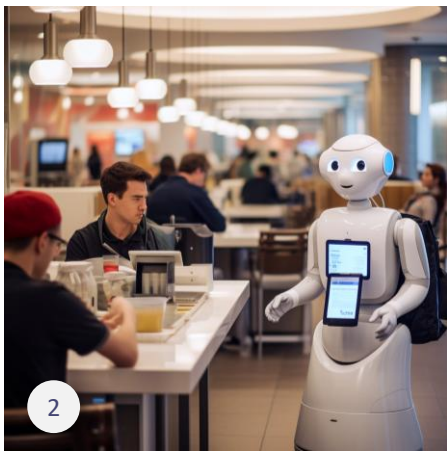
Samiya

# 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



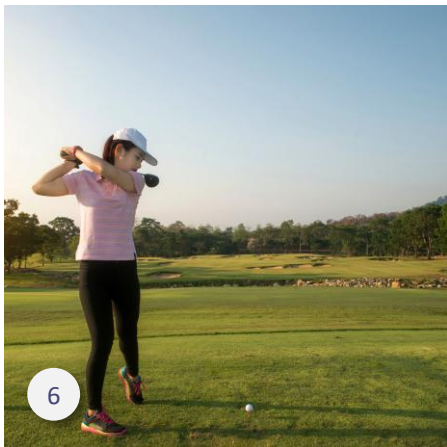
3



4



5



6

## Cikarang Central Business District

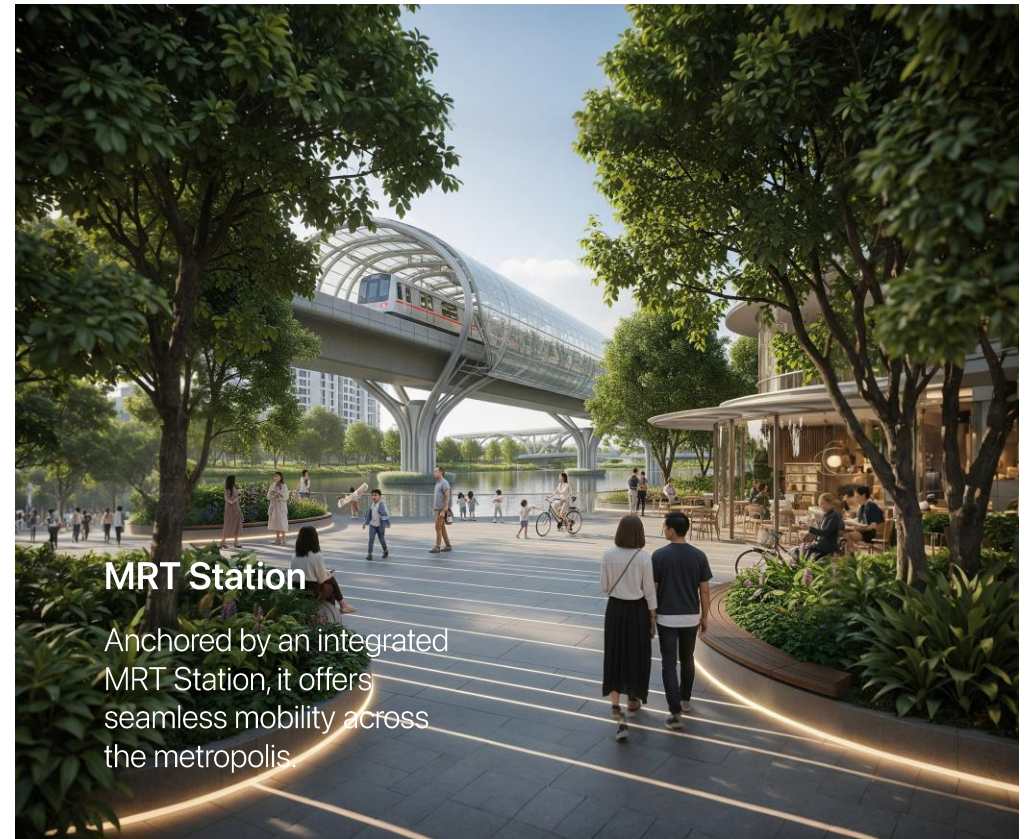
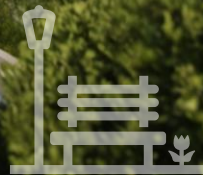
# At the Core, Discover More

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 CINIY 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 CINITY'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.

50ha  
First Development

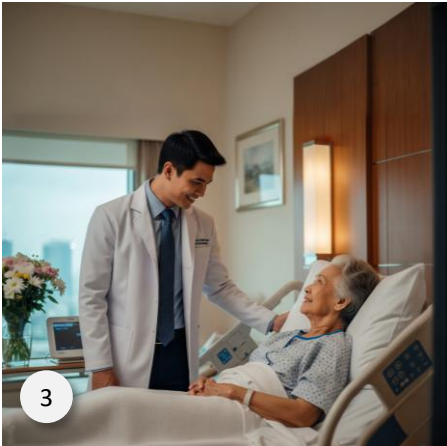




1



2



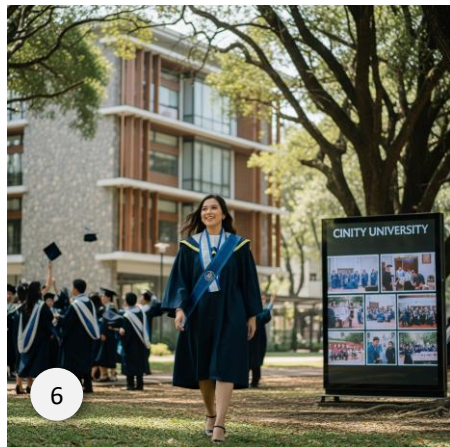
3



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.

3

Business hotels and serviced apartments to support professionals.

2

Modern hospitals and clinics ensuring quality healthcare access.

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.

UH Urban  
Hub



Urban Hub  
Shophouse

Main  
Boulevard  
ROW 48



Lifestyle  
Mall



SMOKE  
& FIRE

MOMI &  
COFFEE

CHANGE  
COSTA





Zenith Flow  
Yoga Studio  
All Levels | Meditation Classes

Plant-based Dishes

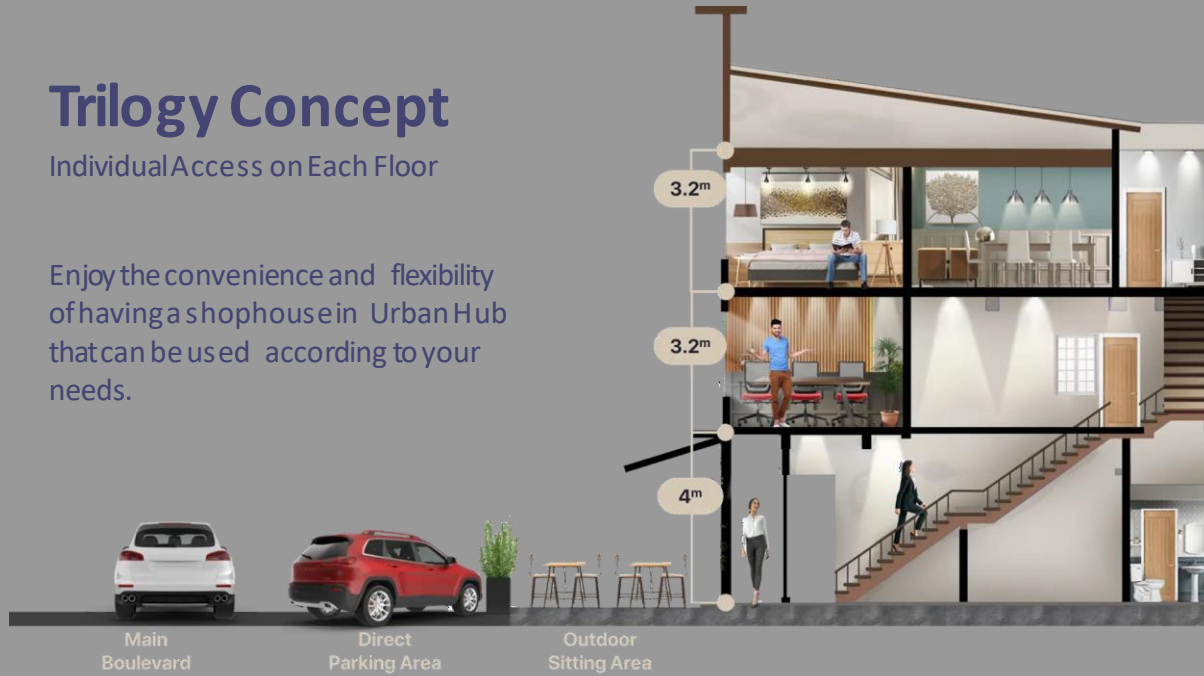
PIZZA

CELEBRATE  
PULSE  
FUTURE  
LIFE

# Trilogy Concept

Individual Access on Each Floor

Enjoy the convenience and flexibility of having a shophouse in Urban Hub that can be used according to your needs.



Retail  
on the 1<sup>st</sup> floor



Office  
on the 2<sup>nd</sup> floor



Home  
on the 3<sup>rd</sup> floor



3<sup>rd</sup> Floor: Home

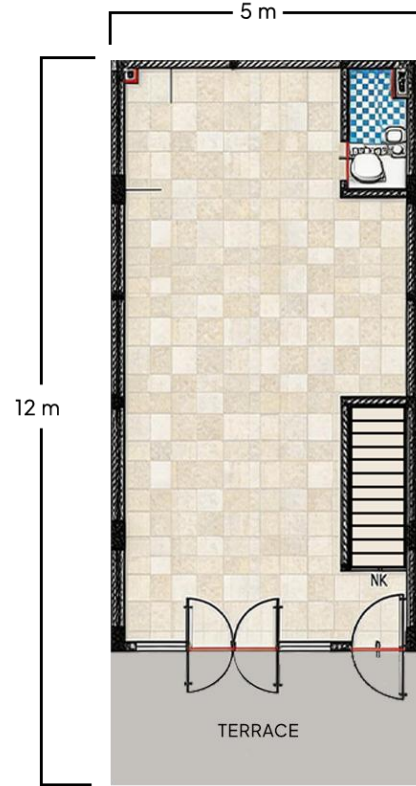
2<sup>nd</sup> Floor: Office

1<sup>st</sup> Floor: Retail

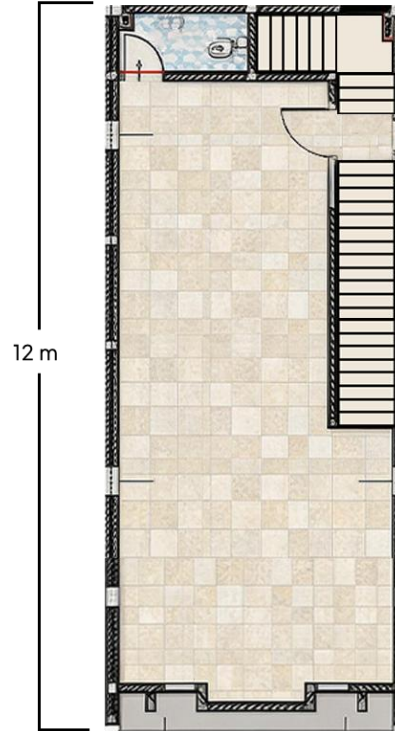


Size Dimension:  
12x5 meters

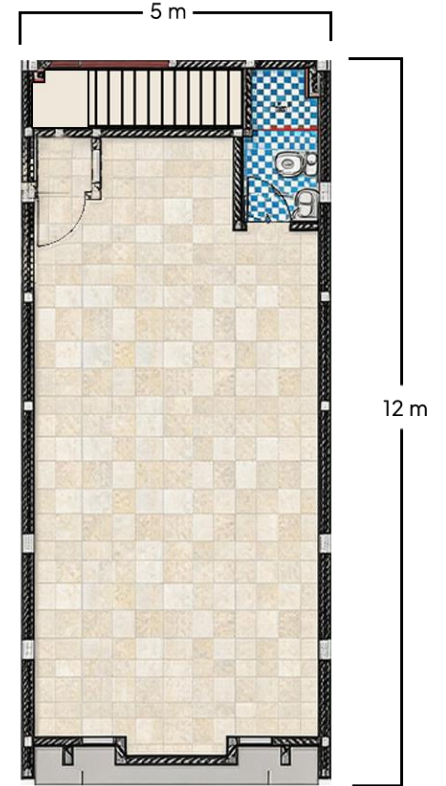
## FLOOR PLAN LAYOUT



1<sup>st</sup> Floor

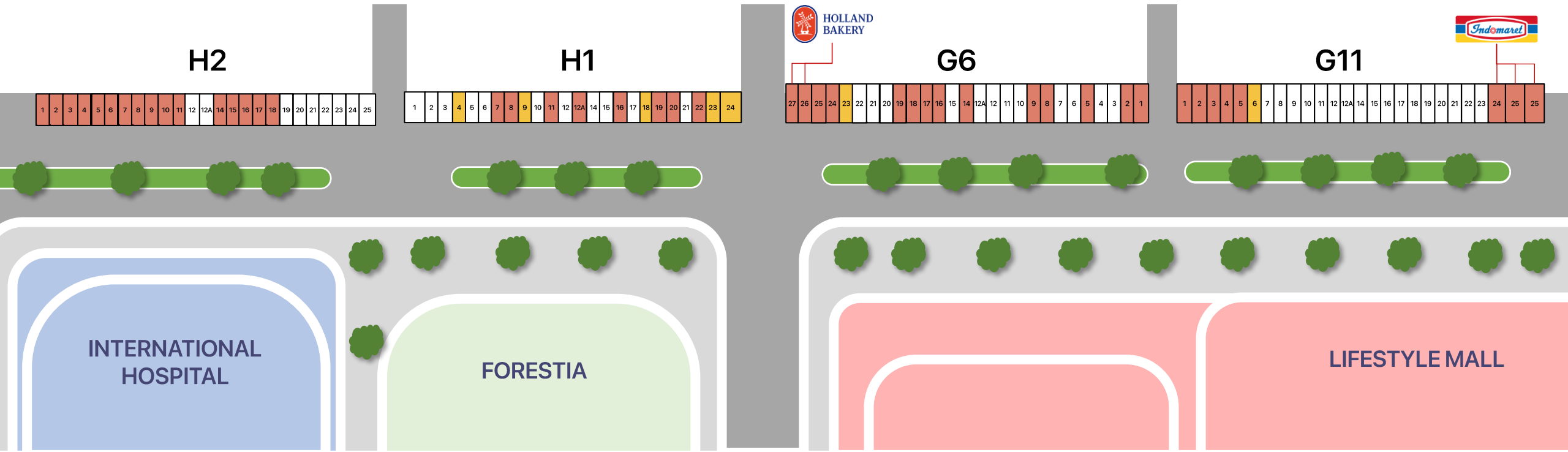


2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

















**Exclusive  
Access to  
Each Floor**



Site Plan  
**URBAN HUB**

Trilogy Concept

# Tenancy Mix

<b>3rd Floor</b> IDR 25 Mio Per Year	 <b>Maintrus</b> Games & Cafenet	 <b>mamikos</b> Nyaman & aman Boarding House	 <b>Dibella in</b> Office	 <b>Mijit</b> Spa & Massage	 <b>bobo</b> Boarding House	 <b>Arsitek</b> Office	 <b>nginep</b> Rooms Hotel
<b>2nd Floor</b> IDR 50 Mio Per Year	 <b>ngejim</b> Sports & Gym		 <b>blajar.id</b> Course	<b>technoffice</b> Office	 <b>tiroti</b> Cakes & Bakerys Bakery	 <b>Si Centes</b> Salon	 <b>nginep</b> Rooms Hotel
<b>1st Floor</b> IDR 75 Mio Per Year	 <b>ng pi</b> Coffee Shop	 <b>Girls</b> Fashion	<b>NYABU-NYABU</b> Restaurant		 <b>WARUNG 24</b> Convenience Store		 <b>nginep</b> Bar & Lounge Hotel



ROY MORGAN RESEARCH

# Capture Area

According to the survey, a total of

**1.7 million**

within the **35 min.** driving catchment area



PREMIUM CONSUMING CLASS

**13.85 %**  
(95,146 PEOPLE)

CONSUMING CLASS

**17.81 %**  
(122,376 PEOPLE)

Total CONSUMING CLASS

**217,522**  
PEOPLE



Research

# Existing Fact of Existing Tenants



Traffic Cars

850 to 1,300  
per day per day



Traffic Motorcycle

8,150 to 10,094  
per day per day



Turnover

AVERAGE PER DAY  
IDR 5 to 12 Million  
per day

AVERAGE PER MONTH  
IDR 250 to 450 Million  
per month



PRICE STARTS AT

IDR **2** BIO\*

BOOKING ONLY

IDR **25** MIO

---

DOWN PAYMENT

**5** %



**CINITY**  
CIKARANG INTERNATIONAL CITY

Instagram  
@cinityofficial

Youtube  
CinityOfficial

Website  
[www.cinity.id](http://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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