

LAKSANA

Business Park

Designed to Last, Built to Grow

Developed by :



AGUNG INTILAND



Located in an area with rapidly developing infrastructure, Laksana Business Park is an excellent choice for business and investment. Equipped with an Industrial Area Business Permit, we now have over 641+ businesses entrusting us to grow together in the Laksana Business Park area.



The modern Warehouse and Industrial centre in Tangerang, Strategically positioned on Heart of the City. Ideally located for distribution perspective and easy access to Jakarta, PIK 2 and Soetta Airport.

Main Benefit



Development Area 1200 Hectares



Wide Roadway



Holding IUKI Permit



Strategic Location



Profitable Investment



24 Hour Realtime Security



20 Minutes to the Airport



LAKSANA

Business Park

Laksana Business Park is an industrial area developed by Agung Intiland, a property developer established in 2010. Built on approximately 1,200 hectares of land, Laksana Business Park is the largest integrated business area in northern Tangerang.

Located in an area with continuously developing infrastructure, Laksana Business Park is an excellent choice for business and investment. Equipped with an Industrial Business License, more than 250 businesses have entrusted us to grow together in the Laksana Business Park area.

Seamless Access

20 Minutes

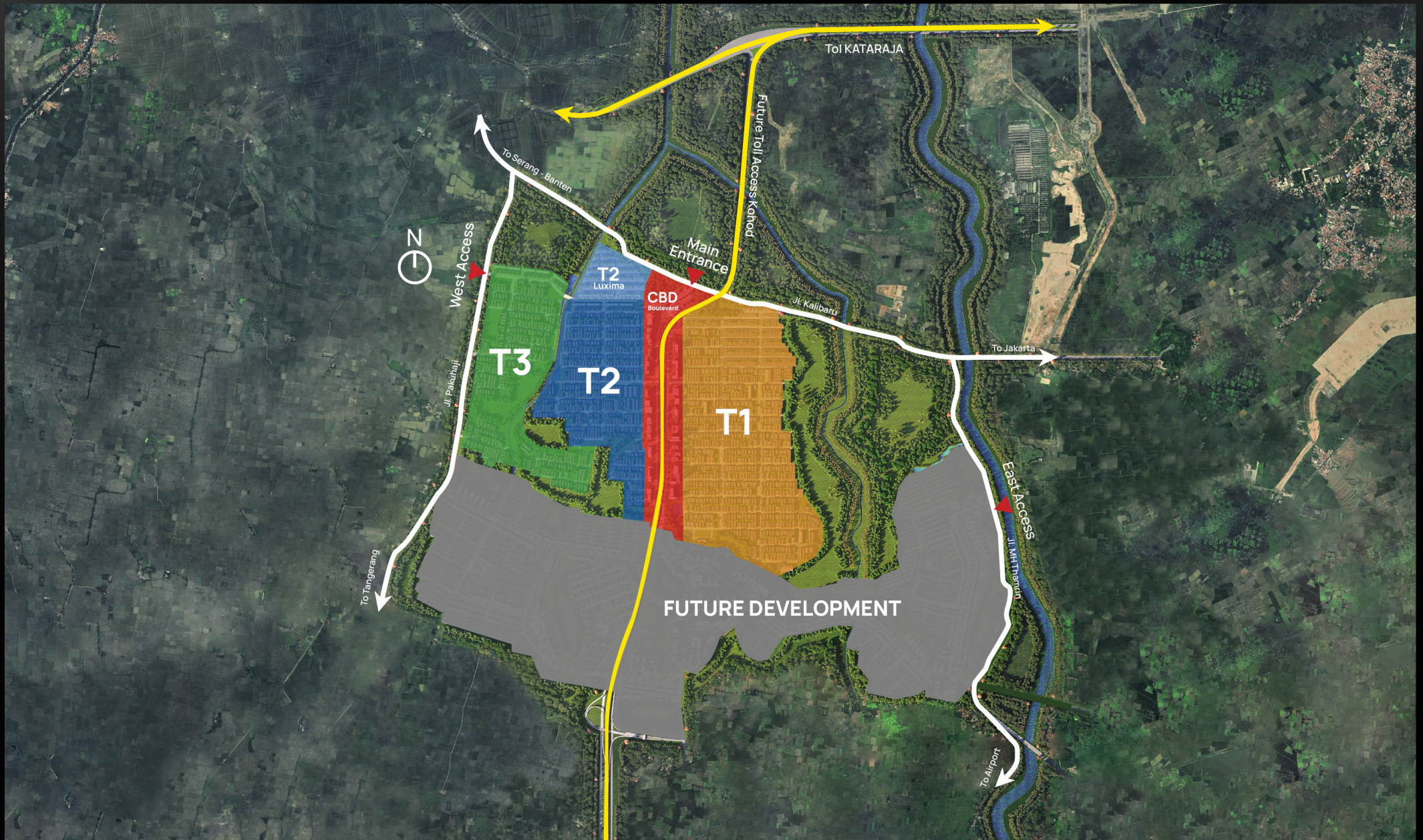
Access to Soetta Airport

5 Minutes

Access Toll Kataraja

15 Minutes

Access to PIK 2



Phase 1
Warehouse - Plot Area -
Showhouse

Luxima
Bizhub 4 in 1

Phase 2
Plot Area

Phase 3
Future Development

CBD/Boulevard
Future Development

Township
Future Development

Laksana Business Park “All the Space You Need”

Businesses no longer need separate locations to support operations, expansion, and investment goals. The estate offers flexibility for companies to choose the ideal space that matches their operational and business requirements.

Industrial Plot (Phase 2)



Warehouse (Block B, C & L)



Shophouse (2.5Flr & 3.5Flr)



Bizhub 4 in 1 (Luxima Bizhub)





Floor Plan



50 m - 62 m

22 m - 23 m

Industrial Plot

We provide ready-to-build industrial plots that can be tailored to your business needs.

Unit Plan Detail

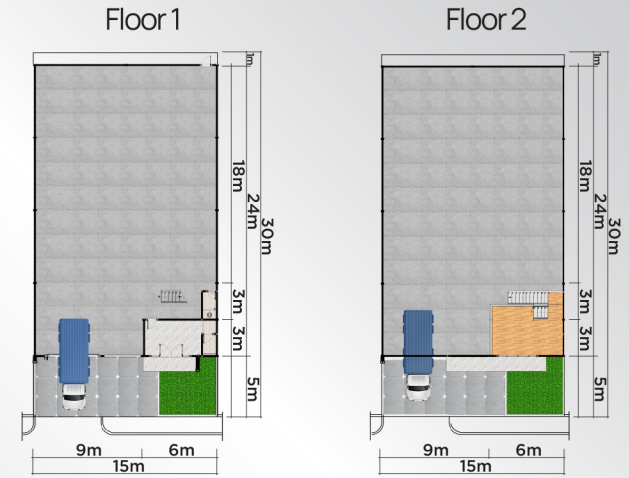
Area : 1.150 m² - 1.426 m²
Length : 50 m - 62 m
Width : 22 m - 23 m

Block B | 450 M² & 600 M²

We provide ready-to-build industrial plots that can be tailored to your business needs.



Floor Plan 450 M²



Floor Plan 600 M²



Specification Detail

Fondation : Pile
 Flooring : Cast Concrete & Ceramic
 Wall : Light Brick, Paint Finished
 Structur : Steel Frame

Doors & Frames : Steel Door & UPVC
 Roofing Structur : Steel Frame
 Roof Cover : UPVC
 Sanitary : American Standard or Equivalent

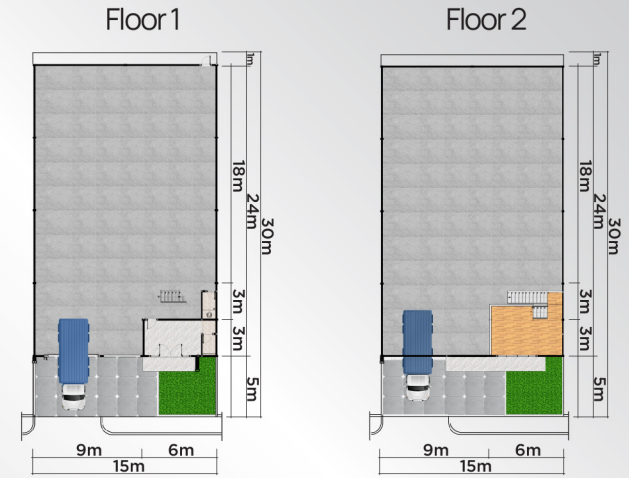
Handle & Key : Import Product or Equivalent
 Telephone : One Line
 Water : Standard PDAM
 Electricity : PLN 2.200 VA

Block C | 450 M² & 600 M²

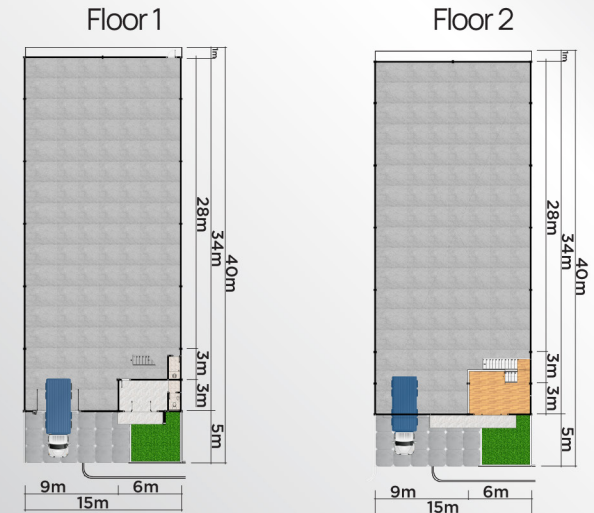
We provide ready-to-build industrial plots that can be tailored to your business needs.



Floor Plan 450 M²



Floor Plan 600 M²



Specification Detail

Fondation : Pile
 Flooring : Cast Concrete & Ceramic
 Wall : Light Brick, Paint Finished
 Structur : Steel Frame

Doors & Frames : Steel Door & UPVC
 Roofing Structur : Steel Frame
 Roof Cover : UPVC
 Sanitary : American Standard or Equivalent

Handle & Key : Import Product or Equivalent
 Telephone : One Line
 Water : Standard PDAM
 Electricity : PLN 2.200 VA

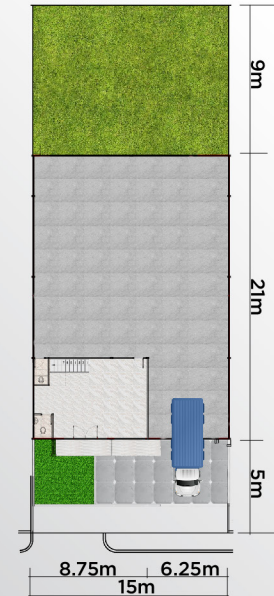
Block L | 525 M²

We provide ready-to-build industrial plots that can be tailored to your business needs.

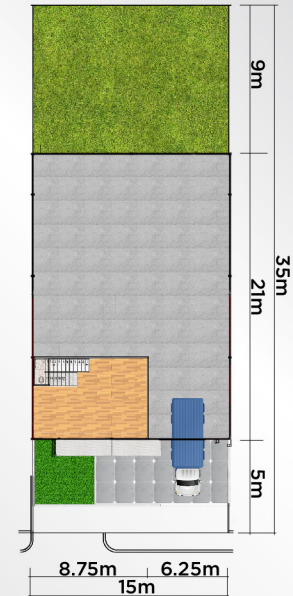


Floor Plan 525 M²

Floor 1



Floor 2



Specification Detail

Fondation : Pile
 Flooring : Cast Concrete & Ceramic
 Wall : Light Brick, Paint Finished
 Structur : Steel Frame

Doors & Frames : Steel Door & UPVC
 Roofing Structur : Steel Frame
 Roof Cover : Zinalume
 Sanitary : American Standard or Equivalent

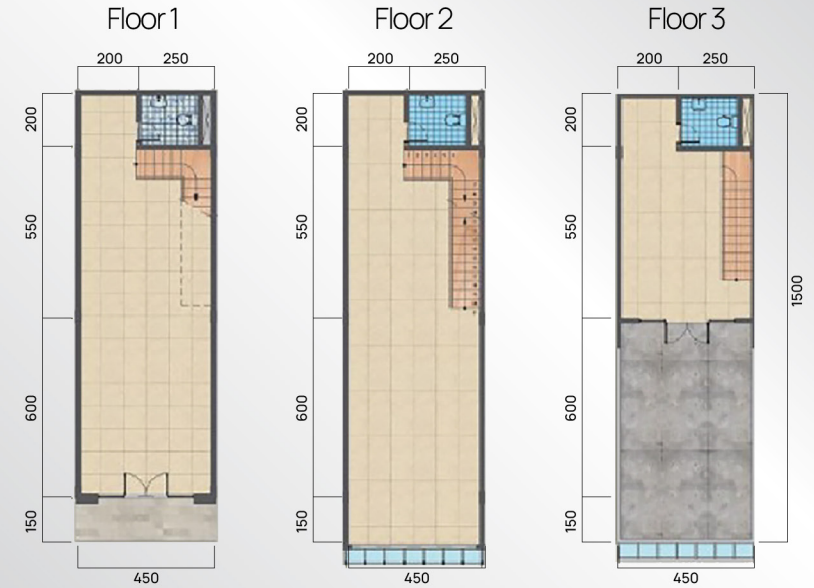
Handle & Key : Import Product or Equivalent
 Telephone : One Line
 Water : Standard PDAM
 Electricity : PLN 2.200 VA

Shophouse | 2.5 Flr & 3.5 Flr

We provide ready-to-build industrial plots that can be tailored to your business needs.



Floor Plan 3.5 Flr



Specification Detail

Fondation : Pile
 Flooring : Ceramic
 Wall : Light Brick, Paint Finished
 Structur : Reinforced Concrete

Doors & Frames : UPVC
 Roofing Structur : Concrete slab, Steel Frame
 Roof Cover : UPVC
 Sanitary : American Standard or Equivalent

Handle & Key : Import Product or Equivalent
 Telephone : One Line
 Water : Standard PDAM
 Electricity : PLN 2.200 VA

MAP LOCATION



Developed by : **AGUNG INTILAND**

HEAD OFFICE :

Jl. Pantai Indah Selatan 1 Blok DC 08-10, Pantai Indah Kapuk, Jakarta Utara

SITE OFFICE :

Jl. Raya Kalibaru, Desa Laksana - Kecamatan Pakuhaji, Kabupaten Tangerang, Banten

In partnership with :



☎ 588 6000

Disclaimer: The data and images presented in this brochure are for illustration purposes only. Changes to the data and images may occur at any time and are under the full authority of the developer.



Developed by : AGUNG INTILAND



Luxima

THE LUCKY HUB TO LAUNCH YOUR BUSINESS



Luxima Bizhub is a strategic modern warehousing solution located in the premium Laksana Warehousing area, offering ease of access, operational efficiency, and promising investment value with Luxima's exclusive touch. The area is integrated with **Laksana Business Park**, which is currently developing up to **Phase 3**. Creating an area that supports the **long-term growth of your business**.



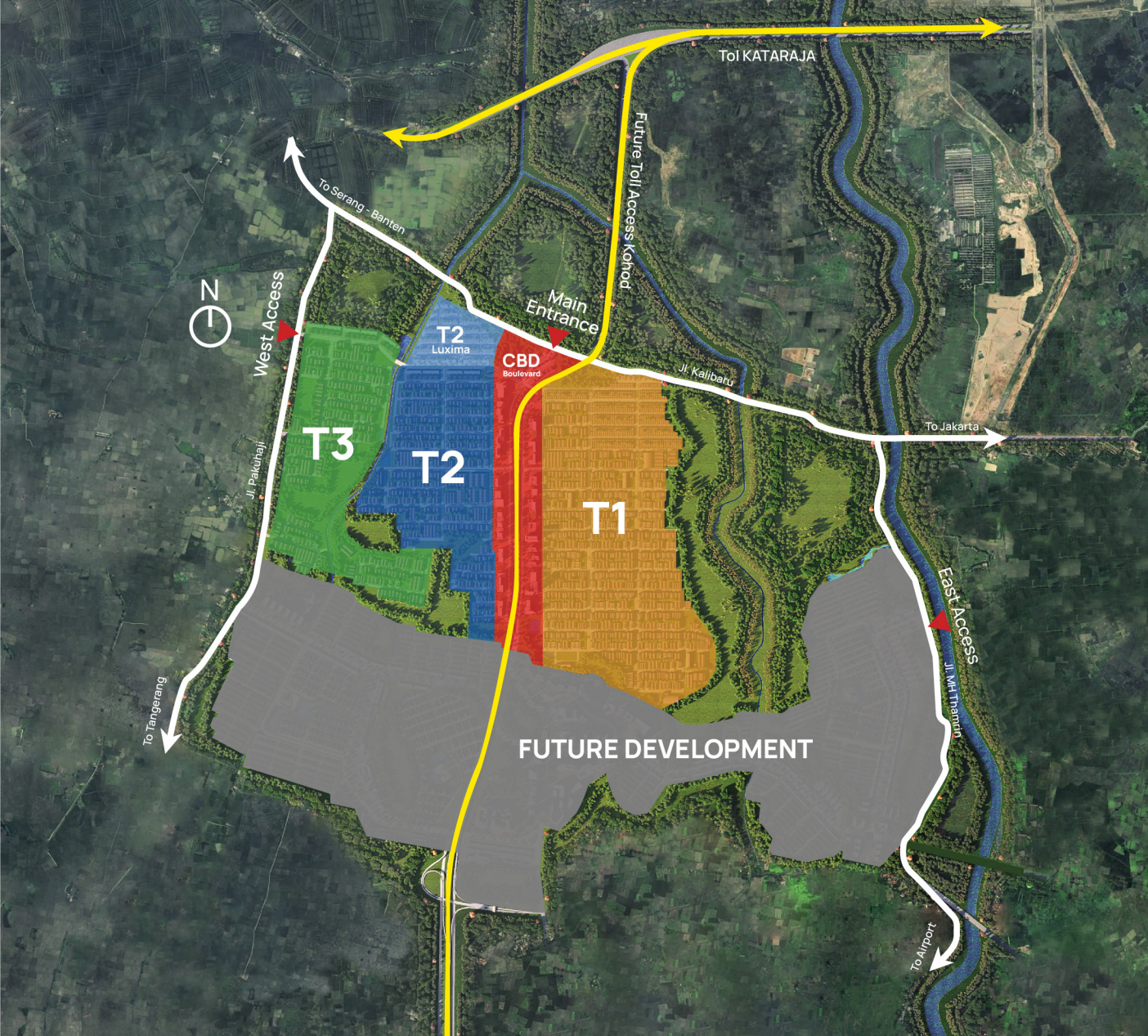
LUXIMA
BIZHUB 4 IN 1

CENTRAL
BUSINESS
DISTRICT

LAKSANA
PHASE 1

LAKSANA
PHASE 2

LAKSANA
PHASE 3



Phase 1
Warehouse - Plot Area -
Shophouse

Phase 3
Future Development

CBD/Boulevard
Future Development

Phase 2
Plot Area

Luxima
Bizhub 4 IN 1

Township
Future Development

8 BENEFITS AT LUXIMA BIZHUB



Strategic Location



Affordable Prices and
the Best Investment



Modern Design



Flexible and efficient



One Gate System



Pedestrian Friendly



Ecommerce Support



Comfortable facilities



OFFICE



RESIDENCE

LUXIMA BIZHUB 4 IN 1

Luxima Bizhub is the latest 4in1 Warehouse innovation from Agung Intiland, designed to meet the needs of business space and living space under one space as a real solution, especially for start-up businesses. Luxima Bizhub is created with a modern design, combining the functions of Warehouse, Office, Store, and Residence to achieve maximum efficiency and effectiveness



SHOPHOUSE



WAREHOUSE

LUXIMA UNIT SPECIFICATION

Foundation	: Mini Pile, Stone Foundation
Structure	: Wide Flange Steel
Carport Floor	: cast concrete
Lower Floor	: cast concrete + Floor Hardener
Upper Floor	: Tile 60X60 Ex. Platinum or Equivalent
Front Terrace Floor	: Tile 60X60 Ex. Platinum or Equivalent
Back Terrace Floor	: Tile 60X60 Ex. Platinum or Equivalent
Bathroom Floor	: Tile 60X60 Ex. Platinum or Equivalent
Stair Floor	: Fiber Cement Ex. Conwood
Wall Interior	: Red Brick Plaster + Skim Coat Finish Paint
Wall Entrance	: Double Red Brick Plaster + Skim Coat Finish Paint Ex. Dulux/equivalent
Area Exterior Wall	: Red Brick Plaster + Skim Coat Finish Paint Ex. Dulux/equivalent
Facade Ornament Wall	: Fiber Conwood + Ex. Karang Pilang Temple Brick/Equivalent
Pipe Cover Wall	: GRC Board + Skim Coat Finish Paint Ex. Dulux/equivalent
Ceiling Inside	: Gypsumboard
Ceiling Bathroom/WC	: Water Resistant Gypsumboard
Roof Structure	: Double CNP
Roof Covering	: UPVC Double Layer Solid + Transparant
Warehouse Door	: Automatic Rolling Door
Main Door	: UPVC + Glass 8mm Ex. LUXUS
Other doors/windows	: UPVC + Glass 6mm Ex. LUXUS
Bathroom door	: UPVC + Grill 8mm Ex. LUXUS
Bathroom window	: UPVC + Glass 5mm Ex. LUXUS
Back terrace door	: Hollow Steel + Steel Plate

Stair Railing	: Hollow Steel + Handrail Fiber Cement Ex. conwood
Pantry	: Clean and Dirty Water Installation Provided
Sanitary KM/Toilet	: Water Faucet, Single Flush & Double Flush Toilet, Jetspray, Shower Set, Ex. TOTO, Sink (Type 12) Ex. TOTO
Garden Sanitary	: Water Faucet Ex. AER
Electrical Installation:	PLN 4.400Va
Clean Water Installation:	PDAM, GWT 700lt (Type 12), GWT 550lt (Type 8&6) Ex. MPOIN, Pump Ex. Shimizu, Roof Water Tank Installation Provided.
Installation of Waste Water	: Septic Tank 1200lt Ex. MPOIN
Installation of Telephone & Internet	: Fiber Optic
Installation of AC	: Provided installation for Lower Floor 1 & Upper Floor 1 Ex. Schneider
Installation of CCTV	: Provided with a 1-point power outlet on the ground floor, Ex. Schneider
Installation of Front Porch Lights	: Lamp with Motion Sensor Ex. Panasonic
Installation of Warehouse Lights	: 3 Spot
Installation of Lower Floor Lights	: 2 Spot
Installation of Upper Floor Lights	: 2 Spot Ex. Panasonic
Installation of KM/WC Lights	: 1 Spot Ex. Panasonic
Other Electrical Installations	: Switch Over Circuit Ex. Schneider or Equivalent

Environment Specification

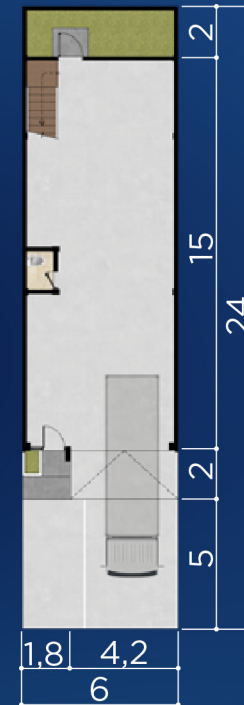
- Underground Electrical Network Installation
- Underground Fiber Optic Cable Network Installation
- Closed Drainage System
- Pedestrian Walkway with Paving Block Finish (Cisangkan brand or equivalent)
- ROW 12, Road Width 8 meters
- ROW 11, Road Width 7 meters
- ROW 10, Road Width 6 meters

Opxima | Type 6 x 24

We provide ready-to-build industrial plots that can be tailored to your business needs.



Floor 1



Floor 2



Unit Plan Detail **6 x 24**

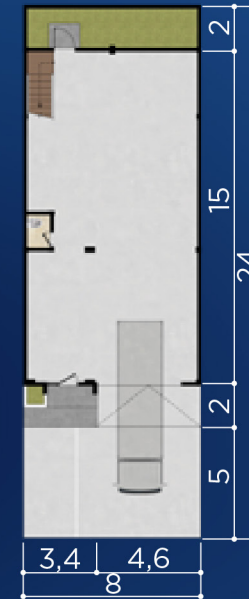
Land Area : 144 m²
 Building Area : 126 m²

Nexima | Type 8 x 24

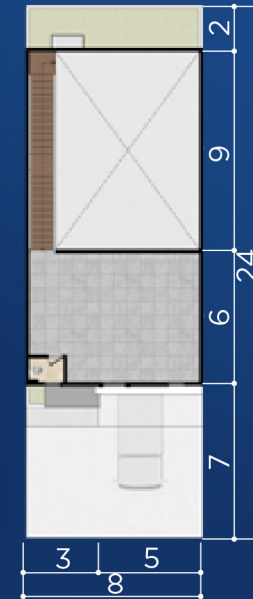
We provide ready-to-build industrial plots that can be tailored to your business needs.



Floor 1



Floor 2



Unit Plan Detail **8 x 24**

Land Area : 192 m²
 Building Area : 168 m²

Nexima+ | Type 8 x 30

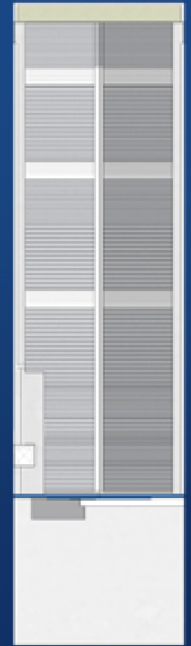
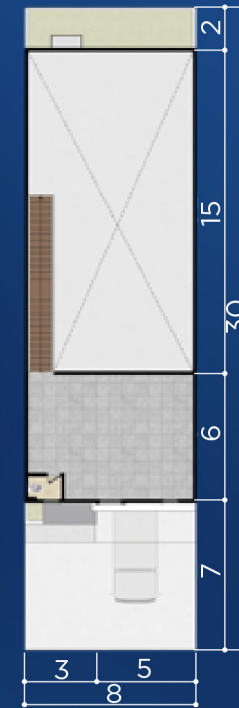
We provide ready-to-build industrial plots that can be tailored to your business needs.



Floor 1



Floor 2



Unit Plan Detail **8 x 30**

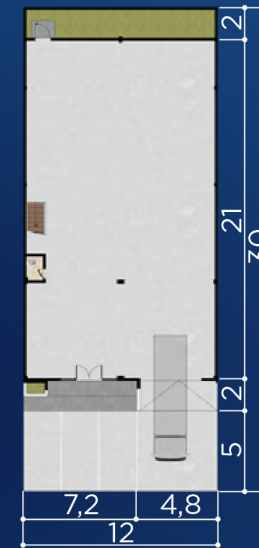
Land Area : 240 m²
 Building Area : 216 m²

Maxima | Type 12 x 30

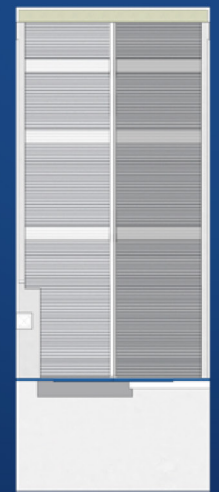
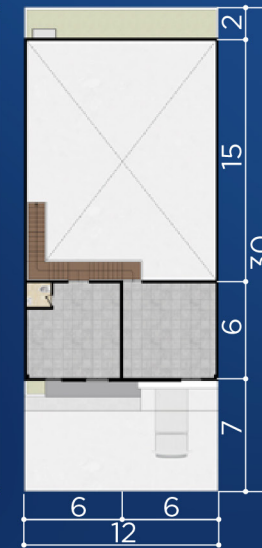
We provide ready-to-build industrial plots that can be tailored to your business needs.



Floor 1



Floor 2



Unit Plan Detail 12 x 30

Land Area : 360 m²

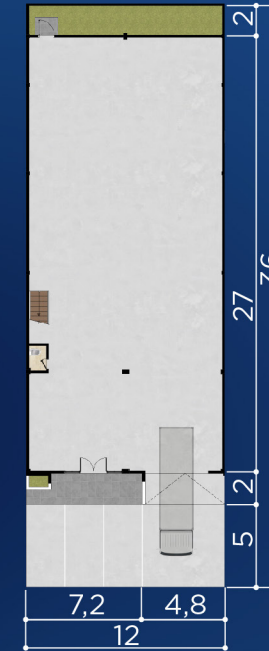
Building Area : 324 m²

Maxima+ | Type 12 x 36

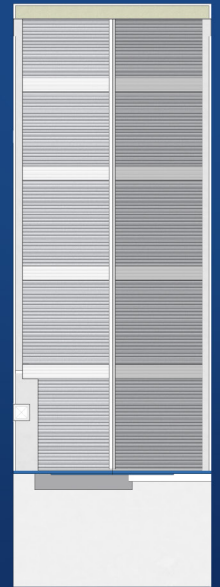
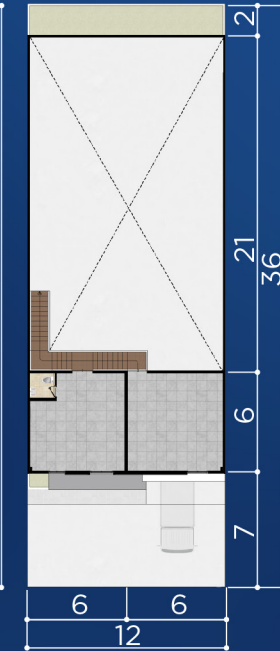
We provide ready-to-build industrial plots that can be tailored to your business needs.



Floor 1



Floor 2



Unit Plan Detail 12 x 36

Land Area : 432 m²

Building Area : 396 m²

MAP LOCATION



Developed by :


AGUNG INTILAND

LAKSANA
Business Park


Luxima

HEAD OFFICE :

Jl. Pantai Indah Selatan 1 Blok DC 08-10, Pantai Indah Kapuk, Jakarta Utara

SITE OFFICE :

Jl. Raya Kalibaru, Desa Laksana - Kecamatan Pakuhaji, Kabupaten Tangerang, Banten

Disclaimer: The data and images listed in this brochure are for illustration purposes only, and changes to the data and images may occur at any time and are the full right of the developer.