

# MIXED USE COMERCIAL AREA (MUCA)



## Project Description:

MIXED USE COMMERCIAL AREA (MUCA) is an area that provides a variety of commercial facilities. Located in the middle of the airport area, this area consists of 3-Star, 5-Star Hotels, Parking Building, Convention Hall, Leisure Mall, Concourse, Train Station and Mosque which is directly integrated with the Terminal Building. With an area of  $\pm 22.5$  Ha, this area has a unique concept that is not owned by any Commercial Area within a radius of 150 Km from the Kertajati Airport Area..



### Project Location :

Kertajati International Airport -  
Majalengka City



### Land Area :

$\pm 22,5$  Ha / Owned

### Investment Value

IDR 1.50 Trillion  
USD 93,7 Million

\*currency 1 USD = IDR 16.000

### Business Scheme

Land Rent & Concession

### Financial Feasibility

NPV : 5,38 Million USD,  
IRR : 10,6%, Payback Periode: 10 years.

### Contact Person

- PT. BIJB
- West Java Own State Company
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### Project Owner Profile

PT. BIJB is one of the airport companies in Indonesia which is a Regional Owned Enterprise under Local Government of West Java Province.

