



INTEGRATED TOWNSHIP DEVELOPMENT

INDUSTRY - PORTS - RESIDENTIAL



AKR GRAND ESTATE
MARINA CITY

Tuban

01

02

03

01



Gresik

03



Rencana Rel Kereta Api
dari Stasiun Duduk-Sampeyan

Lamongan

Exit Tol Manjar

Tol Surabaya - Gresik

02



RENCANA TOL KLBM (SELESAI 2019)

Tol Mojokerto - Krian

bypass Krian



INTERNATIONAL
JUANDA
AIRPORT

STRATEGIC LOCATION

- 01. AKR Grand Estate Marina city (800 ha)
- 02. JIPE industrial estate (1800 ha)
- 03. JIPE port estate (400 ha)

3 MODES TRANSPORTATION

- 01. Attached Port will be the deepest in East Java (-16 LWS)
- 02. 39 km Toll Road Access connecting from Krian-Legundi-Bunder-Manyar/JIPE
- 03. 11km Railway access connecting JIPE Rail Depo to Duduk Sampeyan Train Station

Madura Island

SURABAYA

Waru - Juanda

LEGEND

Akses TOL

Akses Arteri

Rencana TOL KLBM
(Krian-Legundi-Bunder-manyar)

Akses Kereta Api

- 01. Exit Tol Manyar (Tol KLBM)
- 02. Tol Bunder
- 03. Tol Kedamean
- 04. Tol Krian

EXPERIENCE EXTRAORDINARY LIVING



(Heavy Industry, Medium Industry, Light Industry, Power Plant & Utility Center)

INDUSTRIAL (1800 ha) ESTATE

1800 Ha Industrial estate, JIPE provide industrial land with clustering system to enhance tenants synergy and sustainability. It is one of the national strategic projects that was inaugurated by President Joko Widodo on March 9, 2018.



- The most advance modern and sustainable industrial area in East Java Indonesia.
- Power plant Gas and Coal fired power plant with combined cycle system, efficient and flexibility with low emission in minimizing the enviromental impact and optional solution.
- Direct toll access KLBM (Krian Legundi Bunder Manyar).
- Water treatment plant, we supply industrial water with best equipment system and services to improve your operational reliability, reduce your production cost and support enviromental compliance.
- Double track rail way from Duduk Sampean station.

EXPERIENCE EXTRAORDINARY LIVING



(-16 LWS in Indonesia. 1st Phase Port is Already Operation in 2016)

PORT (400 ha) ESTATE

Integrated Deep Seaport Estate, strategically located in Madura strait and part of greater Surabaya port district, with 6200 m of total berth length, sea water depth of jetty -14 LWS, -16 LWS could cater capesize vessel until 100.000 DWT.



- 400 ha integrated Deep Seaport Estate.
- -14 LWS, -13 LWS & -7 LWS and will be dredged until -16 LWS with total length of quay area 6200 m.
- Energy terminal: Coal terminal, Oil & Gas, LNG terminal Storage tank, Storage yard & Cold storage facility for rent.
- Road access: ROW ranging 30 to 80 m length up to 7000 m connecting from Industrial Estate to Port Estate.
- Pipe line: available pipeline from jetty connecting to industrial Estate support tenant needs.
- Operating since 2015.



- 01 West Gate District
- 02 East Gate District
- 03 Central Business District
- 04 Park District
- 05 Golf District
- 06 University District
- 07 Marina District

- 08 Industrial Estate
- 09 Port Estate



09

08

OUR SIGNATURE
MASTERPLAN
3000 HA

AKR GEM City adalah Mega Proyek seluas 3000 Ha, yang merupakan kawasan terintegrasi dengan Java Integrated Industrial and Ports Estate (JIPE). Kawasan AKR GEM City dibagi atas 7 District dengan sarana dan fasilitas masing-masing untuk melengkapi gaya hidup Anda.

FACILITIES LIKE NO OTHER

2X18 HOLES
GOLF
COURSE



THE 1ST
THEME PARK
AT GREATER
SURABAYA



MARINA
WATERFRONT
ESTATE



JOGGING TRACK



AKR GRAND ESTATE
MARINA CITY

Live with all
Amenities
in one integrated place





AKR GRAND ESTATE
MARINA CITY

RESIDENTIAL ESTATE (800 ha)

Lush and environmental friendly **800 ha** real estate supports the integrated industrial and Port Estate with balance between living and working aiming for efficient and better quality of life. The real estate comprises of commercial, residential, public facilities estate equipped with golf course, marina and park for leisure.



Marina
Waterfront
Estate

2x18 Holes
Golf Course

The 1st
Theme Park
at Greater Surabaya



WEST GATE DISTRICT

The first district covers area of 94 Ha. Offer you development as residential, mixed use development, high rise development, commercial area, & office park. Completed with hospital & school.



EAST GATE DISTRICT

Commercial district covers area of 147,8 Ha with direct access to Industrial Area. This district called as the Golden Triangle of AKR GEM City, with clusters like logistic center, warehouse, commercial area & office tower. Completed with International chain hotel, & club house.



CENTRAL BUSINESS DISTRICT

Central Business District akan menjadi pusat dari AKR GEM City mempersembahkan cluster-cluster antara lain Mid-Class Residential, Office Tower, Apartment, dan Warehouses.



UNIVERSITY DISTRICT

University District akan menjadi distrik yang memiliki akses terdekat dengan Marina District. University district mempersembahkan cluster-cluster antara lain High-Class Residential, Shopping Mall, Apartment, dan Commercial Area. Fasilitas pada district ini antara lain University, Hospital, dan Sport Center.



PARK DISTRICT

Park District akan menjadi distrik yang memberikan nuansa berbeda bagi AKR GEM City. Mempersembahkan cluster-cluster antara lain: Commercial Retails dan Shophouses. Fasilitas pada district ini antara lain: Theme Park, Art Center, & Museum.



GOLF DISTRICT

One of the largest golf courses in East Java. Golf District akan menjadi distrik yang memberikan lapangan golf terbesar di Jawa Timur mempersembahkan cluster-cluster antara lain Golf Residential dan Apartment. Fasilitas pada district ini antara lain 2x18 Hole Golf Courses & Club House.



MARINA DISTRICT

The Marina District akan menjadi yang pertama Marina Waterfront Estate di Jawa Timur mempersembahkan cluster-cluster antara lain High-Class Residential, Marina Residential, Shopping Mall, dan Office Park. Fasilitas pada district ini antara lain: Convention Hall, Hotel, dan Yacht Pier.

Signature Development



Your Trusted Property Advisor



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