

PROPERTY PROFILE · NOVEMBER 2026

Kaji Bagong Agro-Tourism Park

Water park, restaurant, and villa estate

Purwosari, Pasuruan Regency, East Java, Indonesia

PRICE

IDR 11,000,000,000

Net price

LAND AREA

±9,200 m²

3 freehold titles (SHM)

LOCATION

Purwosari, Pasuruan Regency

Jl. Rejoso No. 99, Pager

ASTARA
CIPTA MANDIRI

Marketed under the owner's mandate by PT Astara Cipta Mandiri
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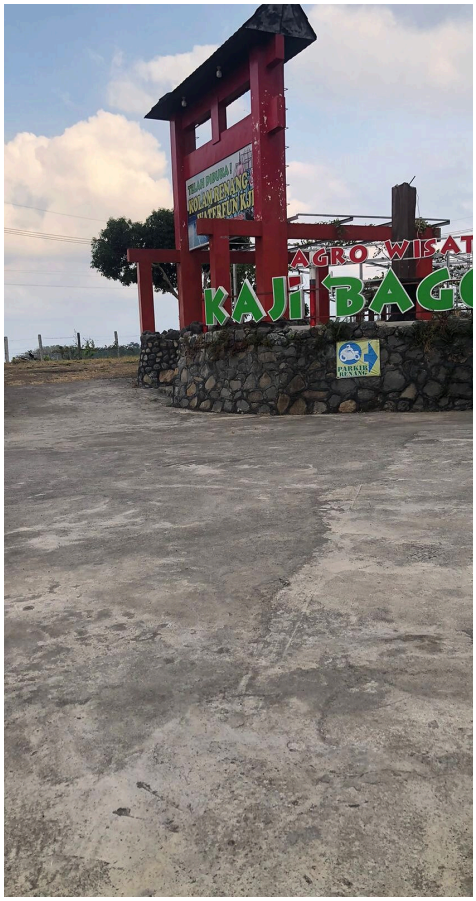
01 Overview

Kaji Bagong Agro-Tourism Park (KJB) is a family leisure destination in Purwosari, Pasuruan Regency, set on some 9,200 m² of land with Mount Arjuno as its backdrop. It brings together swimming pools and water attractions, a restaurant, a three-storey villa with a rooftop café, and a vineyard, and still has land in reserve for expansion.

The owner is offering the land, buildings, and facilities together as a single lot. PT Astara Cipta Mandiri does not own the property; the Company markets it under the owner's mandate, on a fee basis.

KEY FACTS

PROPERTY	Kaji Bagong Agro-Tourism Park (KJB)
CURRENT USE	Water park, restaurant, villa, and vineyard
ADDRESS	Jl. Rejoso No. 99, Pager, Purwosari District, Pasuruan Regency, East Java 67162, Indonesia
LAND AREA	±9,200 m², in three parcels
TITLE	Freehold (Sertifikat Hak Milik), three certificates
ASKING PRICE	IDR 11,000,000,000, net
DOWN PAYMENT	IDR 2,000,000,000, paid before a notary
MARKETED BY	PT Astara Cipta Mandiri, under the owner's mandate

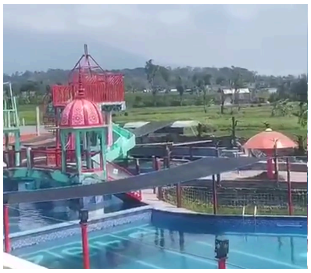


Entrance to Kaji Bagong Agro-Tourism Park

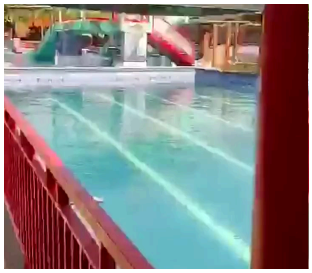
02 Buildings and facilities

All of the buildings and facilities below stand on the property's land and are included in the sale.

RESTAURANT	A 10 × 20 m restaurant building with open-air dining next to the vineyard.
SWIMMING POOLS	Four pools totalling ±650 m²: a main lane pool, a water-attraction pool with slides, and a fish-therapy pool.
GAZEBOS & VISITOR AREAS	Seven poolside gazebos, covered seating, a children's play area, and a stage for performances, receptions, and other events.
VILLA	A three-storey building of ±90 m² per floor with a flat rooftop. The pool filtration plant is housed on the ground floor.
ROOFTOP CAFÉ	An open-air café structure above the villa, facing Mount Arjuno and the sunset.
VINEYARD	A pergola vineyard of ±1,200 m².
CANTEENS	Two two-storey canteens, each 4 × 6 m.
ANCILLARY BUILDINGS	A 6 × 6 m prayer hall, a ticket counter combined with a beverage kitchen, washrooms for restaurant guests, and pool changing rooms whose roof slab has already been cast, ready to carry guest lodging.
WATER	A bore well and a water tower. According to the owner, streams and several springs on the land supply the pools.
INFRASTRUCTURE	Internal roads linking the pools, villa, and café, together with the front and upper car parks.
ROOM TO EXPAND	Undeveloped land on several sides of the site.



The villa's upper floor, with views over rice fields to Mount Arjuno.



Four pools totalling ±650 m², water slides, and seven gazebos.



A vineyard of ±1,200 m², the upper car park, and the prayer hall.



Undeveloped land at the rear of the site.

Stills from the owner's site footage.

03 Photographs

The photographs and stills were taken on site by the owner. Video footage of each area can be viewed on the property page of the Company's website.



The KJB restaurant



Villa, ticket counter, and viewing tower



Pools and water attractions, seen from the rooftop café



Villa terrace

AREA-BY-AREA VIDEO
Scan to open the property page
astaracipta.com/en/property

LOCATION
Scan to open Google Maps
maps.app.goo.gl/agmhQXtYzJLqGN6u5

04 Land title and transaction procedure

CERTIFICATES

SHM 1	6,400 m²
SHM 2	900 m²
SHM 3	1,900 m²
TOTAL	**9,200 m²**

NOTE ON COLLATERAL

All three certificates are currently held by Bank BRI as collateral. Their release is part of the transaction procedure set out below and takes place before a notary.

TRANSACTION PROCEDURE

01

VIEWING

Having registered interest in writing through the Company's official channels, the prospective buyer visits the site and examines copies of the certificates.

02

DOWN PAYMENT

The buyer pays a down payment of IDR 2,000,000,000 before a notary.

03

RELEASE OF THE CERTIFICATES

Within 3 working days of the down payment, the three freehold certificates are released by BRI.

04

HANDOVER & SETTLEMENT

The certificates are handed to the buyer and the balance is paid before the notary.

PRICE AND COSTS

The asking price of IDR 11,000,000,000 is net. Taxes and transfer costs are agreed between the parties before the notary.

05 Intermediaries and contact

The Company welcomes freelance intermediaries, whether individuals or property agents, who wish to introduce a buyer for Kaji Bagong Agro-Tourism Park.

FEE	5% of the transaction price. At the listed price of IDR 11,000,000,000, the intermediary's fee comes to IDR 550,000,000.
WHO BEARS IT	The fee is already included in the listed price and is not charged to the buyer as an extra.
TAKING PART	Open to anyone, with no registration required. An intermediary simply contacts the Company's official WhatsApp when bringing a prospective buyer.
PAYMENT	The fee is paid once the transaction has been settled in full before the notary.
LIMITS OF AUTHORITY	Intermediaries do not receive payments and may not vary the price or the terms. All payments are made before the notary.

MARKETED BY

COMPANY	PT Astara Cipta Mandiri
CAPACITY	Marketer under the owner's mandate, on a fee basis; not the owner of the property
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KAJI BAGONG CHANNELS

MAP	maps.app.goo.gl/agmhQXtYzJLqGN6u5
TIKTOK	@kaji.bagong.resto
INSTAGRAM	@kajibagongresto

The TikTok and Instagram accounts belong to the Kaji Bagong business and do not handle the sale. Enquiries are accepted only through the Company's official channels.

DISCLAIMER Kaji Bagong Agro-Tourism Park is not an asset of PT Astara Cipta Mandiri. The Company acts solely as marketer under the owner's mandate, on a fee basis, and is not the seller. Areas, dimensions, and descriptions of facilities come from the owner, and prospective buyers should check them against the certificates and the property itself. The price stated is net; taxes and transfer costs are agreed between the parties before the notary. This document is not a binding offer.