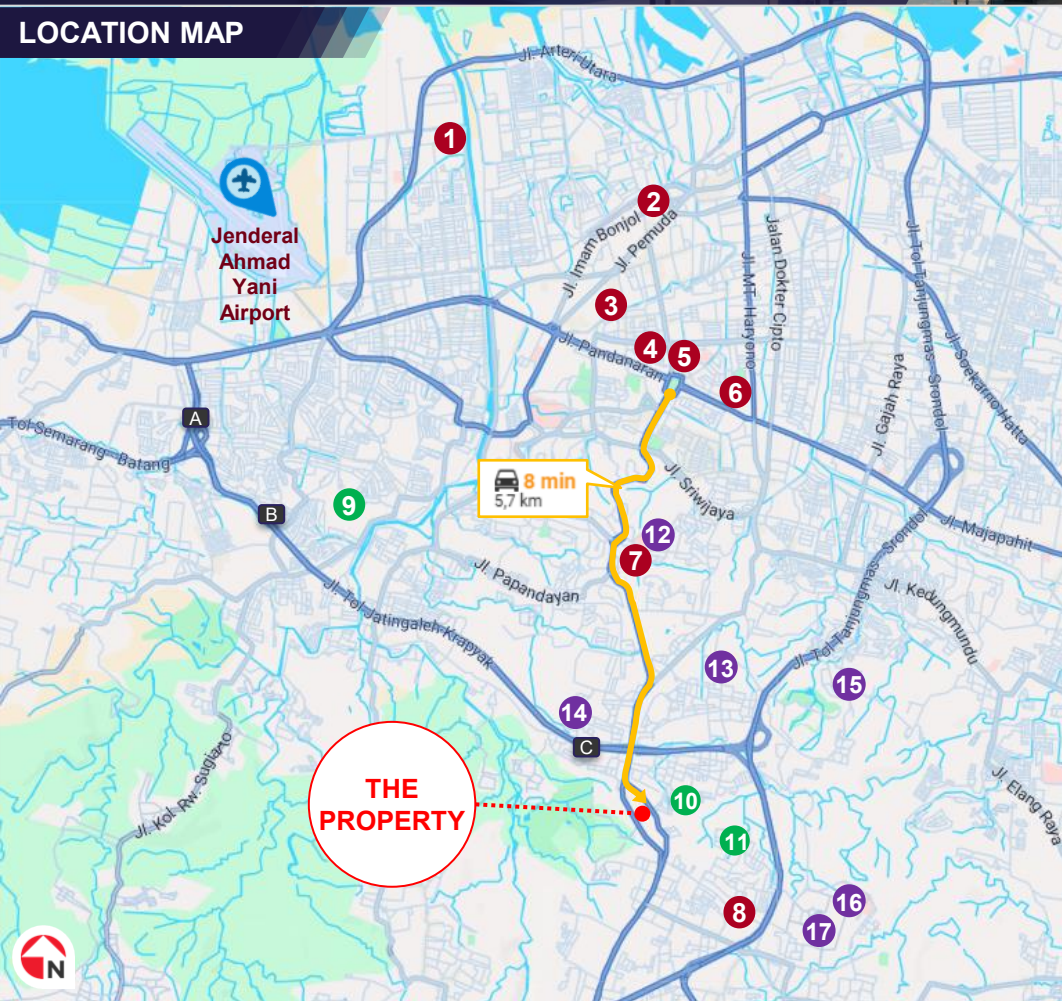


# DEVELOPMENT OPPORTUNITY AT JL. SETIA BUDI NO.5 SEMARANG, CENTRAL JAVA



**CUSHMAN &  
WAKEFIELD**

## LOCATION MAP



### ● COMMERCIAL/APARTMENT

1. The Park Mall
2. Queen City Mall
3. Pollux Mall Paragon
4. Tentrem Hotel & Mall
5. Mall Ciputra
6. Apartment Sentraland
7. Padma Hotel
8. Cordova Edupartment

### ● LANDED RESIDENTIAL

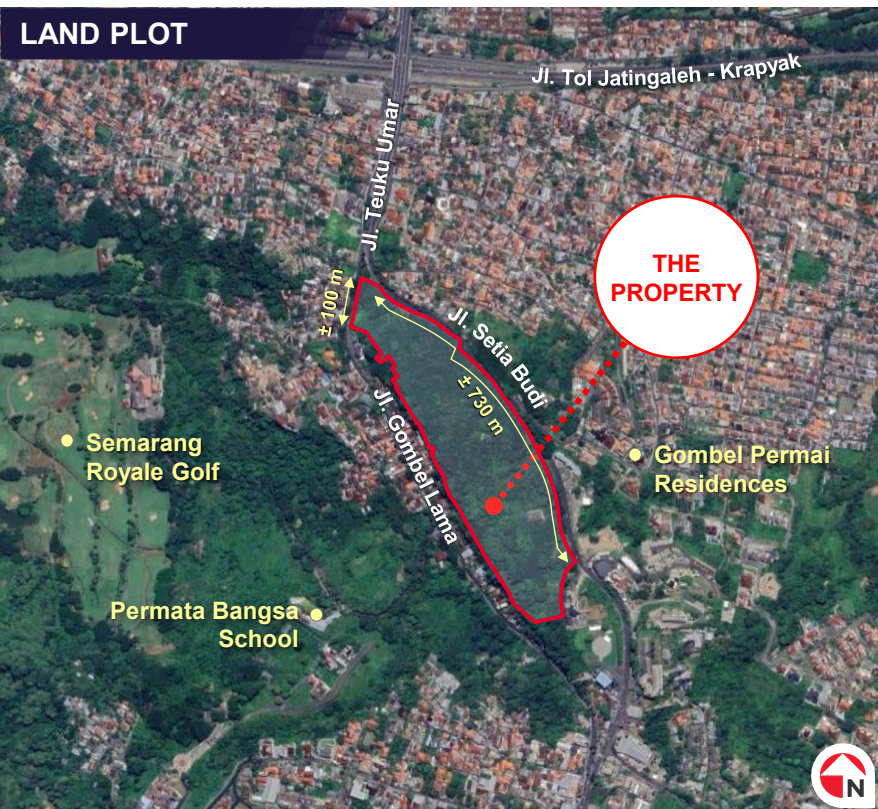
9. Paramount Village Semarang
10. Gombel Permai Semarang
11. CitraSun Garden Semarang

### ● PUBLIC FACILITIES

12. St. Elisabeth Hospital
13. Semarang Multinational School
14. Jatidiri Stadium
15. Singapore International School
16. Diponegoro National Hospital
17. Diponegoro University

<b>Toll Gates:</b>	<b>A</b>	Krapyak 1
	<b>B</b>	Manyaran
	<b>C</b>	Jatingaleh 2

## LAND PLOT



## PROPERTY DESCRIPTION

- The Property is strategically located at Jl. Setia Budi No. 5, just 8 minutes drive from Simpang Lima Semarang.
- Positioned on elevated terrain with a gentle slope, the site features  $\pm 730$  m of frontage along Jl. Setia Budi and  $\pm 100$  m of frontage along Jl. Gombel Lama.
- Surrounded by residential complex, golf courses, international schools, shopping centers, hotels, and hospitals.
- It has excellent connectivity, situated  $\pm 0.5$  km to Jatingaleh 2 Toll Gate,  $\pm 1.5$  km to CitraSun Garden,  $\pm 2.5$  km to Diponegoro University,  $\pm 8$  km to Pollux Mall Paragon, and  $\pm 13$  km to Jenderal Ahmad Yani Airport.

## PROPERTY DETAILS

<b>LAND AREA</b>	115,568 sm
<b>LAND TITLE</b>	<ul style="list-style-type: none"> <li>• SHGB: 81,591 sm</li> <li>• SHP: 33,977 sm</li> </ul>
<b>TOWN PLANNING</b>	<ul style="list-style-type: none"> <li>• Zoning: Tourism</li> <li>• Site Coverage: 60%</li> <li>• Plot Ratio: 8.9</li> <li>• Height Limit: 68 m (KKOP)</li> </ul>
<b>DEVELOPMENT PARAMETER</b>	Villa and Resort, Hotel, Apartment, and Shopping Center
<b>PRICE</b>	TBA
<b>LOCATION</b>	<a href="#">Google Map</a>

For more information  
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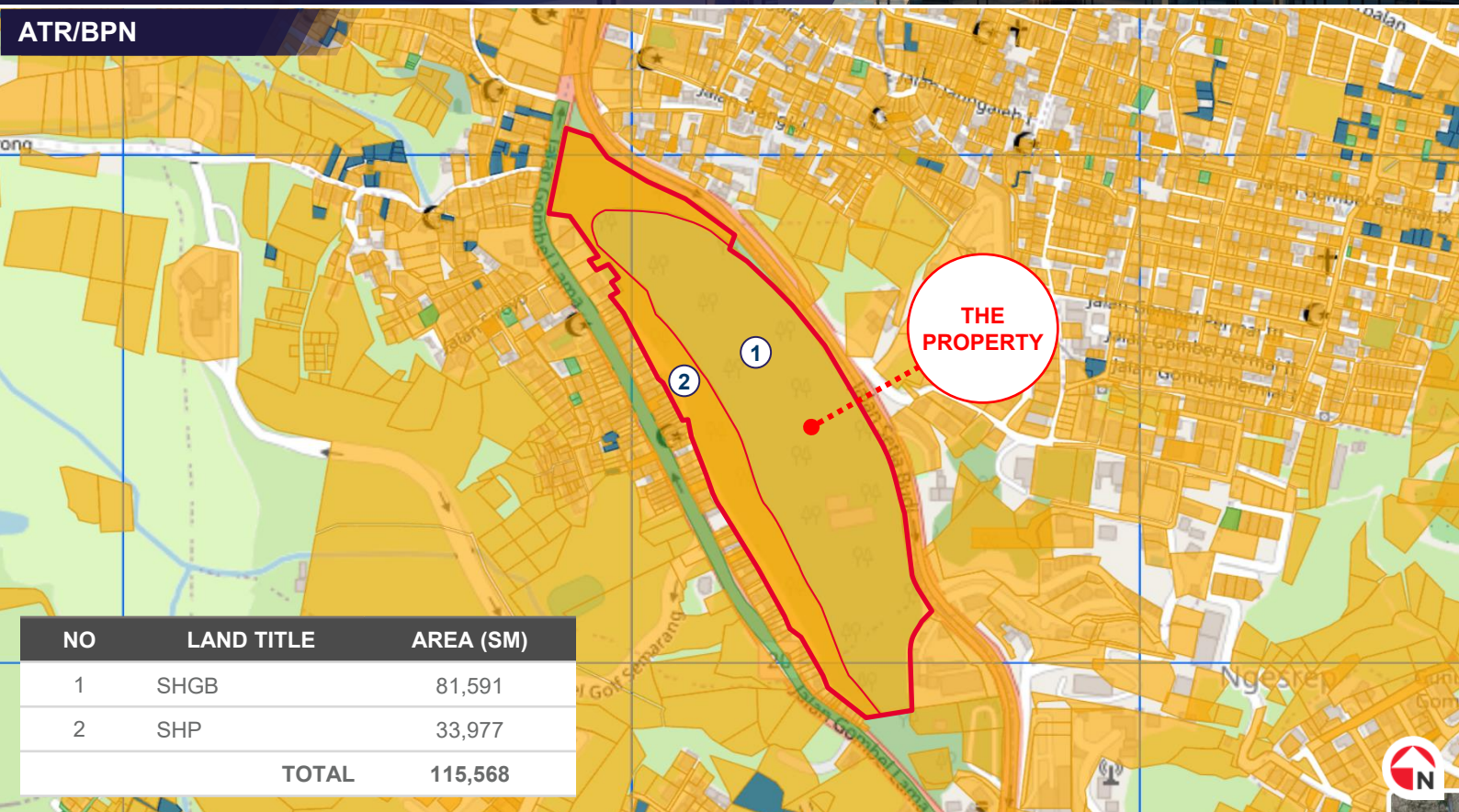


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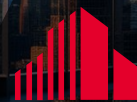
ATR/BPN



View from Jl. Setia Budi



# DEVELOPMENT OPPORTUNITY AT JL. SETIA BUDI NO.5 SEMARANG, CENTRAL JAVA



CUSHMAN &  
WAKEFIELD

## KETERANGAN RENCANA KOTA (KRK) 2022



ZONING	LAND AREA (SM)	SITE COVERAGE	PLOT RATIO	KKOP
TOURISM	± 81,591	60%	8.9	68 m
GREENERY	± 33,977	-	-	-

## PROPOSED MASTERPLAN BY TOWNLAND



### LEGEND:

- A. Lifestyle Center  
B. Apartment
- C. Club House  
D. Landed Houses
- E. Specialty Restaurant  
F. Hotel