

# Development of Agro-Edupark Tlogo Wening Tourism Area – Central Java



## Description:

- The Tlogo Wening area, with Rawa Pening Lake as its iconic tourist attraction, is one of Central Java's tourism landmarks and is located between the Central Triangle Regional Development of Yogyakarta, Solo and Semarang.
- Tlogo Wening Tourist Area Development is fundamentally a concept of developing an integrated tourism area through the integration of three regions: Tlogo, Bawen, Rawa Pening along with each region's creative economy to boost more visitors visiting the tourist attraction.



## Project Owner :

PD. Citra Mandiri Jawa Tengah



## Project Site:

Semarang



## Investment Opportunity:

- Financing, construction, operation and management of Hotel and resort with a total of 253 rooms facing the coffee plantation and Rawa Pening, 6 areas with the capacity of 3000 people, 11 Hectare plantation tour area, 3 hectare for entertainment facilities and amphitheater, 5 hectare of children playing area consisting of water park and playground, commercial trading area for local handicrafts and souvenirs shop, coffee manufacturing center and plantation, and cycling track.
- **Total area:** 3,250 Ha
- **Business scheme:** Built Operate and Transfer (BOT) Cooperation



## Investment Plan:

- Project cost: IDR 362 Bn/ USD 25 Mn
- Projected income: USD 3.4 Mn
- Concession period: 20 years
- IRR/ NPV: 18%/ USD 6.8 Mn
- Payback period: 7 years 2 month