



# TANAMORI

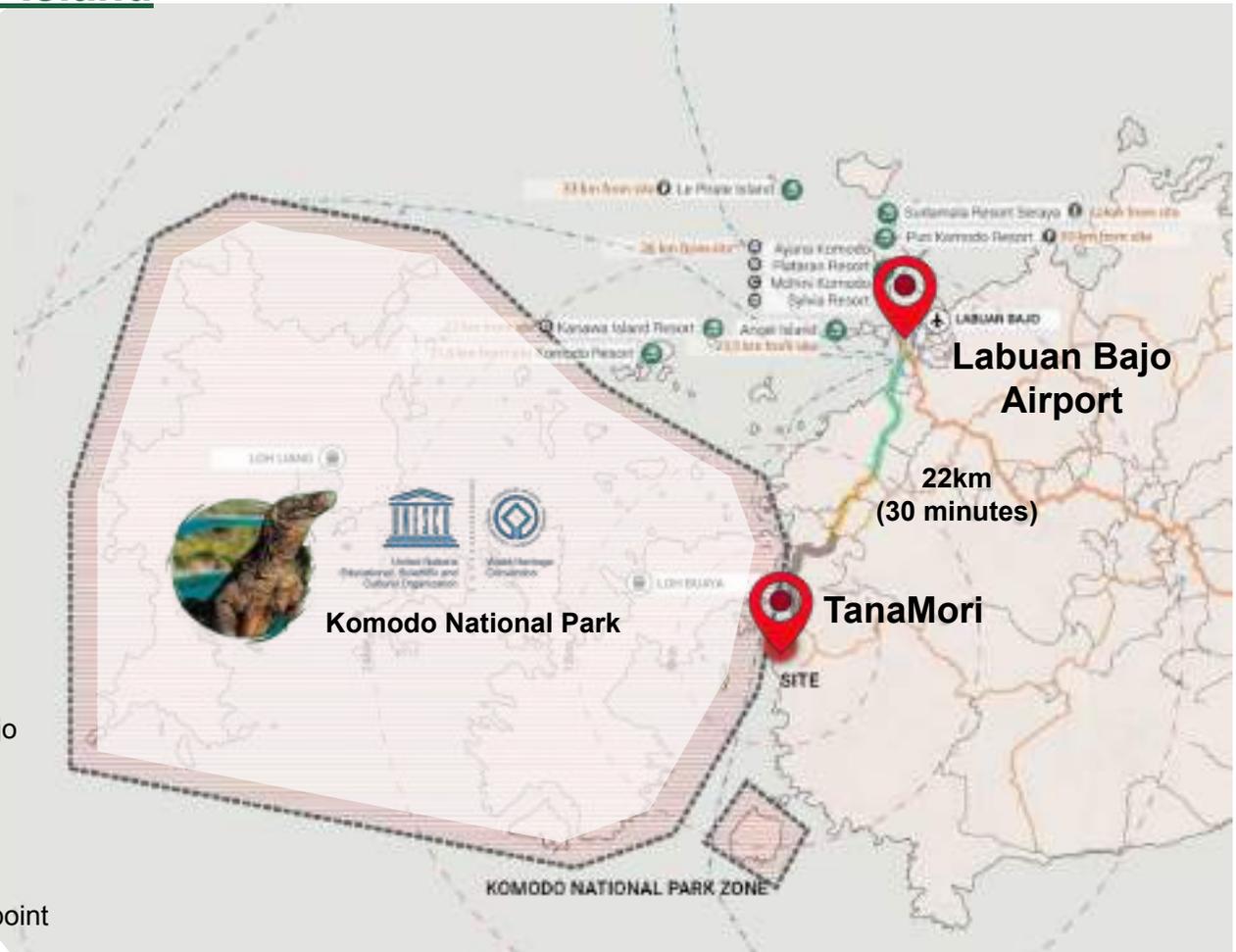
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# The Location

Tanamori is strategically located within the range of one of UNESCO World Heritage sites, Komodo Island



- TanaMori is located within Labuan Bajo, which is supported by the Indonesian government and has become one of five **super priority tourist destinations**.
- TanaMori is located only **22km (30-minutes drive)** from Labuan Bajo airport
- TanaMori has a **beautiful beachfront** directly facing to Rinca Island
- TanaMori **Greatly benefited** by the existence of Labuan Bajo popular point of interests in Komodo National Park

# Vision on TanaMori Development



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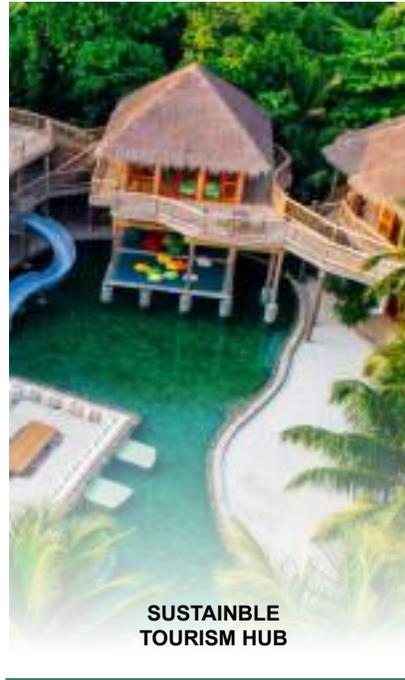
**GATEWAY TO  
KOMODO NATIONAL PARK**



**INFRASTRUCTURE  
PLANNING**



**WATERHUB  
DEVELOPMENT**



**SUSTAINABLE  
TOURISM HUB**



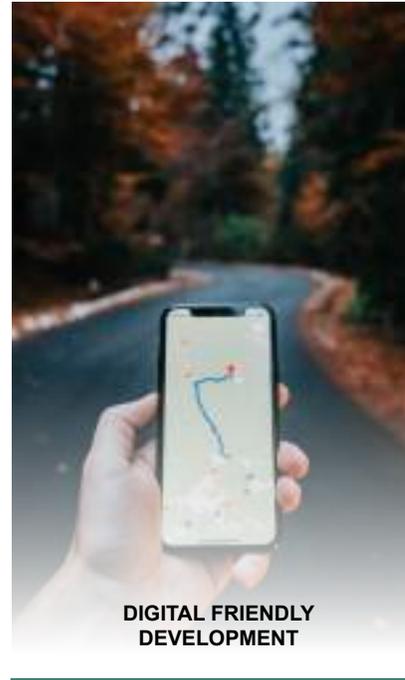
**GREEN  
AREA**



**MINIMUM  
WASTE**



**NATURE  
TOURISM**



**DIGITAL FRIENDLY  
DEVELOPMENT**



**SMART  
SYSTEM**



**RELIABLE  
TELECOMMUNICATION  
NETWORK**



**IoT  
IMPLEMENTATION**



**CULTURAL EXPERIENCE**



**LOCAL  
CULTURE**



**COMMUNITY  
ENGAGEMENT**



# Vision on TanaMori Development



# Why TanaMori is unique and preferred?



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## Government Support & Highlight



- Labuan Bajo is included in the **Government Top 5 Most Prioritized** tourism spot
- Tanamori is highlighted by the government for the **near-term development** to host KTT G20 2022 & ASEAN Summit 2023 events
- **Commitment** from government (ministry of public works & housing) to build access infrastructure from Labuan Bajo to TanaMori

## Host for International Events



- Planned to be a **Super Premium** tourism spot that distinguishes it from the other 4 prioritized tourism spot
- Decided that Tanamori will be the host for **KTT G20** and **ASEAN Summit** events in 2023

## Located Strategically



- Tanamori is located only **28 km (around 30 minutes drive)** from Labuan Bajo airport
- Tanamori has a **beautiful beachfront** directly facing to Rinca Island
- **Greatly benefited** by the existence of Labuan Bajo popular point of interests in Komodo National Park

## Supportive People & Culture



- When opening-up new massive area, local people & culture support is very important
- Tanamori local people is very supportive of the project, as it will not only create job opportunities, the project will create a better quality of living in the area
- The people of NTT care a great deal about their island as well as their culture



# Why TanaMori is unique and preferred?

## Indonesia First Sustainable Tourism Development



- With the help of IA CEPA ECP Katalis and Decorum Group Australia, TanaMori is in the process of achieving the “**Global Sustainable Tourism Council’s**” standard accreditation.
- We did a whole study on how to integrate the **sustainability principles** into our masterplan design, including green energy, conservation, social and cultural protection, waste management, recycling, and environmental protection

## Special Economic Zone Status (SEZ/KEK)



- Special Economic Zone (KEK) is a **GOVERNMENT PRIVILEGE** to specific area to be developed into **TOURISM spot** or **INDUSTRIAL zone**.
- For tourism development, **KEK represents government commitment to accelerate investment** with Omnibus Law implementation & infrastructure development
- **TanaMori – Labuan Bajo is included in the Priority Destination** and is in finalization process to be granted KEK, which will be the first KEK at NTT province.

## Indonesia Digital Tourism Pioneer



- **Signing ceremony with WIR Group in the development of World Class Tourism Zone “TanaMori” in Metaverse Indonesia Official.**
- **Tanamori wants to create a digital ecosystem in TanaMori dan includes:**
  - One App for All
  - Virtual and Augmented Reality
  - Artificial Intelligence
  - Crowd Controlling
  - Data Processing & Analysis

## Envisioned by the BEST boutique Developer in Asia (TRINITILAND)



# Special Economic Zone (KEK) benefits for TanaMori

SEZ benefits will significantly boost TanaMori's attractiveness for investment.

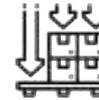
The summary of benefits of

- Taxation Aspects
- Customs and Excise Aspects
- Traffic of Goods
- Ease of Immigration Aspects
- Manpower Aspects
- Ease of Licensing
- Land Ownership Aspects

So, what are the benefits of KEK?



**Tax holiday & allowances** to be applied to several businesses in the area



Free & reduction of **import duty**



**100% property ownership** for foreigner



Building Right Title that **extendable up to 80 years**



**Permanent Residence (PR)** for property owner (foreigner workers/retirees)



Other benefits that promote the ease of doing business

**“To Develop TanaMori as the Most WORLDWIDE Preferred Sustainable Tourist Destination that Suitable for All Family Members and Long-terms Travelers**



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## Legends

- 1 Marina
- 2 Seaside Commercial
- 3 Wildlife, Theme Park, & Accommodation
- 4 Tourist Center & Retail Village
- 5 Estate Management & Public Service
- 6 Hotel & Resort Villa
- 7 MICE
- 8 Health & Wellbeing
- 9 Retail Park
- 10 EduCity
- 11 Peak Trail





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# TanaMori Updates



**Infrastructure development updates of TanaMori**

# TanaMori Updates



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**Convention Centre development by ITDC and visit from Deputy Minister of BUMN Kartika Wirjoatmodjo**

# Location Updates



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# Investment Opportunity





# Investment Opportunity

## Attraction and Facilities Development

### 1. Marina

- a. Breakwater scenery point
- b. Breakwater
- c. Yacht 100 berth
- d. Superyacht 6 berth
- e. Yacht club



### 2. Marine World

- a. Beach Club & RDE
- b. R & D, Auditorium & Exhibition area



### 3. Wildlife R&D and Visitor Centre

- a. Research Centre & Indoor exhibition area
- b. Connecting Plaza
- c. Visitor Centre
- d. Elevated walk & outdoor viewing area



### 4. Theme Park

- a. Outdoor amphitheatre
- b. Science exhibition
- c. Shops + rooftop deck
- d. Rooftop Activity
- e. Elevated walkway



### 5. Edu City

- a. Techno Park
- b. Data Centre



### 6. Wellness Center

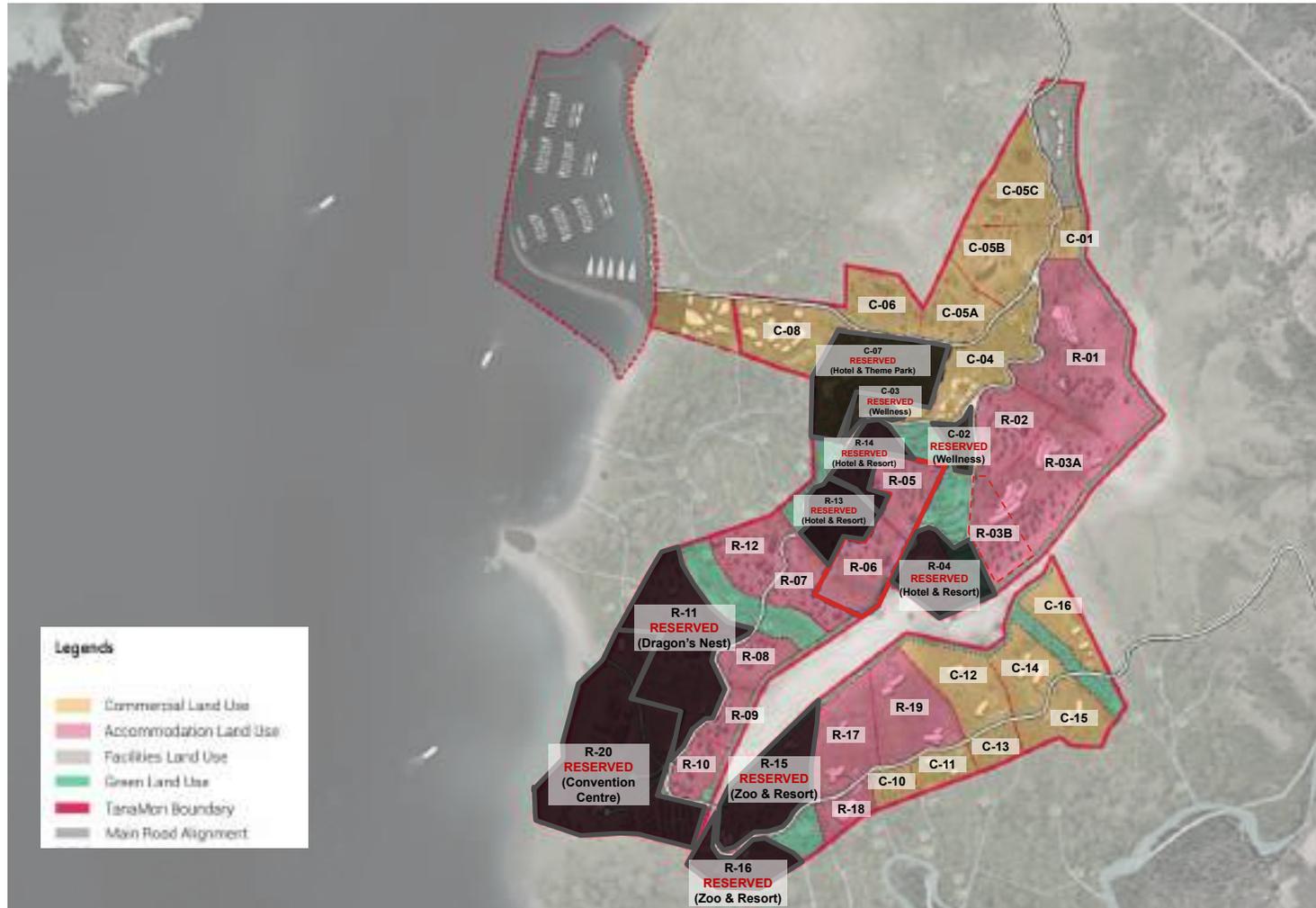
- a. General medical
- b. Beauty clinic





# Investment Opportunity

## Land Availability



Lot no.	Lot Area (Ha)	Lot no.	Lot Area (Ha)
R-01	15,3	C-01	1,4
R-02	5,2	C-02	1,5 (Wellness)
R-03A	9,0	C-03	1,3 (Wellness)
R-03B	4,5	C-04	7,2
R-04	5,5 (Hotel and Resort)	C-05a	4,4
R-05	4,0	C-05b	5,9
R-06	5,0	C-05c	6,4
R-07	3,7	C-06	4,5
R-08	2,9	C-07	9,5 (Hotel & Theme Park)
R-09	1,6	C-08	6,4
R-10	2,5	C-09	4
R-11	9,7 (Dragon's Nest)	C-10	1,5
R-12	4,6	C-11	2,2
R-13	4,1 (Hotel and Resort)	C-12	5,8
R-14	3,4 (Hotel and Resort)	C-13	1,8
R-15	7,1 (Zoo & Resort)	C-14	4,2
R-16	4,0 (Zoo & Resort)	C-15	4,6
R-17	6,3	C-16	3,8
R-18	2,2		
R-19	7,4		
R-20	20,0 (Convention Centre)		



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**Thank You**