



indonesia
health tourism

JTP
JAWATIMURPARK
GROUP



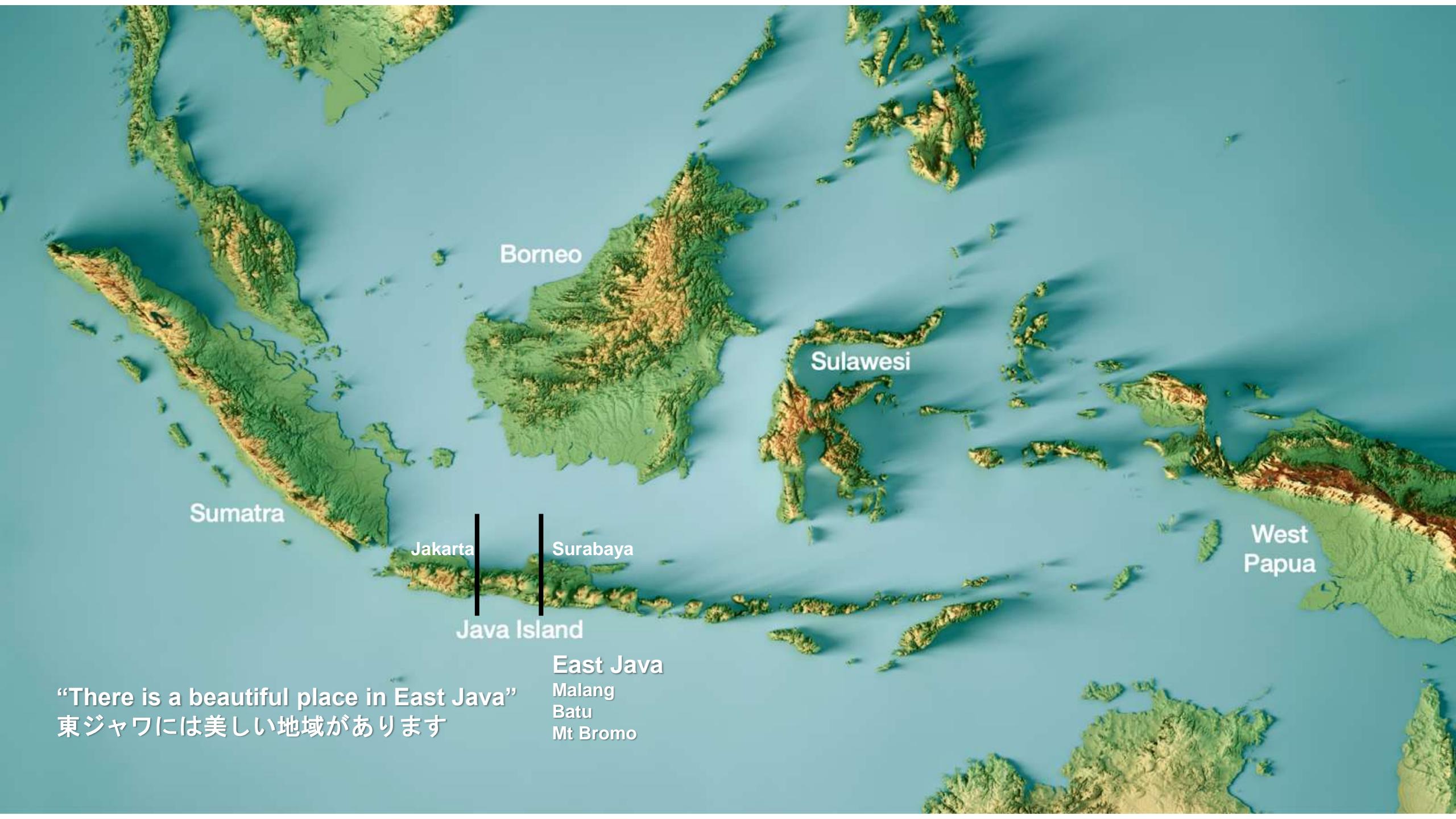
mht
Malang
Health
Tourism

Mariposa
at *Klub Bunga*
the golden living wellness resort

Integrated Natural Medical Wellness & Senior Living Resort

Proposed Concept
2025





“There is a beautiful place in East Java”
東ジャワには美しい地域があります

East Java
Malang
Batu
Mt Bromo

The Batu–Malang–Mount Bromo corridor

is one of Indonesia's most breathtaking and strategic tourism belts, especially for nature-based wellness, health retreats, and senior living. Cool mountain air (18–24°C year-round), lush forests, and scenic hills make Batu a natural wellness haven. Home to **Jatim Park 1–3**, **Batu Secret Zoo**, and **Museum Angkut**, attracting families and local tourists. Perfect setting for a **wellness resort or recovery retreat**, especially for stress detox, post-operative recovery, and geriatric wellness.

Malang: Historic & Cultural Gateway: A blend of **colonial architecture**, cafes, education centers, and healthcare hubs (like Persada Hospital, RS Lavalette).

Mount Bromo: Majestic Volcanic Beauty
•A world-renowned destination with its **sunrise view over the Tengger Caldera**, often described as spiritual or otherworldly. Potential for **spiritual retreats, mindfulness camps, yoga festivals**, and eco-wellness events.

バトゥ・マラン・ブロモ山回廊は、インドネシアで最も息を呑むほど美しく戦略的な観光地帯の一つであり、特に自然を基盤としたウェルネス、ヘルスリトリート、シニア向け住宅として人気です。涼しい山の空気（年間を通して18~24°C）、緑豊かな森林、そして風光明媚な丘陵地帯が、バトゥを自然豊かなウェルネスの楽園にしています。ジャティムパーク1~3、バトゥ・シークリエット動物園、アンクット博物館などがあり、家族連れや地元の観光客を魅了しています。特にストレス解消、術後回復、高齢者向けウェルネスなど、ウェルネスリゾートやリカバリーリトリートに最適な環境です。

マラン：歴史と文化の玄関口：植民地時代の建築物、カフェ、教育センター、ヘルスケア施設（ペルサダ病院、RSラバレットなど）が融合しています。

ブロモ山：雄大な火山の美しさ

テンゲルカルデラから昇る日の出の絶景は、スピリチュアルな、あるいは別世界のような景色とよく表現され、世界的に有名な観光地です。スピリチュアルリトリート、マインドフルネスキャンプ、ヨガフェスティバル、エコウェルネスイベントの可能性。



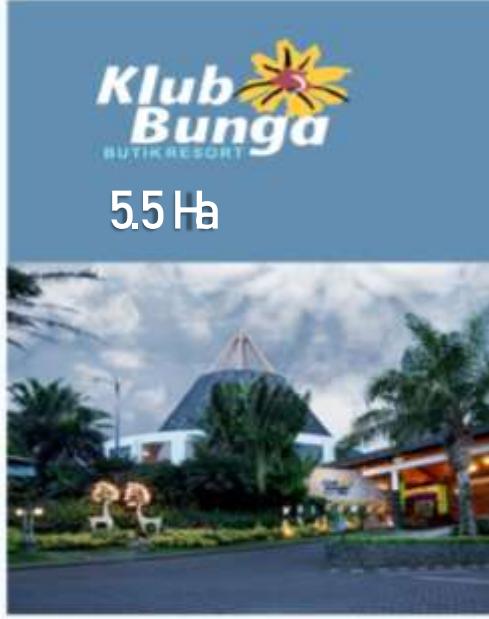
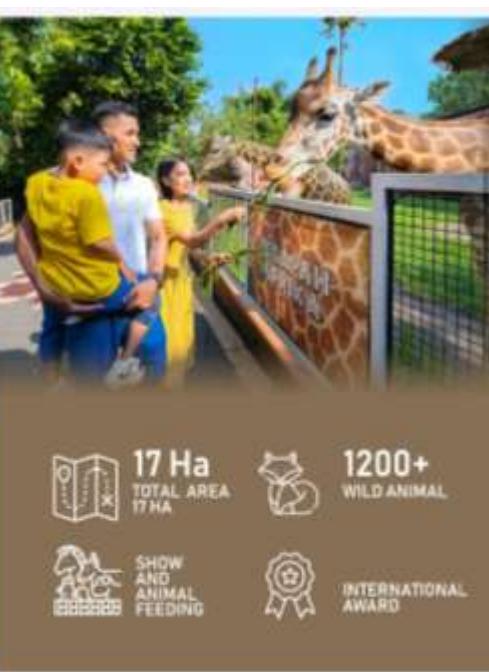
- Based on official data from the Batu City Tourism Office, the number of tourist visits to Batu City has increased from 2023 to 2024. In 2023, there were **10,116,570 tourist visits**, while in **2024 it increased to 11,005,189 tourist visits**.
- バトゥ市観光局の公式データによると、バトゥ市への観光客数は2023年から2024年にかけて増加しています。2023年には10,116,570人の観光客が訪れましたが、2024年には11,005,189人に増加しました。





AMAZING





Since 1996
1996年以来

**Jatim Park Group All Area
approximately is 52.8 Ha in Batu,
East Java, Indonesia**

ジャティムパークグループの
総面積は、インドネシア東ジ
ヤワ州バトゥ市にあり、約
52.8ヘクタールです。

Our Milestones

What Next? 次は何？



The Jawa Timur Park Group (JTP Group) has been instrumental in transforming Batu, East Java, from a modest highland town into one of Indonesia's premier tourism destinations. Established in 1996 by Paul Sendjojo, the group has developed a series of innovative theme parks that blend education, recreation, and cultural appreciation, significantly impacting the local economy and tourism ecosystem.



“The First Integrated
Medical-Wellness-Senior
Living Resort in East Java’s
Tourism Heartland”

「東ジャワの観光中心地
における初の医療・ウェ
ルネス・シニアリビング
統合リゾート」



Paul Sastro Sendjojo
Founder



Ali Muchamad
President Director



Rio Imam Sendjojo
Director



Ronny Sendjojo
Director

Words From THE DIRECTORS

Jawa Timur Park Group, a premier tourism enterprise affiliated with bunga Wangsa Sedjati Compan, was established in 2001 by Paul Sastro Sendjojo.

Recognizing the scarcity of attractions in Kota Malang, Malang, despite its picturesque surroundings and pleasant climate, Paul envisioned a vibrant destination for people to enjoy. Consequently, he undertook the initiative to create an engaging space for visitors.

Presently, the reins of leadership have transitioned to the second generation, overseen by his partner, Mr. Ali Muchamad, along with his two sons, Rio Imam Sendjojo and Ronny Sendjojo, Jawa Timur Park Group has evoled into a prominent entity featuring 19 theme parks dan 5 hotels. The establishments are strategically located across various cities in Indonesia, with plans for expansion into Banyuwangi, BSD City, and Lampung currently underway



ARDANTYA SYAHREZA

アルダンティア・シャレザ

Chairman of M HEALTH Company / M HEALTH 社会長
Chairman of Malang Health Tourism Board / マラン(市)保健観光委員会会長



Cardiac Center
Aesthetic Center
Orthopedic Center
Neuro Center
Nephrology Center
Gerontology Center

心臓センター
美容センター
整形外科センター
神経センター
腎臓学センター
老年学センター



Cardiac Center
Dermatology Clinic
Travelling
Haemodialysis
Medical Check Up

心臓センター
皮膚科
巡回血液透析
健康診断



Cancer Center
Kidney Center
Geriatric Center
Medical Check Up

がんセンター
腎臓センター
老年センター
健康診断



Orthopedic
Traumatology
Medical Rehabilitation

整形外科外傷学
医療リハビリテーション



Stem Cell Therapy for
Degenerative
Diseases:
- Osteoarthritis
- Diabetes Mellitus
- Autoimmune
- Cardiovascular
- Neuro Degenerative

変性疾患に対する幹細胞療法：
- 変形性関節症
- 糖尿病
- 自己免疫疾患
- 心血管疾患
- 神經変性疾患



Integrated Breast Center
Integrated Thyroid Center
Integrated Gynaecology Center
Integrated Oncology Center
Chemotherapy Center
Women Screening Center

統合乳がんセンター
統合甲状腺センター
統合婦人科センター
統合腫瘍センター
化学療法センター
女性スクリーニングセンター

Persada Hospital

ペルサダ病院

D'Mariposa
at Klub Bunga
the golden living wellness resort



CT Scan 64 Slices / CTスキャン 64スライス



MRI 1.5 Tesla /
MRI 1.5テスラ



X Ray / X線



Bone Mineral Densitometry /
骨密度測定



Cathlab / カテラボ



Arthroscopy /
関節鏡検査



D'Mariposa
at Klub Bunga
the golden living wellness resort

RSUD Karsa Husada

カルサ・フサダ病院

Mariposa
at Klub Bunga
the golden living wellness resort



CT Scan 128 Slices /
CTスキャン 128スライス



MRI 1.5 Tesla /
MRI 1.5テスラ



Hemodialysis /
血液透析



Lab Patologi Anatomi /
ラボラト病理学解剖学



Cathlab / カテラボ



Aesthetic Clinic /
美容クリニック



Mariposa
at Klub Bunga
the golden living wellness resort

The Doctors ドクターズ

Mariposa
at Klub Bunga
the golden living wellness resort



Prof Dr. dr. Mohamad Hidayat,
SpB, SpOT (K)
Consultant Hip and Knee



Prof. Dr. dr. Handono Kalim
Sp.PD-KR
Consultant Rheumatology



Prof.DR.dr.Respati
S.Dradjat, Sp.OT (K)
Consultant Traumatology



Prof. dr. Mohammad Saifur
Rohman, Sp.JP (K), Ph.D
Consultant Cardiology Intervention



Prof. DR.dr. Djoni Djunaedi,
Sp.PD-KPTI, Finasim
Konsultan Tropik Infeksi



dr. Sri Budhi Rianawati
SpS (K)
(Neurobehavior –
Alzheimer, Dementia)



dr. Rulli Rosandi, SpPD
KEMD
(Endocryne)



Dr.dr. Zamroni Afif SpS
(Sleeping Disorder)



Dr. dr. Farhad Balafif,
SpBS(K)
Consultant Neuro
Intervention



Dr. dr. Edi Mustamsir,
Sp.OT (K)
Consultant Sport
Medicine



Dr. dr. Muhammad S.
Niam, M.Kes, FINACS,
Sp. B., SubspBD (K)
Consultant Digestive



Herman Yosef Limpat
Wihastyoko, dr.,
Sp.B.P.R.E., Subsp. K.M.
(K) PhD – Aesthetic
Consultant



Dr. dr. Mochammad
Bachtiar Budianto, Sp.B,
(K) Onk
Konsultan Oncology



dr. Nanang Triwahyudi SpKO
(Sport Medicine)



dr. Laksmi Sasiarini, SpPD
KEMD
(Endocryne)



dr. Suci Prawitasari Sp DVE
(Dermatologist)

The Doctors ドクターズ

Mariposa
at Klub Bunga
the golden living wellness resort



dr. Paksi
Satyagraha SpU
Reconstructive
Urology Surgery



dr. Agus Chairul
Anab, Sp. BS
Neuro Micro
Surgery



dr. Donny Wisnu
Wardhana, Sp.BS.
Subsp.BS-Onk (K),
FICS
Advanced Endoscopic
Sinus & Skull Base



dr. Andhika
Yudistira, Sp.OT
(K) Spine
Spine Ortho MISS



dr. Ahmad Dian
Wahyudiono, Sp.THT-
KL (K)
Cochlear Implant



dr. Heny Martini SpJP
(K)
Consultant Cardiology
Intervention



dr. Eko Arisetijono,
SpS (K)
Consultant Stroke



dr. Koernia Kusuma
Wardhana,
Sp.BTKV
Minimal Invasive
Open Heart Surgery



dr. Maretha
Primariayu, M.Gizi,
Sp.GK
Nutritionist



dr. Yoga
Waranugraha SpJP
(K)
Consultant
Cardiology Arrhythmia



dr. M Alfa Ferry
SpBTKV
Minimal Invasive
CABG



dr. M Sofyanto, SpBS
Neuro Micro Surgery



dr. Sri Sunarti, SpPD
KGer
(Consultant Promotive
Gerontology)



dr. Frilya Rachma
Putri SpKJ
(Mental Health &
Stress
Management)



GROWING ELDERLY POPULATION

By 2035, Indonesia will have 48 million elderly. There's a huge lack of premium, hospitality-based senior living options



DOMESTIC WELLNESS & HEALTH TOURISM GROWTH

Middle- and upper-income Indonesians increasingly seek quality care + experience. Demand for post-op and recovery spaces outside hospitals is rising.

高齢者人口の増加

2035年までにインドネシアの高齢者人口は4,800万人に達すると予想されています。しかし、ホスピタリティを重視した高級シニア向け住宅の選択肢は大きく不足しています。

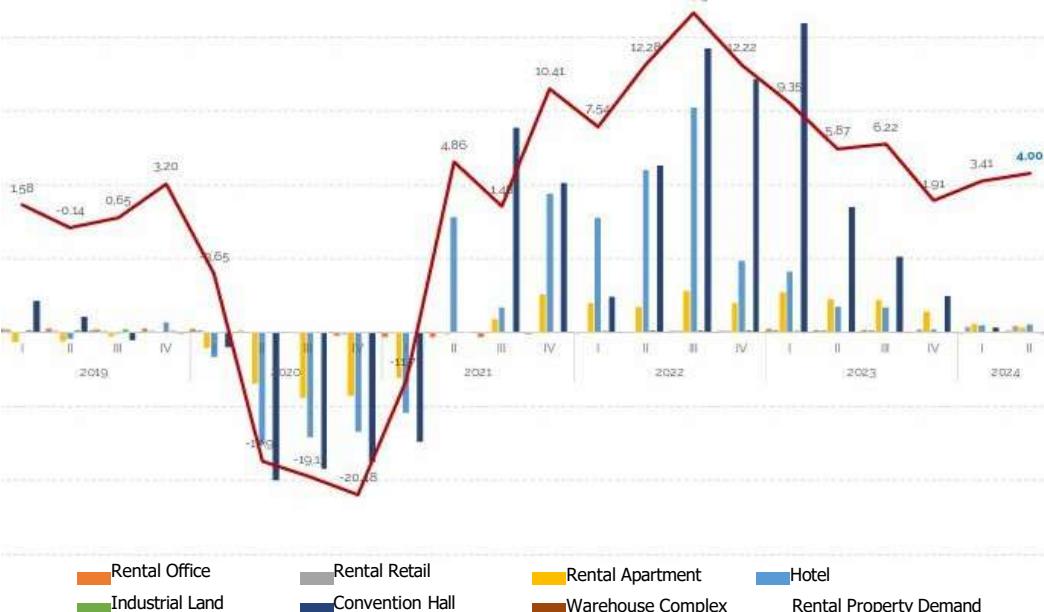
国内のウェルネス＆ヘルスツーリズムの成長

インドネシアの中高所得層は、質の高いケアと体験を求める傾向が高まっています。病院外の術後・回復期ケアスペースの需要が高まっています。

Secondary Research

Growing demand for senior lifestyle housing and a rebounding property market make this the right time to invest in Mariposa.

Property Market Rebounds, Rental Segment Leads with 4% YoY Growth

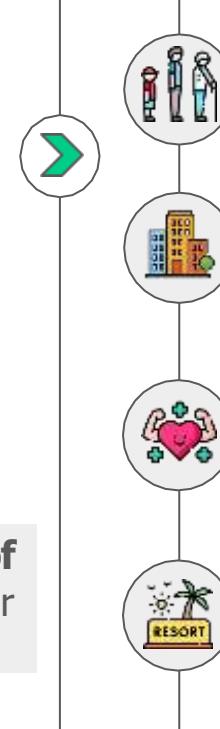


From the demand side, the **property market shows signs of a rebound**. In the first half of 2024, the rental property sector grew by 4.00% YoY.

Positive Sentiment from News:

Senior-Friendly Housing: Market Potential Reaching USD 1.44 Billion by 2025

Business, JAKARTA – According to the Indonesian Senior Living Association, the senior living business especially senior clubs still has strong potential, with the market portfolio expected to reach IDR 23 trillion (around USD 1.44 billion) by 2025.



Indonesia is entering an ageing phase.

By 2025, the senior living market is projected to reach **USD 1.44 billion**

This demand is shaped by changing family dynamics.

More elderly now live apart from their children creating a growing need for independent yet supportive living environments.

Seniors no longer seek just care, they seek lifestyle.

Today's elderly prefer active living, wellness access, social engagement, and autonomy over traditional institutional care.

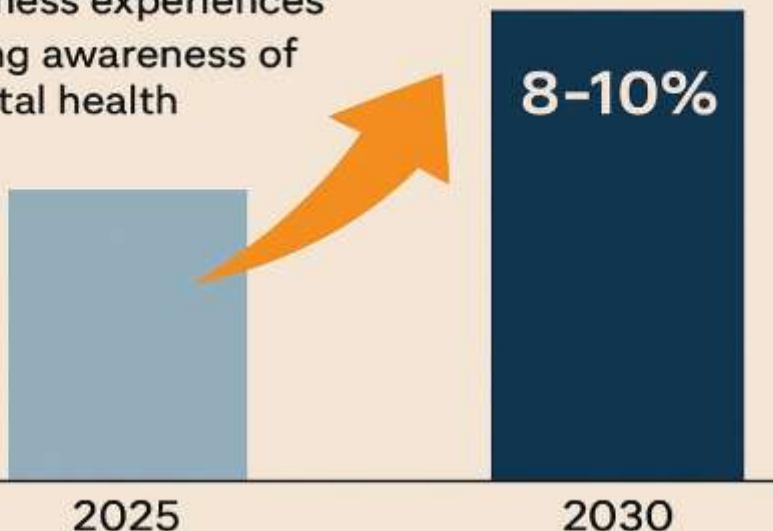
Mariposa is designed to fill that needs!

With its integrated wellness, medical support, and resort-style living, Mariposa is the right answer for a new standard for ageing well in Indonesia.

INDONESIA'S WELLNESS RETREAT MARKET

is projected to grow at a compound annual growth rate (CAGR) of 8-10% between 2025 and 2030

- Increasing demand for personalized wellness experiences
- Rising awareness of mental health



Globally, wellness tourism is valued at \$651 billion annually and is forecasted to grow at an average annual expenditure rate of 16.6% through 2027.

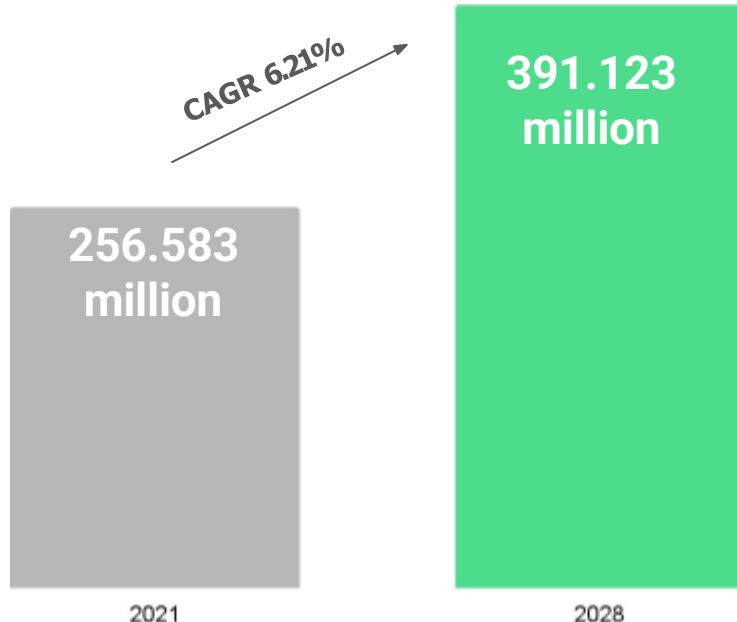
インドネシアのウェルネスリート市場の成長

- ・ インドネシアのウェルネスリゾート業界は力強い成長を遂げており、健康志向の旅行者にとってインドネシアは最高の旅行先となっています。
- ・ インドネシアのウェルネスリート市場は、2025年から2030年にかけて年平均成長率(CAGR) 8~10%で成長すると予測されています。この成長は、パーソナライズされたウェルネス体験への需要の高まり、メンタルヘルスへの意識の高まり、そして世界的なウェルネスツーリズム産業の拡大によって牽引されています。世界全体では、ウェルネスツーリズムは年間6,510億ドルと評価されており、2027年まで平均年間支出率16.6%で成長すると予測されています。

Secondary Research

Indonesia's Growing Corporate Wellness Market and Policy Integration

Indonesia's Corporate Wellness Market



Indonesia's corporate wellness market is growing steadily and there are significant opportunities for new players or service expansion.

Now employee wellness programmes in Indonesia has begun to build



Employee Wellbeing Policy

The employee wellbeing programme includes physical, mental, social and financial. wellness is now part of **corporate strategy** and **social compliance**.



- Indonesia offers a diverse array of wellness experiences rooted in its rich cultural heritage and natural landscapes:
 - **Traditional Therapies:** Authentic treatments such as Javanese massages, herbal medicine (jamu), and spiritual healing practices.
 - **Nature-Based Activities:** Opportunities for forest healing, meditation, eco-trekking, and cycling.
 - **Cultural Integration:** Wellness experiences that incorporate local wisdom and traditions, offering holistic nourishment to the body, mind, and soul.

インドネシアは、豊かな文化遺産と自然の景観に根ざした多様なウェルネス体験を提供しています。

- **伝統療法:** ジャワ式マッサージ、漢方薬(ジャムウ)、精神的な癒しの実践などの本格的な治療法
- **自然に基づいたアクティビティ:** 森林での癒し、瞑想、エコトレッキング、サイクリングなどの機会。
- **文化の融合:** 地元の知恵と伝統を取り入れたウェルネス体験で、身体、心、魂に総合的な栄養を提供します。

Mariposa Integrated Medical Wellness and Senior Living Resort

“

Mariposa Integrated Medical Wellness and Senior Living Resort is a pioneering multi age medical wellness facilities that integrates high-end medical care, natural healing and regenerative living to promote lifelong wellbeing located in Batu, East Java, Indonesia.

Mariposa offers tranquil, nature-driven environment where individuals, families, and seniors can experience holistic health, meaningful connections and high-quality living.

マリポサ統合医療ウェルネス＆シニアリビングリゾートは、インドネシア東ジャワ州バトゥに位置する、最先端医療、自然療法、そして再生型ライフスタイルを統合し、生涯にわたる健康を促進する、先駆的な多世代医療ウェルネス施設です。マリポサは、個人、家族、そして高齢者の方々が、ホリスティックな健康、有意義なつながり、そして質の高い生活を体験できる、静かで自然豊かな環境を提供しています。

“



Mariposa Integrated Medical Wellness and Senior Living Resort

マリポサ統合医療ウェルネス＆シニアリビングリゾート

"A sanctuary where health, comfort, and longevity converge—Mariposa wants to become Southeast Asia's premier destination for **integrated wellness, personalized medical care, and graceful senior living**, nestled in the heart of East Java's tourism hub."

健康、快適さ、そして長寿が融合する聖地、マリポサは、東ジャワの観光拠点の中心に位置し、総合的なウェルネス、個別医療、そして優雅なシニアライフを提供する東南アジア屈指のリゾートです。

Aspects / 側面	Description / 説明
Medical Clinic / クリニック	Specialist care, diagnostics, post-op programs (IVF, Stem cell, Aesthetic, Sport) 専門ケア、診断、術後プログラム(体外受精、幹細胞、美容、スポーツ)
Wellness / ウェルネス	Spa, physiotherapy, fitness, yoga, sound healing, holistic programs スパ、理学療法、フィットネス、ヨガ、サウンドヒーリング、ホリスティックプログラム
Senior Living / シニアリビング	Assisted & Independent living villas/apartments 介護付き・自立型ヴィラ・アパートメント
Tourism & Hospitality / 観光とホスピタリティ	Guest rooms, family suites, leisure packages /客室、ファミリースイート、レジャー・パッケージ
Investor Program 投資家プログラム	Passive income model, investor relations /受動的収入モデル、投資家向け広報

Reason for Mariposa / マリポサの理由

- Mariposa Integrated Medical Wellness and Senior Living Resort is highly relevant to the future Indonesian market due to powerful demographic, economic, and lifestyle shifts that are reshaping consumer needs. Here is a comprehensive breakdown of why Mariposa is timely, future-proof, and well-positioned:

Aspects / 側面

1. Aging Population / 人口の高齢化
2. Rising Health Awareness / 健康意識の高まり
3. Middle-Class Investment / 中産階級の投資
4. Trend of Continuity Care Post Op / 術後継続ケアの動向
5. Location with Multi Advantage / 多様な利点を備えた立地
6. Global Wellness and Aging Trend / 世界の健康と高齢化の傾向

マリポサ統合医療ウェルネス＆シニアリビングリゾートは、人口動態、経済、ライフスタイルの劇的な変化によって消費者ニーズが再編されるインドネシア市場において、非常に重要な位置を占めています。マリポサがタイムリーで、将来を見据え、優れたポジションにある理由を、以下に包括的に説明します。

Mariposa's Proposition / マリポサの提案

- Senior living & geriatric medical services
高齢者向け住宅と老年医療サービス
- Preventive & Regenerative medicine + wellness programs
予防・再生医療＋ウェルネスプログラム
- Health + Real Estate Passive Income
健康 + 不動産 不労所得
- Out-of-hospital recovery & continuity of care
院外回復とケアの継続
- Integrated in tourism zone & medical hub
観光ゾーンと医療拠点に統合
- Capitalizing on wellness lifestyle + aging traveling
ウェルネスライフスタイルと高齢化旅行を活用

Thriving at Every Age: Who Can Benefit



Individuals Seeking Preventive & Holistic Wellness

Those who want to maintain optimal health through preventive and promotive approaches.

Programs Offered (\pm 3- 15 days)

Yoga, Sound Healing, Meditation, Mental Health Consultation, General Medical Check Up, Personalized Fitness & Sport Enhancement

予防的およびホリスティックな健康プログラムを求める人々

ウェルネスプログラムを通じて 健康を維持したい人

提供プログラム :
ヨガ、サウンドヒーリング、瞑想、メンタルヘルスコンサルテーション、一般健康診断、パーソナルフィットネス＆スポーツ強化



Active Aging for Seniors & Pre-Seniors

Elderly (60+) and pre-elderly (45-59) looking for healthy aging solutions, active lifestyles, and holistic well-being.

Programs Offered (\pm 6-12 months)

Longevity Programs, Comprehensive Medical Check Up, Fitness Programs, Regenerative Medicine Clinic

高齢者のためのアクティビエイジングと年金

健康的な老化の解決策と活動的な生活を送るための総合的な健康を求める60歳以上の高齢者と45～59歳の高齢者

提供プログラム :
長寿プログラム、総合健康診断、フィットネスプログラム、再生医療クリニック

あらゆる年齢で繁栄する：誰が恩恵を受けるのか



Corporate & Professional Wellness

Employees and Executives who seek for stress management, preventive healthcare, sustainable fitness programs and workplace wellness solutions.

Programs Offered (work from resort)

Mental Health Clinic, Spine Orthopedic Clinic, Sleeping Clinic, Fitness Programs, Yoga, Meditation, BMI, and Metabolic Health Check Up

企業と従業員の健康

ストレス管理、予防医療、持続可能なフィットネス プログラム、職場の健康ソリューションを求める従業員と経営幹部。

提供プログラム :
メンタルヘルスクリニック、脊椎整形外科クリニック、睡眠クリニック、フィットネスプログラム、ヨガ、瞑想、BMI、代謝健康診断



New Family Trip at Jatim Park and Wellness Program

New Family who enjoyed long-stay at Mariposa to enjoy Zoo and also Wellness Program / Child Clinic

Programs Offered

Batu Secret Zoo, Eco Green Park, Jatim Fun Theme Park, Swimming Pool, Child Growth Development Clinic, Gym, Yoga, Medical Check Up

ジャティムパークでの新しい家族旅行とウェルネスプログラム

マリポサ動物園とウェルネスプログラム/チャイルドクリニックを楽しみながら長期滞在を楽しんだ新しい家族

提供プログラム :
バトゥ・シークリエット動物園、エコ・グリーンパーク、ジャティム・ファン・テーマパーク、スイミングプール
子ども成長発達クリニック、ジム、ヨガ、健康診断

Jatim Park Integrated Location / ジャティムパーク統合ロケーション



site LOCATION

Located inside the Klub Bunga, Kota Batu, Mariposa offers a cool mountain climate, lush landscapes, and a rich wellness ecosystem that fosters healing, relaxation, and active living.

With easy access to healthcare, recreation, and cultural hubs, it is an ideal setting for a connected, fulfilling lifestyle for individuals, couples, families, and seniors.

サイトの所在地

クラブ・ブンガ・コタ・バトゥ内に位置するマリポサは、涼しい山岳気候、緑豊かな景観、そして癒し、リラクゼーション、そしてアクティブなライフスタイルを育む豊かなウェルネスエコシステムを提供します。

ヘルスケア、レクリエーション、文化施設へのアクセスも容易で、個人、カップル、ファミリー、そしてシニアの方々にとって、繋がりのある充実したライフスタイルを送るのに理想的な環境です。

The Total Land Area that Integrates with Klub Bunga Hotel, Batu Secret Zoo, and Eco Bird Park is **38 hectares**.

クラブ・ブンガ・ホテル、バトゥ・シークレット動物園、エコ・バード・パークを合わせた総面積は38ヘクタールです。



Klub Bunga, JTP 1, JTP 2

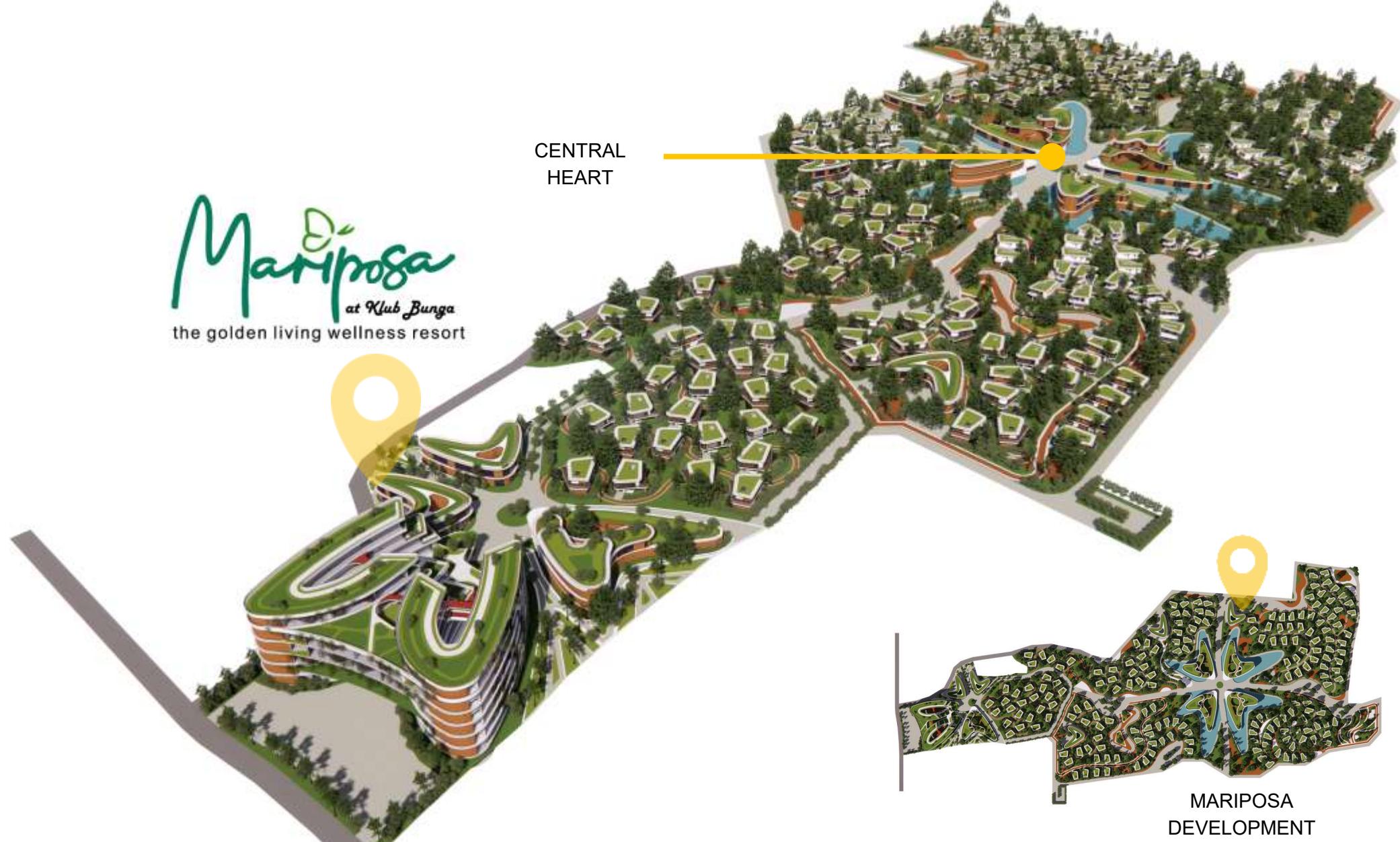
The Klub Bunga Theme Park Hotel, along with all its facilities, as well as Jawa Timur Park 1 and 2, are located side by side within walking distance. They are connected to the development area, providing excellent activity support, great views, and environmental benefits for this development.

ジャティムパーク統合施設

クラブ・ブンガ・テーマパーク・ホテルとそのすべての施設は、ジャティム・パーク1とバトゥ・シークレット動物園と並んで徒歩圏内に位置しています。開発地区に直結しており、素晴らしい体験、素晴らしい眺望、そして環境への配慮をこの開発地区に提供しています。



MARIPOSA 38 Hectares / マリポサ 38ヘクタール



MARIPOSA IMPLEMENT BLUE ZONE LIFESTYLE / マリポサ・インプリメント・ブルーゾーン・ライフスタイル

Mariposa offers long-term healthy living with complete facilities to move naturally, eat wisely, promote sense of purpose, meditate.

マリポサは、自然な動き、賢い食事、目的意識の促進、瞑想のための完全な設備を備え、長期にわたる健康的な生活を提供します。



Blue zone life lessons

- Move naturally
- Right tribe
- Right outlook
- Eat wisely



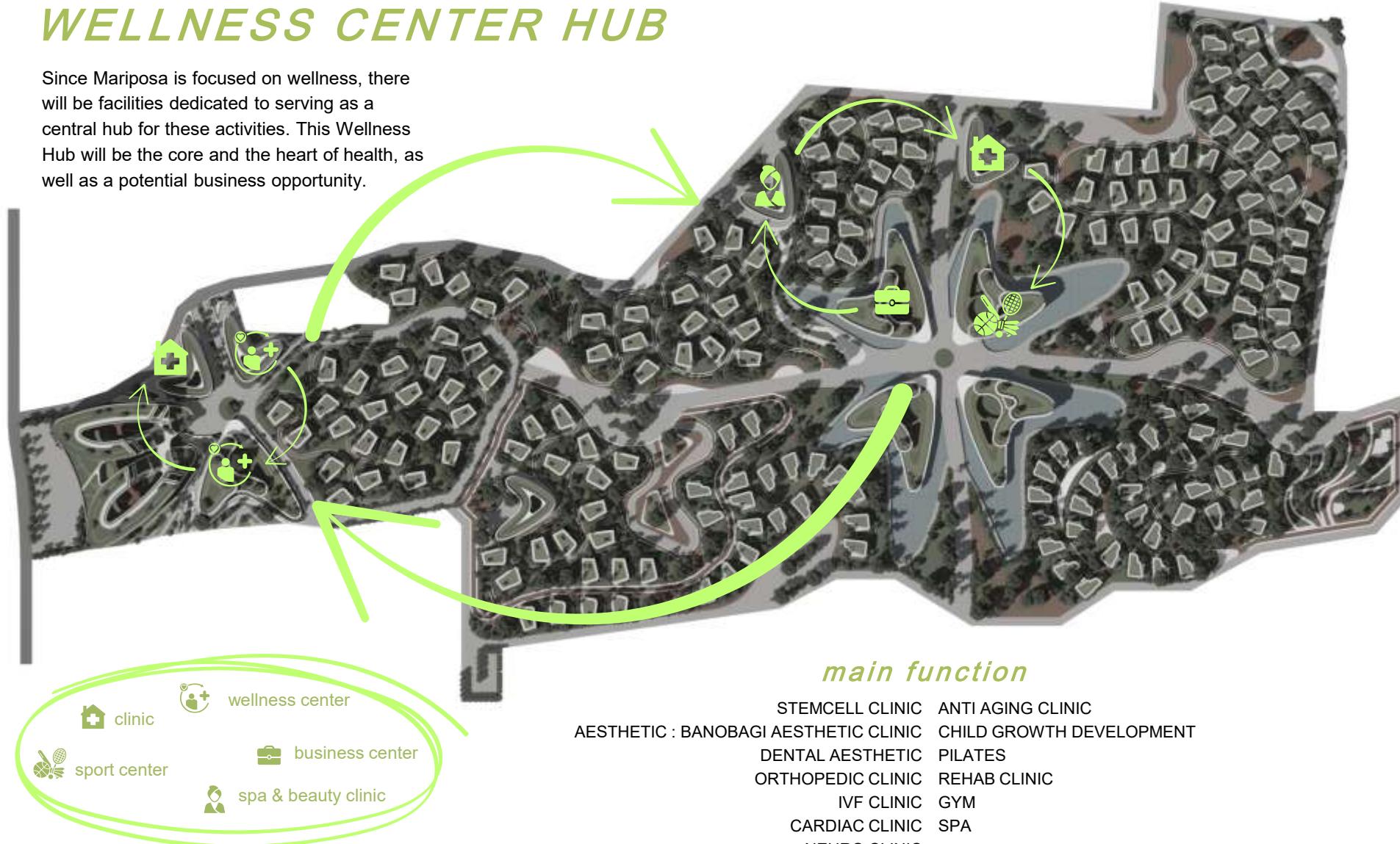
- apartment
- clinic
- wellness center
- public garden

- shopping center
- business center
- green house
- water shelter

- school and course
- sport center
- spa & beauty clinic
- glamping

WELLNESS CENTER HUB

Since Mariposa is focused on wellness, there will be facilities dedicated to serving as a central hub for these activities. This Wellness Hub will be the core and the heart of health, as well as a potential business opportunity.



Revenue Model

収益モデル



Stream 収益の流れ	Example Services サービス例	Estimated 推定
• Medical clinic	Check-ups, rehab, diagnostics	High-margin per patient (IDR 500K–2M)
• Wellness spa	Massage, physiotherapy, yoga	High volume, low margin
• Senior living	Assisted: IDR 15–25M/month/resident	Stable, long-term income
• Short-term rentals	Villas, rooms for post-op/staycation	IDR 2.5M–5M/day/unit
• Family tourism add-ons	Daycare, shuttle, guided tours	Optional but attractive

MASTERPLAN 1.0

マスタープラン 1.0



MASTERPLAN 1.0

マスタープラン 1.0



site plan zonation

ZONE 1

medical wellness area

- 1 main entrance
- 2 Mariposa Central Node
- 3 clinic and medical training facilities
- 4 wellness, and holistic therapy facilities
- 5 healthy café and restaurant

ゾーン 1

メディカルウェルネスエリア

- 正面玄関
- リポサ中央ノード
- クリニックおよび医療研修施設
- ウェルネスとホリスティックセラピー施設
- ヘルシーカフェ & レストラン
- 機能ホール

ZONE 2

mid-rise living area

- 1 main building
- 2 outdoor communal facilities

ゾーン 2

中層階のリビングエリア

- 本館
- 屋外共用施設

ZONE 3

low-rise residential area

- 1 residential cluster
- 2 co communal garden

ゾーン 3

ヴィラ住宅街

- 住宅街
- 共用庭園

ZONE 4

therapeutic garden activity area

- 1 healing garden
- 2 food forest, phytopharma garden, permaculture co-farming space

ゾーン 4

セラピーガーデンエリア

- ヒーリングガーデン
- フォードフォレスト、フィトファーマカガーデン

LANDSCAPE HIGHLIGHT / 風景ハイライト



INTEGRATED PEDESTRIAN PATHWAY
統合歩行者通路

GREEN ROOF
屋上緑化

SHADE GARDEN
シェードガーデン

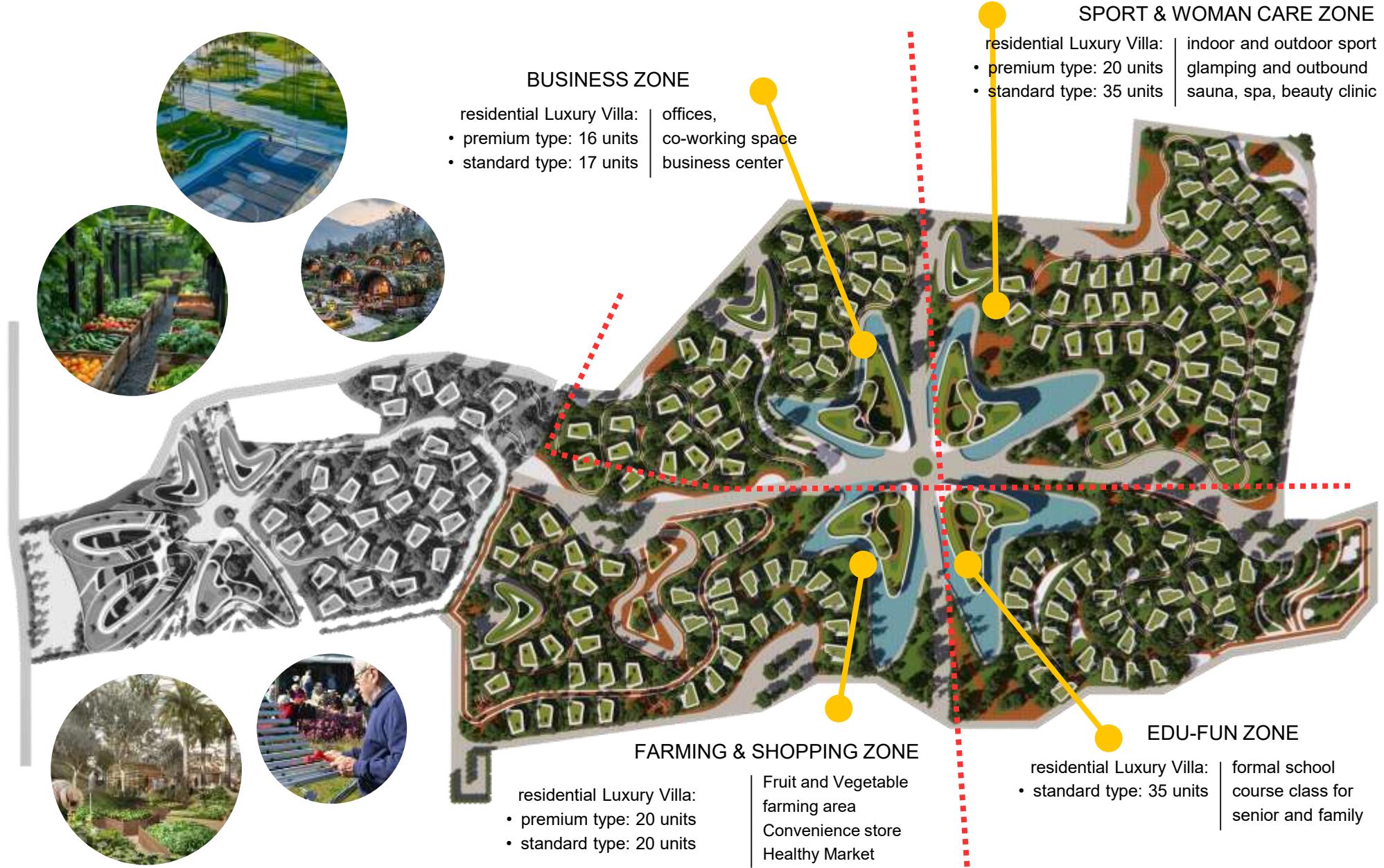
SEATING SPOT
シーティングスポット

THERAPEUTIC
GARDEN
セラピューティックガーデン

JOGGING TRACK ジョギングコース

PLAYFUL CONCEPT プレイフルパーク

MARIPOSA STAGE 2.0 マリポサステージ2.0



Potential of becoming / になる可能性: SPECIAL ECONOMIC ZONE / 特別経済区



Jakarta, April 25th, 2025



SALINAN

PERATURAN PEMERINTAH REPUBLIK INDONESIA
NOMOR 40 TAHUN 2021
TENTANG
PENYELENGGARAAN KAWASAN EKONOMI KHUSUS

1. Tax and Customs Facilities

Tax Holiday / Tax Allowance

- Exemption of VAT and Income Tax on imports of capital goods and raw materials
- No import duty and excise for certain goods
- Tax relief in depreciation/ amortization

2. Ease of Visa and Stay Permit

Visa and Limited Stay Permit (VITAS) and Long Stay Visa for:

- Investors
- Medical tourists
- Foreign experts
- Faster permit process and facilitated by the KEK Administrator

3. Ease of Procurement of Goods and Services

Procurement of goods/services for KEK infrastructure and facilities can be carried out using direct/special methods according to the determination.

Receive acceleration support from the regional or central government.

4. Business Licensing Facilities

All permits in the KEK are integrated through the KEK OSS
Fast, transparent, and legally guaranteed process

5. Other Benefits

Cultivate rights up to 95 years

- Special treatment for employment, including flexibility of work contracts
- International recognition as an investment promotion area

GOVERNMENT REGULATION OF THE REPUBLIC OF INDONESIA NO. 40 OF 2021 ON THE IMPLEMENTATION OF SPECIAL ECONOMIC ZONES

インドネシア共和国政府規則第40号（2021年）特別経済区の実施に関する規則

1. 税制および関税優遇措置

免税措置／税額控除

- 資本財および原材料の輸入にかかるVAT（付加価値税）および所得税の免除
- 特定品目の輸入関税および物品税の免除
- 減価償却費の減税

2. ビザおよび滞在許可の簡素化

以下の方を対象としたビザ、限定滞在許可（VITAS、および長期滞在ビザ

- 投資家
- 医療観光客
- 外国人専門家
- KEK管理者による迅速な許可手続き

3. 物品およびサービスの調達の簡素化

KEKのインフラおよび施設に必要な物品／サービスの調達は、決定に基づき、直接または特別な方法で行うことができます。

地方政府または中央政府からの迅速化支援を受けることができます。

4. 事業ライセンス制度

KEK内のすべての許可是KEK OSSを通じて統合されます
迅速で透明性が高く、法的に保証されたプロセス

5. その他の特典

最長95歳までの耕作権

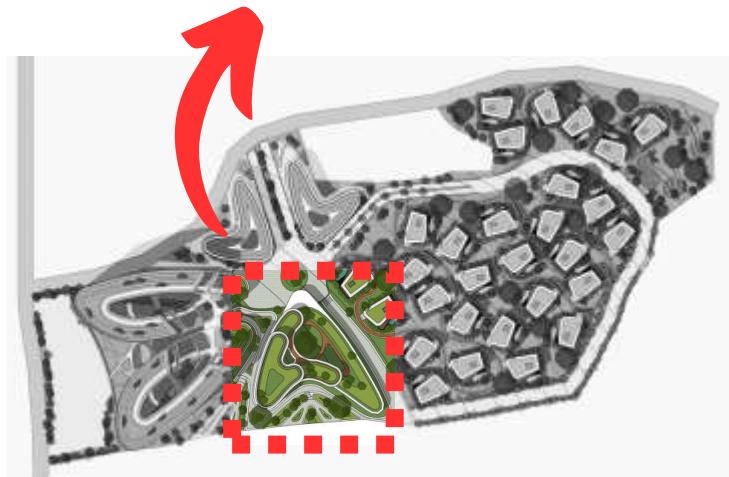
- 雇用契約の柔軟性を含む、雇用に関する特別待遇
- 投資促進地域としての国際的な認知

MEDICAL WELLNESS AREA / メディカルウェルネスエリア



MARIPOSA CENTRAL NODE / マリポサ中央ノード

A FUSION OF WELLNESS, NATURE, AND INNOVATION / ウェルネス、自然、イノベーションの融合



Floor	Total Area	Facilities	Facilities
	m2	%	m2
Ground Floor	Main Entrance	12%	150
	Concierge	12%	150
	Waiting Lounge	16%	200
	Cafe Refreshment	12%	150
	Pharmacy & Retail	12%	150
	Emergency Response	14%	175
	Health Check Up	12%	150
	Admin & Coordination	10%	125
	Dropoff	74%	590
First Floor	Circulation Access	26%	210
	Consultation Room	22%	250
	Health Monitoring Hub	36%	400
	Telemedicine Station	22%	250
	Lounge & Meeting room	20%	200
Second Floor	Circulation Access	100%	510
	Wellness Theater	40%	450
	Community Hub	24%	250
	Indoor Gym	36%	400
	Circulation Area	100%	520

MEDICAL WELLNESS AREA LAYOUT / メディカルウェルネスエリアのレイアウト

MARIPOSA CENTRAL NODE

マリポサ中央ノード

1. Drop Off / ドロップオフ
2. Reception / 受付
3. Courtyard / 中庭
4. Concierge / コンシェルジュ
5. Waiting Lounge / ウェイティングラウンジ
6. Cafe & Restaurant / カフェ & レストラン
7. Pharmacy & Retail / 薬局・小売
8. Administration / 行政
9. Emergency Response / 緊急対応
10. Waiting Lounge / ウェイティングラウンジ
11. Meeting Room / 会議室
12. Medical Check Up Lounge / 健康診断ラウンジ
13. Doctor Clinic Rooms / 医師診療室
14. Medical Check Up Lounge / 健康診断ラウンジ
15. Community Training Hub / コミュニティトレーニングハブ
16. Theater & Auditorium / 劇場と講堂
17. Indoor Gym / 屋内ジム

PUBLIC AND IMMEDIATE CARE

CORRIDOR /
廊下

LANDSCAPE /
ランドスケープガーデン

GROUND FLOOR PLAN / 1階平面図



■ DROP OFF AREA / ドロップオフェリア



DROP-OFF AREA
Mariposa Node - Ground Floor



■ LOBBY AREA / ロビーエリア



LOBBY AREA
Mariposa Node - Ground Floor



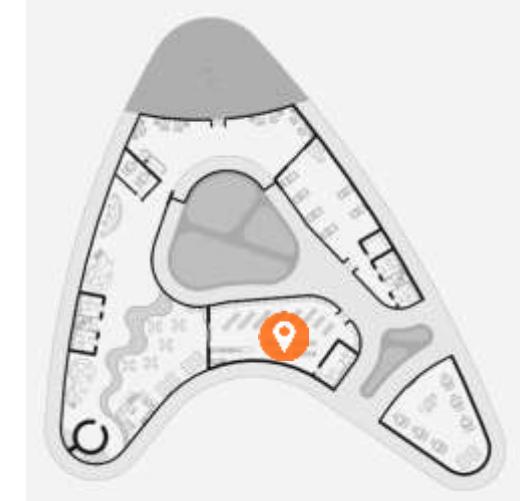
■ EMERGENCY RESPONSE / 救急処置室



EMERGENCY RESPONSE
Mariposa Node - Ground Floor



■ PHARMACY AND RETAIL / 薬局と小売



PHARMACY AND RETAIL
Mariposa Node - Ground Floor



MEDICAL WELLNESS AREA LAYOUT / メディカルウェルネスエリアのレイアウト

MARIPOSA CENTRAL NODE

マリポサ中央ノード

1. Drop Off / ドロップオフ
2. Reception / 受付
3. Courtyard / 中庭
4. Concierge / コンシェルジュ
5. Waiting Lounge / ウェイティングラウンジ
6. Cafe & Restaurant / カフェ & レストラン
7. Pharmacy & Retail / 薬局・小売
8. Administration / 行政
9. Emergency Response / 緊急対応
10. Waiting Lounge / ウェイティングラウンジ
11. Meeting Room / 会議室
12. Medical Check Up Lounge / 健康診断ラウンジ
13. Doctor Clinic Rooms / 医師診療室
14. Medical Check Up Lounge / 健康診断ラウンジ
15. Community Training Hub / コミュニティトレーニングハブ
16. Theater & Auditorium / 劇場と講堂
17. Indoor Gym / 屋内ジム

PUBLIC AND IMMEDIATE CARE

- CORRIDOR / 廊下
- LANDSCAPE / ランドスケープガーデン

1ST FLOOR PLAN / 1階平面図



MEDICAL CHECK UP LOUNGE / 健康診断ラウンジ



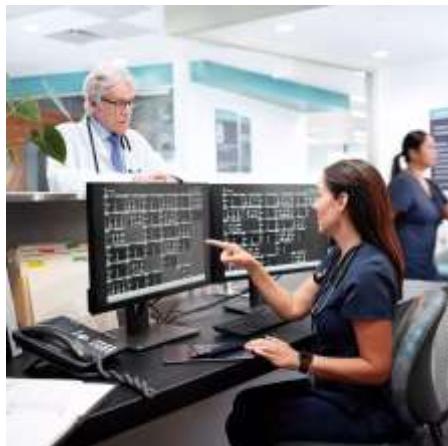
**MEDICAL CHECK UP
LOUNGE**
Mariposa Node - 1st Floor



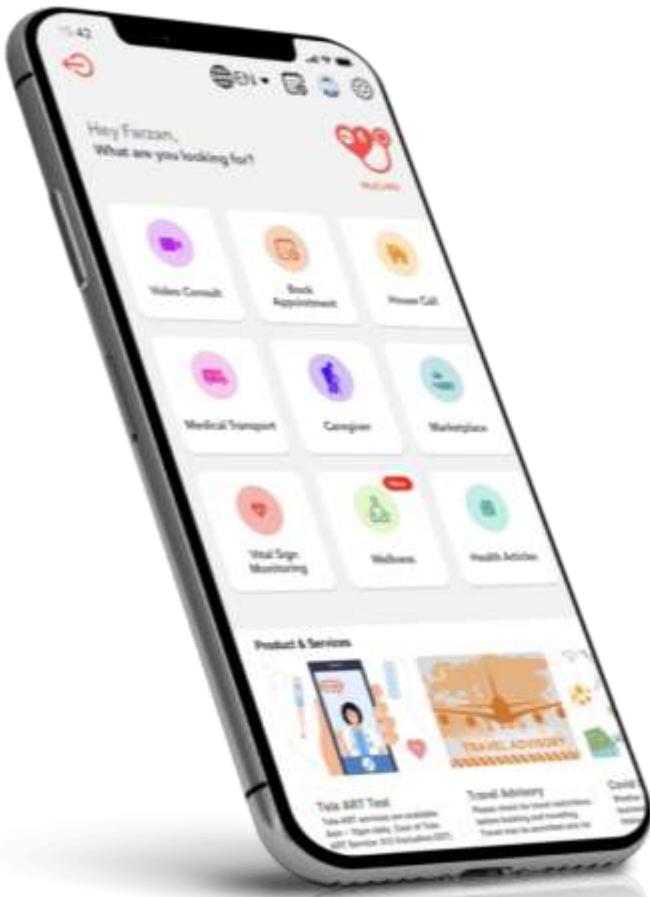
■ HEALTH MONITORING HUB / 健康モニタリングハブ



HEALTH MONITORING HUB
Mariposa Node - 1st Floor



■ HEALTH MONITORING APP / 健康モニタリングモバイルアプリケーション



Each of the visitors will be asked to download an app in order to enhance their experience while they stay at Mariposa. Their schedules, their medical and wellness programs, will be managed through the apps. Including booking Yoga Class, Doctor schedule, etc.

Post of their check out from Mariposa, they will be continuously engaged with the apps to access our services to maintain their meal plan, exercise program, yoga program, health check vital monitoring, tele doctor consultation. Therefore, the customer base of Mariposa will be designed to be attached with us to manage their long-term health plan goals.

マリポサ滞在中の体験をより充実したものにするため、ご来院いただいた皆様にはアプリのダウンロードをお願いしております。ヨガクラスの予約や医師の診察スケジュールなど、スケジュール、医療・ウェルネスプログラムはアプリを通じて管理されます。マリポサを退院された後も、食事プラン、エクササイズプログラム、ヨガプログラム、健康診断、バイタルモニタリング、遠隔医師相談など、様々なサービスをご利用いただけます。マリポサのお客様基盤は、長期的な健康計画の目標管理において、私たちと密接に連携できるよう設計されています。

CLINIC CONSULTATION ROOM / クリニック診察室

- Geriatric Internist
- Endocrine Internist
- Orthopaedic Spine
- Hip & Knee Specialist
- Sports Clinic
- Nutrition Clinic
- Skin Clinic
- Neuro & Stroke Clinic
- Obgyn & IVF Clinic
- Cardiac Clinic
- Psychiatrist & Mental Health
- Aesthetic Surgery
- Nursing / Home Care
- Emergency Doctors

- 老年内科医
- 内分泌内科医
- 整形脊椎科医
- 股関節・膝関節専門医
- スポーツクリニック
- 栄養クリニック
- 皮膚科クリニック
- 神経内科・脳卒中クリニック
- 産婦人科・体外受精クリニック
- 心臓クリニック
- 精神科医・メンタルヘルス
- 美容外科
- 看護・在宅ケア
- 救急医



CONSULTATION ROOM
Clinic - Ground Floor



MEDICAL WELLNESS AREA LAYOUT / メディカルウェルネス

MARIPOSA CENTRAL NODE

マリポサ中央ノード

1. Drop Off / ドロップオフ
2. Reception / 受付
3. Courtyard / 中庭
4. Concierge / コンシェルジュ
5. Waiting Lounge / ウェイティングラウンジ
6. Cafe & Restaurant / カフェ & レストラン
7. Pharmacy & Retail / 薬局・小売
8. Administration / 行政
9. Emergency Response / 緊急対応
10. Staff Lounge / スタッフルounge
11. Meeting Room / 会議室
12. Digital Care / デジタルケア
13. Health Monitoring Hub / 健康モニタリングハブ
14. Telemedicine Center / 遠隔医療センター
15. Community Training Hub / コミュニティトレーニングハブ
16. Theater & Auditorium / 劇場と講堂
17. Indoor Gym / 屋内ジム

PUBLIC AND IMMEDIATE CARE

- CORRIDOR / 廊下
- LANDSCAPE / ランドスケープガーデン

2ND FLOOR PLAN / 2階平面図



■ COMMUNITY AND TRAINING HUB / コミュニティとトレーニングハブ



**COMMUNITY AND
TRAINING HUB**
Mariposa Node - 2nd Floor



■ THEATER AND AUDITORIUM / 劇場と講堂



**THEATER AND
AUDITORIUM**
Mariposa Node - 2nd Floor



■ INDOOR GYM / 屋内ジム



INDOOR GYM
Mariposa Node - 2nd Floor

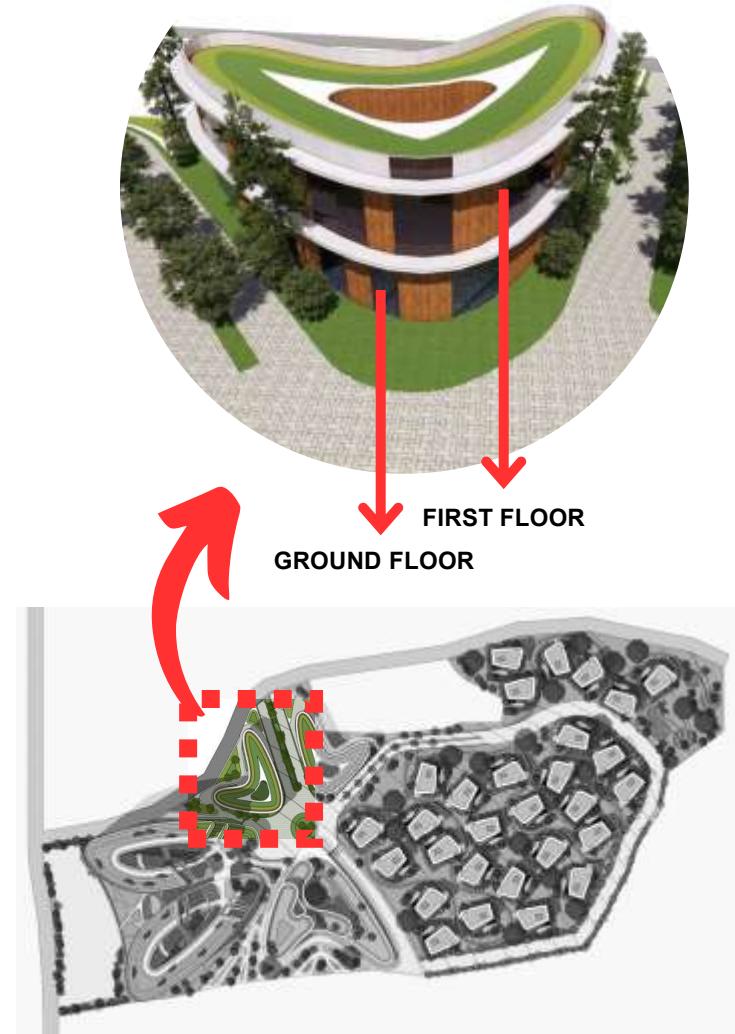
BUILDING CONCEPT (MEDICAL WELLNESS AREA)



CLINIC & MEDICAL FACILITIES

FOCUSED ON ADVANCED CLINICAL CARE, DETAILED DIAGNOSTIC, REATMENT, AND FOLLOW-UP SERVICES

Floor		Total Area	Facilities	Facilities
		m ²	%	m ²
Ground Floor	Reception	340	20%	70
	Consultation Room		35%	120
	Hydrotherapy		15%	50
	Healthy Cafe		30%	100
	Circulation Access	280	100%	280
Upper Floor	Advanced Clinic	480	52%	250
	Recovery & Obsevation		32%	150
	Patient Lounge		16%	80
	Circulation Access	150	100%	150



CLINIC & MEDICAL FACILITIES

クリニックと医療施設

- 1.Reception / 受付
- 2.Courtyard / 中庭
- 3.Consultation Room / 診察室
- 4.Hydrotherapy & Detoxification / ハイドロセラピーとデトックス
- 5.Healthy Cafe & Resto / ヘルシーカフェ&レストラン
- 6.Advanced InPatient Treatment / 高度な入院治療
- 7.Patient Lounge / 患者ラウンジ
- 8.Recovery & Observation / 回復と観察

PUBLIC AND IMMEDIATE CARE

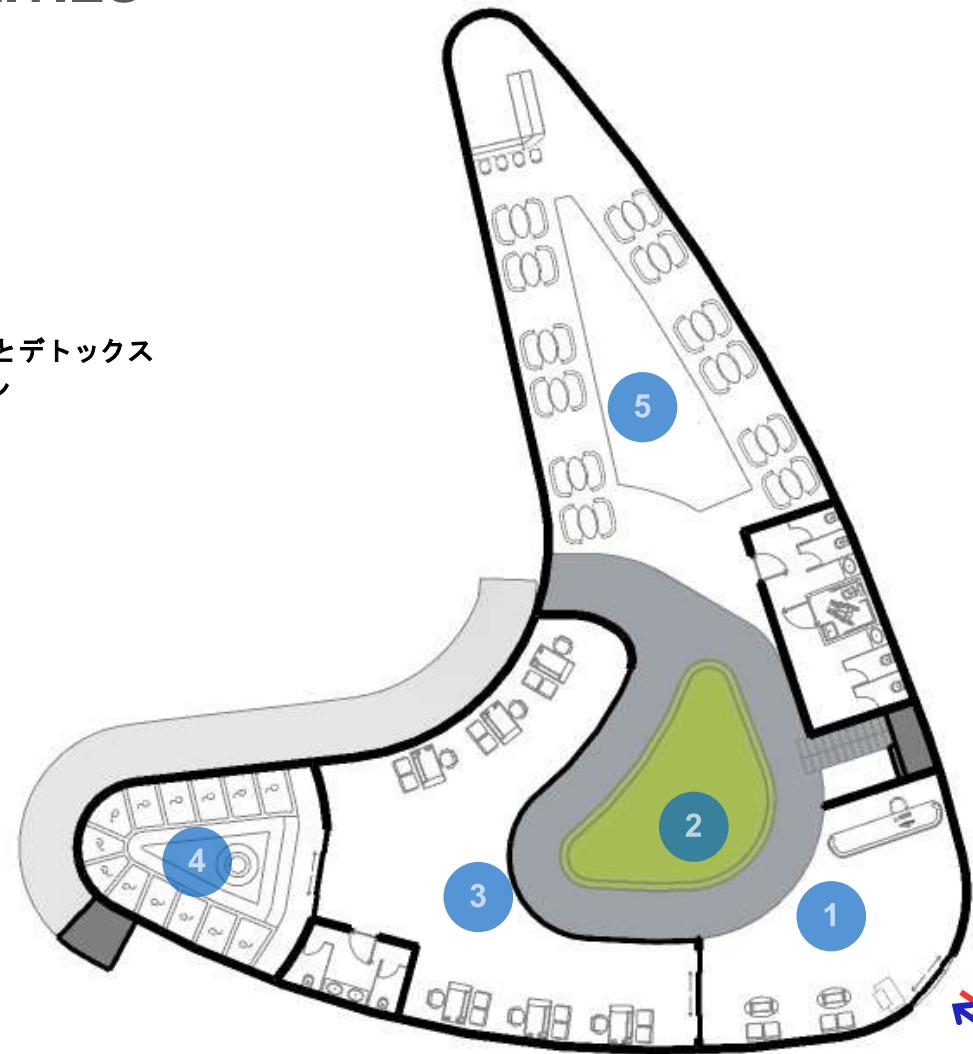


CORRIDOR /
廊下

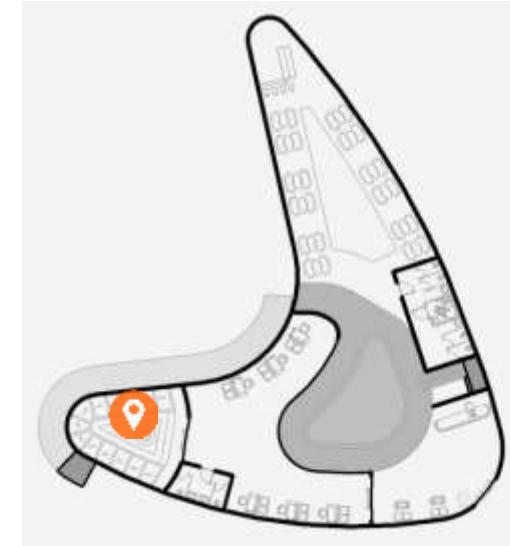


LANDSCAPE /
ランドスケープガーデン

GROUND FLOOR PLAN /
1階平面図



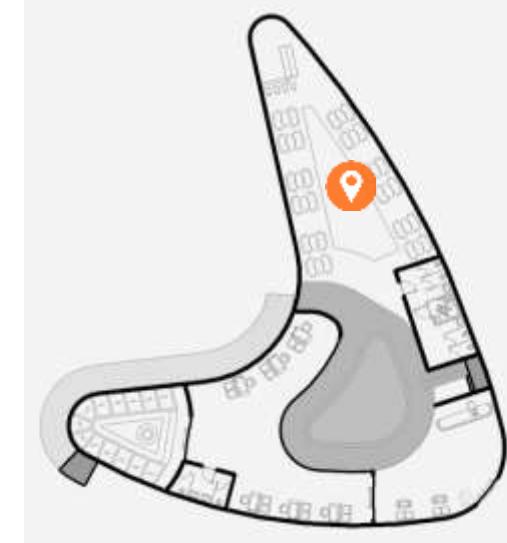
HYDROTHERAPY AND DETOXIFICATION / ハイドロセラピーとデトックス



**HYDROTHERAPY AND
DETOXIFICATION**
Clinic - Ground Floor



HEALTHY CAFE AND RESTAURANT / ヘルシーカフェ&レストラン



**HEALTHY CAFE AND
RESTAURANT**
Clinic - Ground Floor



■ CLINIC BUILDING / クリニックビル

CLINIC & MEDICAL FACILITIES

クリニックと医療施設

1. Reception / 受付
2. Courtyard / 中庭
3. Consultation Room / 診察室
4. Hydrotherapy & Detoxification / ハイドロセラピーとデトックス
5. Healthy Cafe & Resto / ヘルシーカフェ&レストラン
6. Advanced InPatient Treatment / 高度な入院治療
7. Patient Lounge / 患者ラウンジ
8. Recovery & Observation / 回復と観察

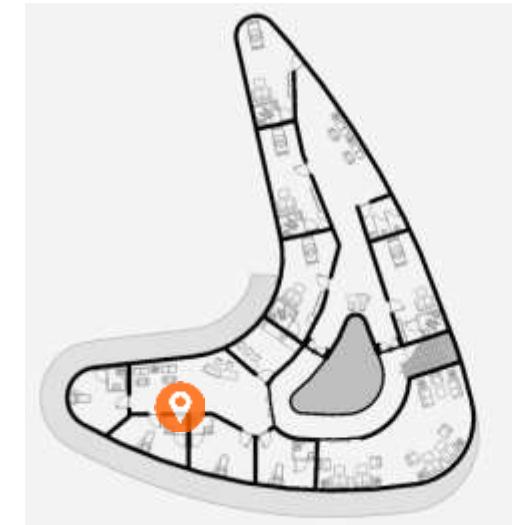
MEDICAL AND DIAGNOSTIC SERVICES

- CORRIDOR / 廊下
- LANDSCAPE / ランドスケープガーデン

UPPER FLOOR PLAN /
上層階の平面図



■ RECOVERY AND OBSERVATION AREA / 回復・観察エリア



**RECOVERY AND
OBSERVATION AREA**
Clinic - Upper Floor

■ ADVANCED INPATIENT TREATMENT AREA / 高度入院治療エリア



**ADVANCED INPATIENT
TREATMENT AREA
INPATIENT - Upper Floor**

■ WELLNESS BUILDING / ウェルネスビルディング



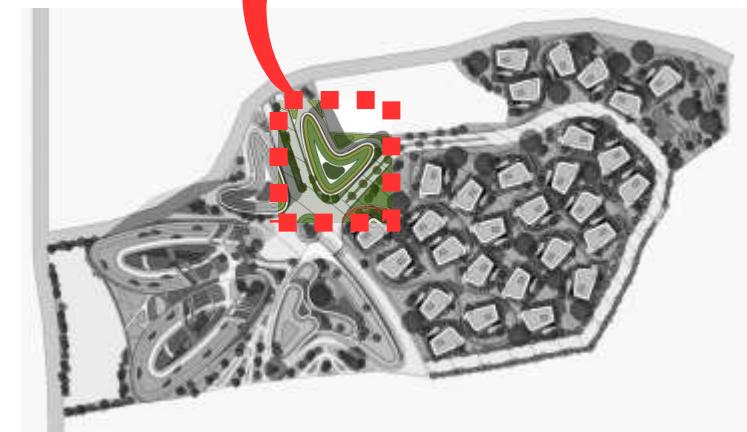
WELLNESS & THERAPY AREAS

DEDICATED EXCLUSIVELY TO HOLISTIC, NON-INVASIVE THERAPIES AND REHABILITATION
PROVIDED BY SPECIALIST THERAPIST

Floor		Total Area	Facilities	Facilities
		m2	%	m2
Ground Floor	Reception	470	10%	50
	Manual Therapy		27%	130
	Rehabilitation Zone		27%	130
	Yoga & Breathing Studio		23%	100
	Wellness Cafe		13%	60
	Circulation Access	150	100%	150
Upper Floor	Mind & Body Therapy	480	42%	200
	Group Therapy		38%	180
	Holistic Consultation		20%	100
	Circulation Access	150	100%	150



FIRST FLOOR
GROUND FLOOR



WELLNESS & THERAPY AREAS / ウェルネス&セラピーエリア

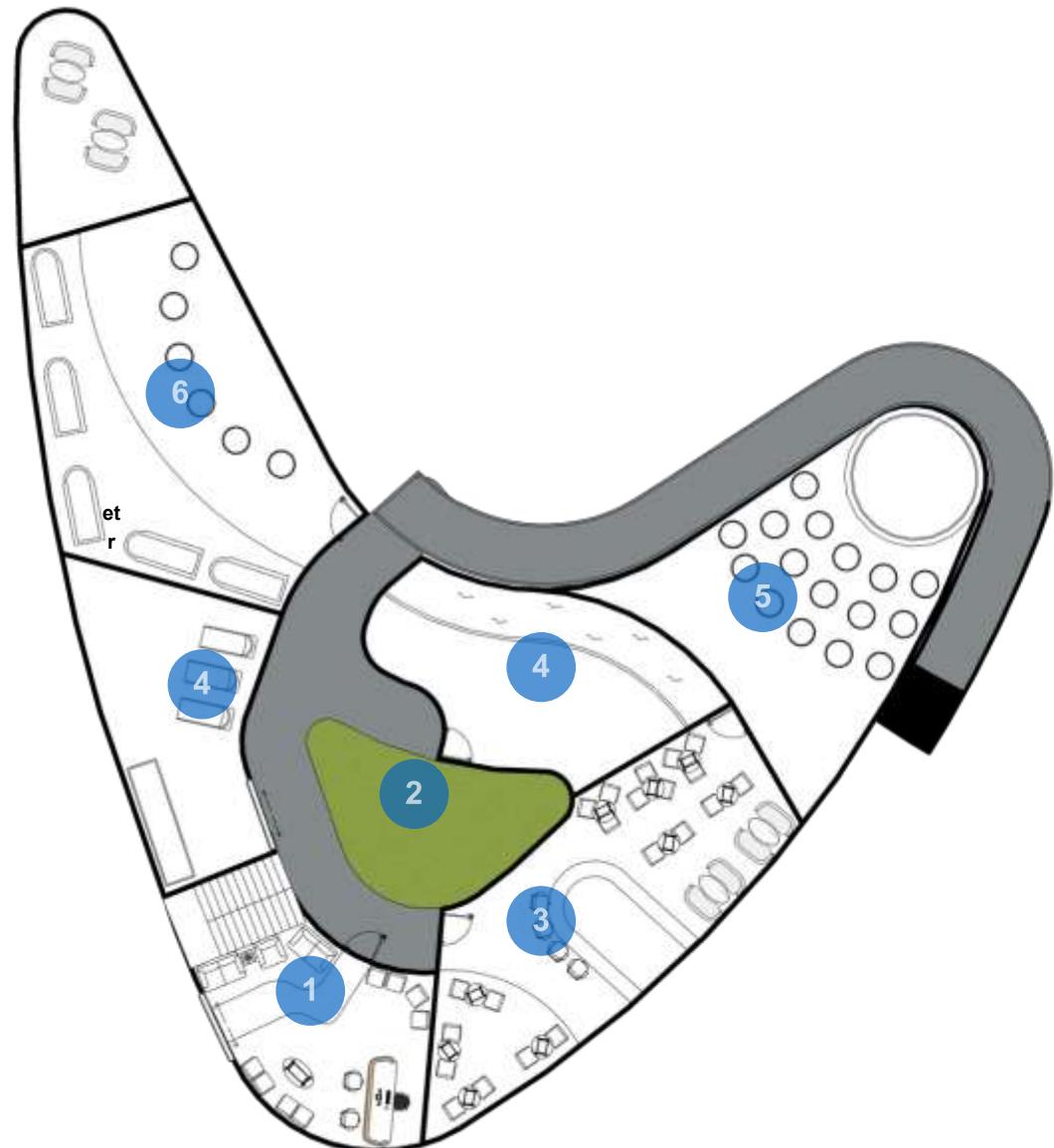
1. Reception / 受付
2. Courtyard / 中庭
3. Wellness Cafe & Resto / ウェルネスカフェ&レストラン
4. Movement Function Rehab / 運動機能リハビリテーション
5. Yoga & Breathing Studio / ヨガ&呼吸スタジオ
6. Spa Therapy Rooms / スパセラピールーム
7. Group Therapy Workshop / グループセラピーワークショップ
8. Holistic Wellness Consultation / ホリスティックウェルネスコンサルテーション
9. Mind & Body Therapy / マインド&ボディセラピー

PHYSICAL AND MANUAL THERAPY

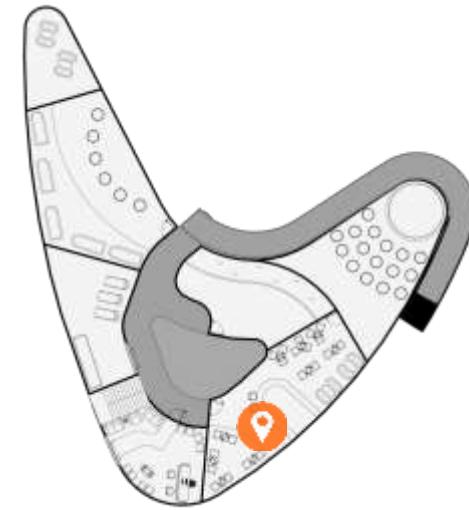
- CORRIDOR / 廊下
- LANDSCAPE / 風景

GROUND FLOOR PLAN

1階平面図



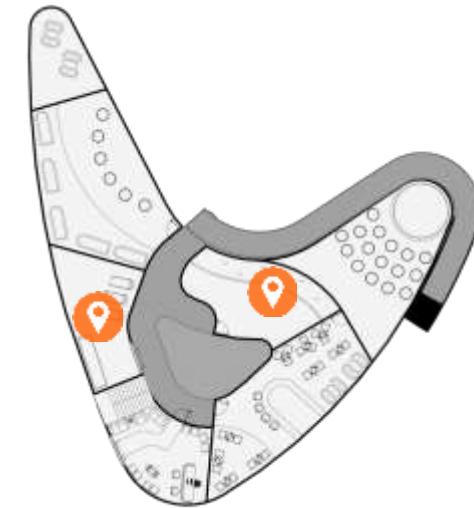
■ WELLNESS CAFE AND RESTAURANT / ウェルネスカフェ & レストラン



**WELLNESS CAFE AND
RESTAURANT**
Wellness Center - Ground Floor



■ REHABILITATION AREA / リハビリテーションエリア



**MOVEMENT FUNCTIONAL
REHABILITATION**
Wellness Center - Ground Floor



■ YOGA AND BREATHING STUDIO / ヨガと呼吸のスタジオ



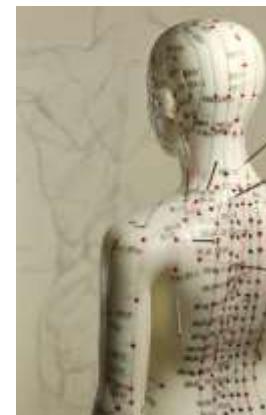
**YOGA AND BREATHING
STUDIO**
Wellness Center - Ground Floor



■ SPA THERAPY ROOMS / スパセラピールーム



SPA THERAPY ROOMS
Wellness Center - Ground Floor



WELLNESS & THERAPY AREAS / ウェルネス&セラピーエリア

1. Reception / 受付
2. Courtyard / 中庭
3. Wellness Cafe & Resto / ウェルネスカフェ&レストラン
4. Movement Function Rehab / 運動機能リハビリテーション
5. Yoga & Breathing Studio / ヨガ&呼吸スタジオ
6. Spa Therapy Rooms / スパセラピールーム
7. Group Therapy Workshop / グループセラピーワークショップ
8. Holistic Wellness Consultation / ホリスティックウェルネスコンサルテーション
9. Mind & Body Therapy / マインド&ボディセラピー

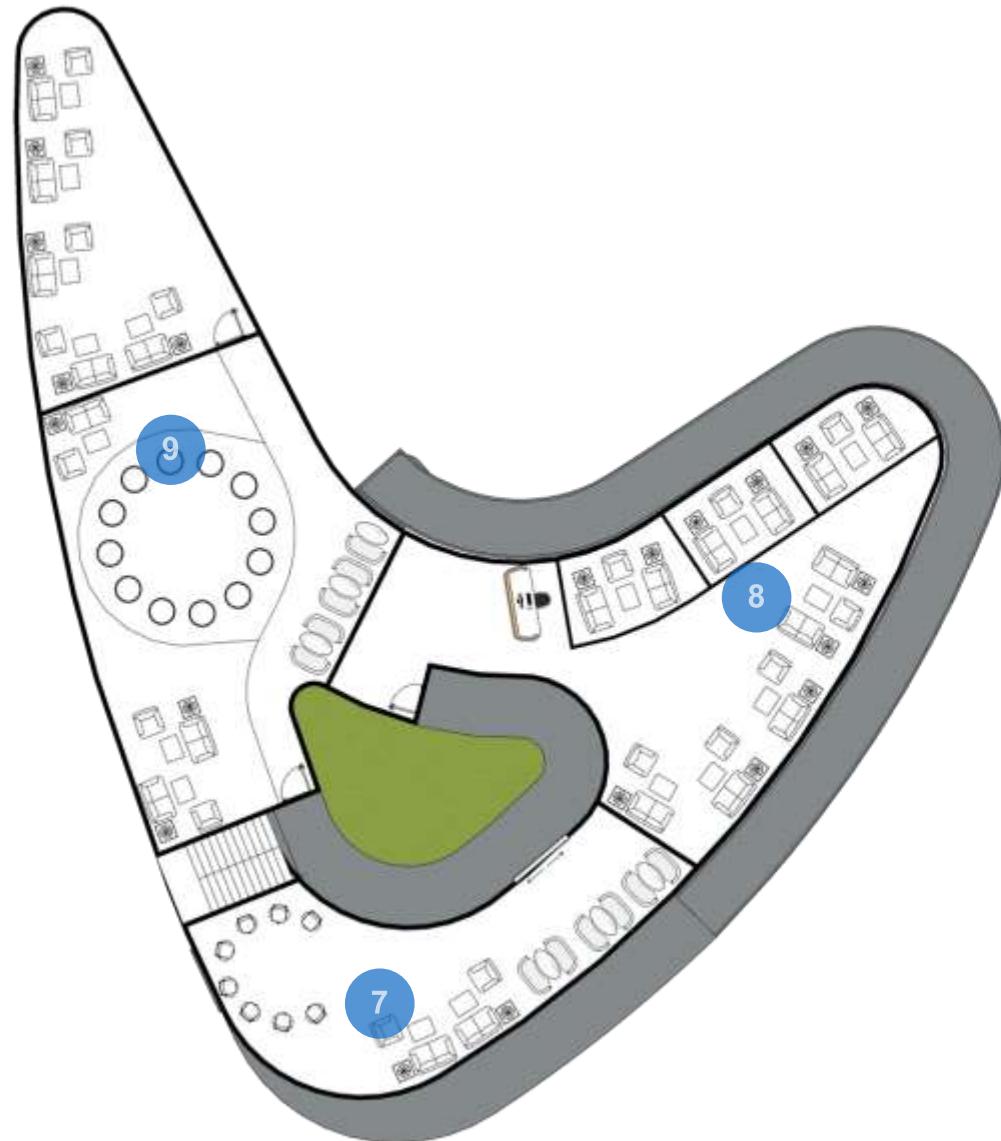
PHYSICAL AND MANUAL THERAPY

CORRIDOR / 廊下

LANDSCAPE / 風景

UPPER FLOOR PLAN

上層階平面図



■ MIND - BODY THERAPY SUITES / マインド&ボディセラピー



**MIND - BODY THERAPY
SUITES**
Wellness Center - Upper Floor



■ GROUP THERAPY WORKSHOP / グループセラピーワークショ



GROUP THERAPY WORKSHOP

Wellness Center - Upper Floor



■ APARTMENT BUILDING / アパート



MARIPOSA APARTMENT BUILDING / マリポサアパートメントビル

MID-RISE MAIN BUILDING VERTICAL ZONING DISTRIBUTION



Floor		Total Area	Facilities	Facilities	Apartment Area	Apartment Area	Avg. Unit Size	Number of Units	Targeted Unit
		m2	%	m2	%	m2	m2		
Ground Floor		2.980	100%	2.980	0	0	N/A	0	
First Floor	Assisted Living Unit	2.980	37%	1.090	52%	1.575	45	35	35
	Independent Living Unit				7%	225		5	41
Second Floor	Independent Living Unit	2.870	38%	1.090	62%	1.800	45	36	41
Third Floor	Premium Living Unit	2.800	30%	815	70%	1.985	67	24	32
Fourth Floor	Premium Living Unit	2.935	48%	1385	18%	550	67	8	
	Executive Suite				34%	1000	90	10	24
Fifth Floor	Penthouse	2.580	40%	1030	60%	1550	90	14	

■ GROUND FLOOR PLAN / 1階平面図

APARTMENT BUILDING VERTICAL ZONING DISTRIBUTION

マンションの垂直ゾーニング分布

- 1.Drop Off
- 2.Reception
- 3.Lounge
- 4.Concierge
- 5. Shared Wellness Space
- 6.Dinning
- 7.Toilet
- 8.Mechanical Chamber
- 9.Courtyard
- 10.Assisted Living & Highcare Unit
- 11.Rooftop Garden
- 12.Independent Unit
- 13.Premium Unit
- 14.Executive Unit
- 15.Penthouse

CORRIDOR

LANDSCAPE



GROUND FLOOR PLAN

■ SHARED WELLNESS AREA / 共有ウェルネススペース



SHARED WELLNESS AREA
Main Building - Ground Floor



■ COURTYARD / 中庭



COURTYARD

Main Building - Ground Floor



■ 1st FLOOR PLAN / 1階平面図

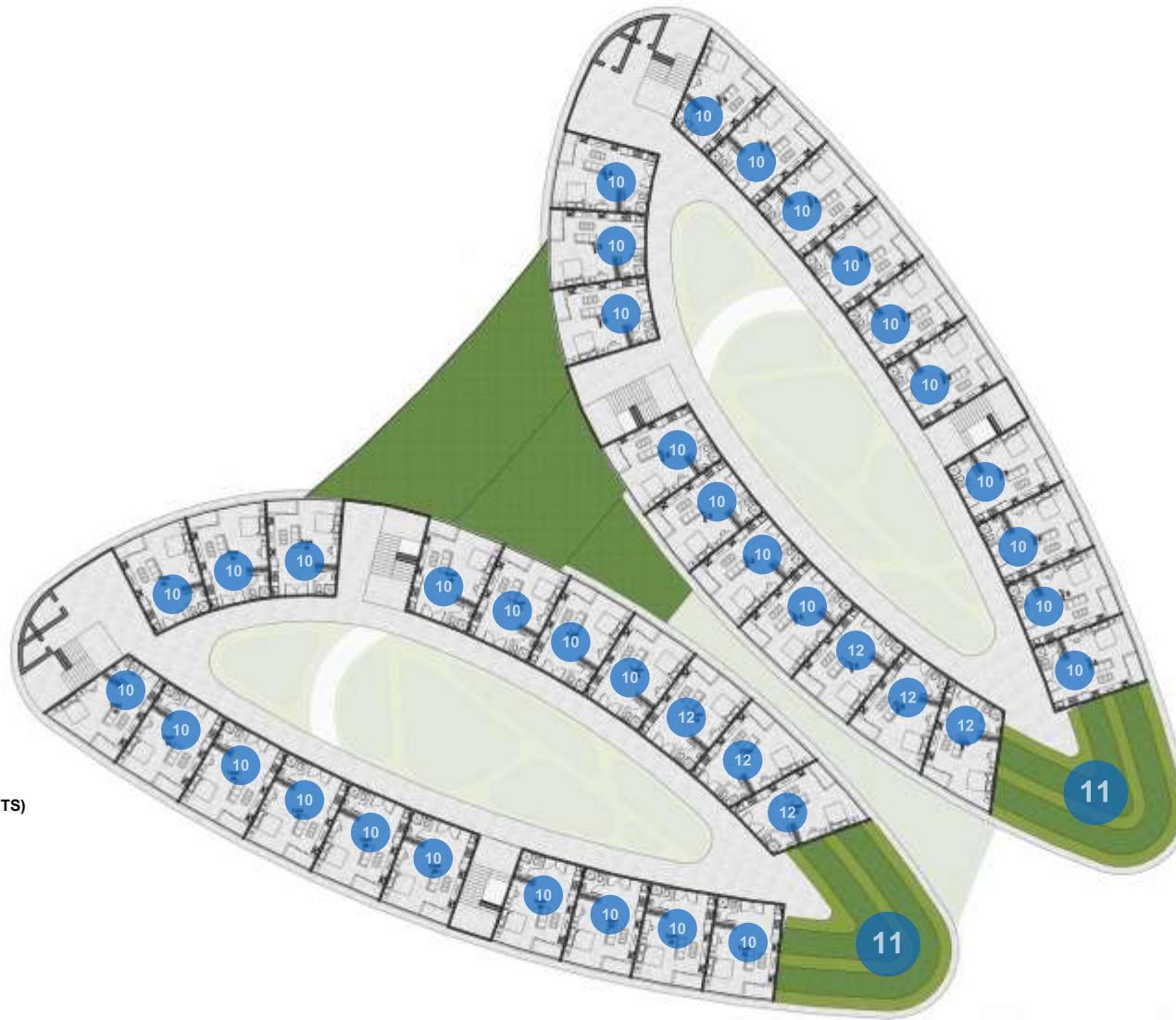
MID-RISE MAIN BUILDING VERTICAL ZONING DISTRIBUTION

- 1.Drop Off
- 2.Reception
- 3.Lounge
- 4.Concierge
- 5. Shared Wellness Space
- 6.Dinning
- 7.Toilet
- 8.Mechanical Chamber
- 9.Courtyard
- 10.Assisted Living & Highcare Unit**
- 11.Rooftop Garden**
- 12.Independent Unit**
- 13.Premium Unit
- 14.Executive Unit
- 15.Penthouse

UNIT TOTAL 40
ASSISTED LIVING & HIGH CARE UNITS (35 UNITS)
+ 5 INDEPENDENT LIVING UNITS

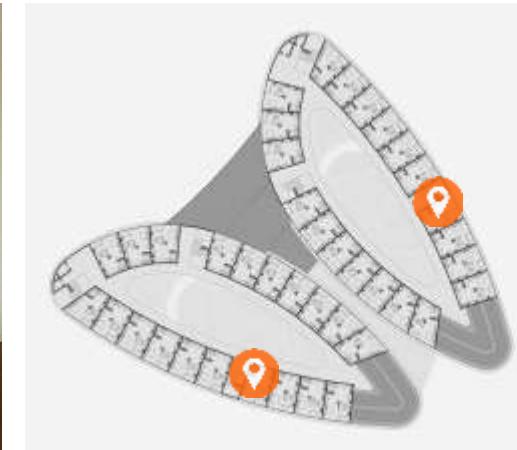
CORRIDOR

LANDSCAPE



1st FLOOR PLAN

■ ASSISTED LIVING & HIGH CARE UNIT / 介護付き高齢者用住

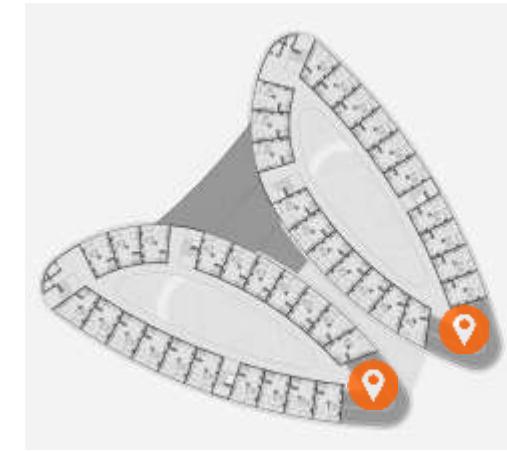


**ASSISTED LIVING &
HIGH CARE UNIT**

Main Building - 1st Floor



■ ROOFTOP GARDEN



ROOFTOP GARDEN
Main Building - 1st Floor



■ 2nd FLOOR PLAN / 2階平面図

MID-RISE MAIN BUILDING VERTICAL ZONING DISTRIBUTION

- 1.Drop Off
- 2.Reception
- 3.Lounge
- 4.Concierge
- 5. Shared Wellness Space
- 6.Dinning
- 7.Toilet
- 8.Mechanical Chamber
- 9.Courtyard
- 10.Assisted Living & Highcare Unit
- 11.Rooftop Garden**
- 12.Independent Unit**
- 13.Premium Unit
- 14.Executive Unit
- 15.Penthouse

UNIT TOTAL 32
ASSISTED LIVING & HIGH CARE UNITS (32 UNITS)

CORRIDOR

LANDSCAPE



2nd FLOOR PLAN

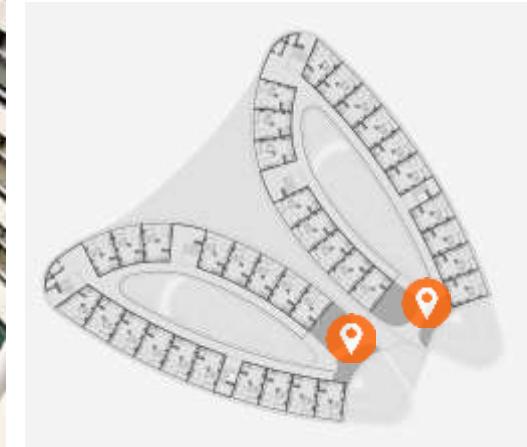
■ INDEPENDENT UNIT / 独立した高齢者用部屋



INDEPENDENT UNIT
Main Building - 2nd Floor



■ ROOFTOP GARDEN



ROOFTOP GARDEN
Main Building - 2nd Floor



■ 3rd FLOOR PLAN / 3階フロアプラン

MID-RISE MAIN BUILDING

VERTICAL ZONING

DISTRIBUTION

- 1.Drop Off
- 2.Reception
- 3.Lounge
- 4.Concierge
- 5. Shared Wellness Space
- 6.Dinning
- 7.Toilet
- 8.Mechanical Chamber
- 9.Courtyard
- 10.Assisted Living & Highcare Unit
- 11.Rooftop Garden**
- 12.Independent Unit
- 13.Premium Unit**
- 14.Executive Unit
- 15.Penthouse

UNIT TOTAL 24
PREMIUM RESIDENTIAL UNITS

CORRIDOR

LANDSCAPE

3rd FLOOR PLAN



■ PREMIUM UNIT / プレミアムユニット



PREMIUM UNIT
Main Building - 3rd Floor



■ ROOFTOP GARDEN



ROOFTOP GARDEN
Main Building - 3rd Floor



■ 4th FLOOR PLAN / 4階フロアプラン

MID-RISE MAIN BUILDING

VERTICAL ZONING

DISTRIBUTION

- 1.Drop Off
- 2.Reception
- 3.Lounge
- 4.Concierge
- 5. Shared Wellness Space
- 6.Dinning
- 7.Toilet
- 8.Mechanical Chamber
- 9.Courtyard
- 10.Assisted Living & Highcare Unit
- 11.Rooftop Garden**
- 12.Independent Unit
- 13.Premium Unit**
- 14.Executive Unit**
- 15.Penthouse

UNIT TOTAL 18
PREMIUM RESIDENTIAL (8 UNITS)
PENTHOUSE & EXECUTIVE SUITS (10 UNITS)



CORRIDOR



LANDSCAPE

4th FLOOR PLAN



■ EXECUTIVE UNIT / エグゼクティブアパートメントユニット



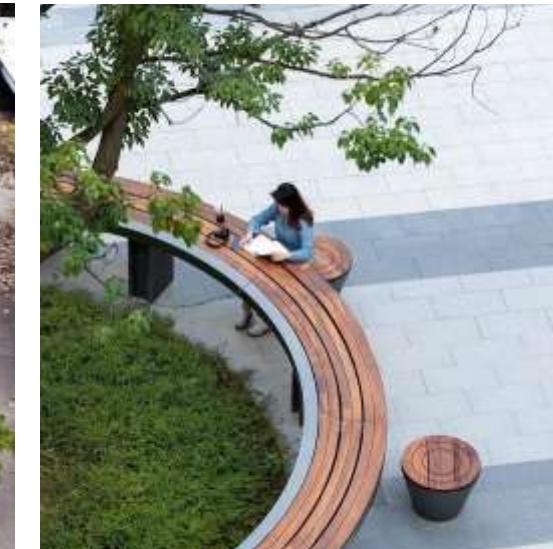
EXECUTIVE UNIT
Main Building - 4th Floor



■ ROOFTOP GARDEN



ROOFTOP GARDEN
Main Building - 4th Floor



■ 5th FLOOR PLAN / 5階フロアプラン

MID-RISE MAIN BUILDING

VERTICAL ZONING

DISTRIBUTION

- 1.Drop Off
- 2.Reception
- 3.Lounge
- 4.Concierge
- 5. Shared Wellness Space
- 6.Dinning
- 7.Toilet
- 8.Mechanical Chamber
- 9.Courtyard
- 10.Assisted Living & Highcare Unit
- 11.Rooftop Garden**
- 12.Independent Unit
- 13.Premium Unit
- 14.Executive Unit
- 15.Penthouse**

UNIT TOTAL 14
PENTHOUSE & EXECUTIVE SUITS

CORRIDOR

LANDSCAPE

5th FLOOR PLAN



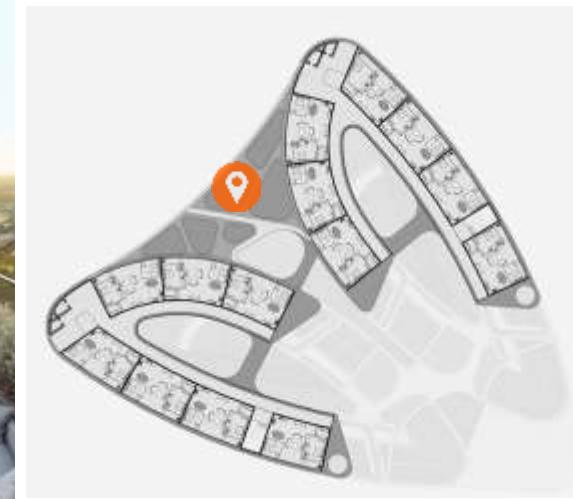
■ PENTHOUSE / ペントハウス



PENTHOUSE
Main Building - 5th Floor



■ SKYGARDEN / スカイガーデン



SKYGARDEN
Main Building - 5th Floor



■ PREMIUM VILLA / プレミアムヴィラ



PREMIUM VILLA / プレミアムヴィラ

MODERN LUXURY, NATURAL HARMONY

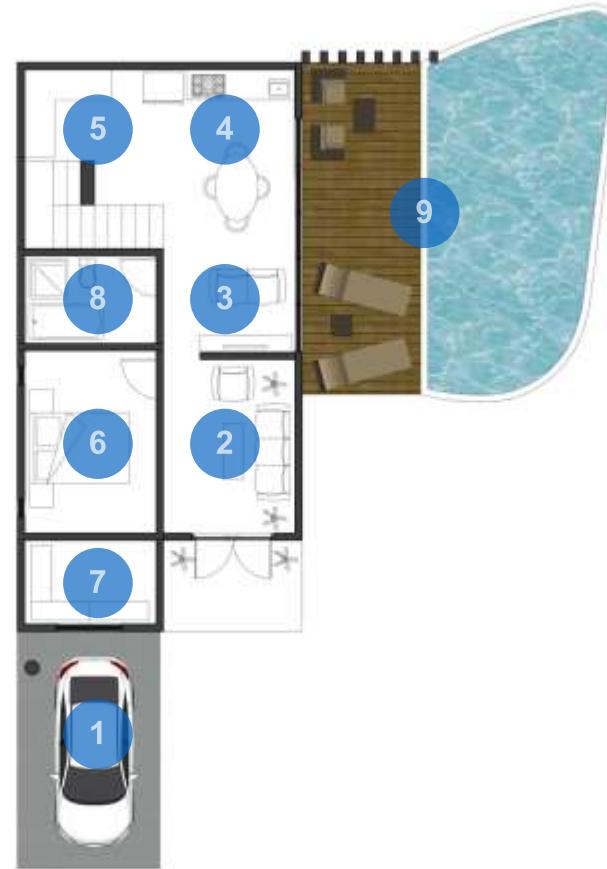


Floor	Total Area m ²	Facilities	
		%	m ²
1st Floor	115,5	Terrace	5,19% 6
		Guest Room	10,39% 12
		Living Room & Dining Room	10,39% 12
		Kitchen & Pantry	10,39% 12
		Bedroom & Closet (1)	15,58% 18
		Bathroom	5,19% 6
		Terrace & Pool	37,66% 43,5
		Circulation Access	5,19% 6
2nd Floor	134,11	Living Room	23,27% 32,6
		Bedroom & Closet (2)	12,13% 17
		Bedroom & Closet (3)	13,33% 18,68
		Bathroom	4,28% 6
		Balcony	42,70% 59,83
		Circulation Access	4,28% 6

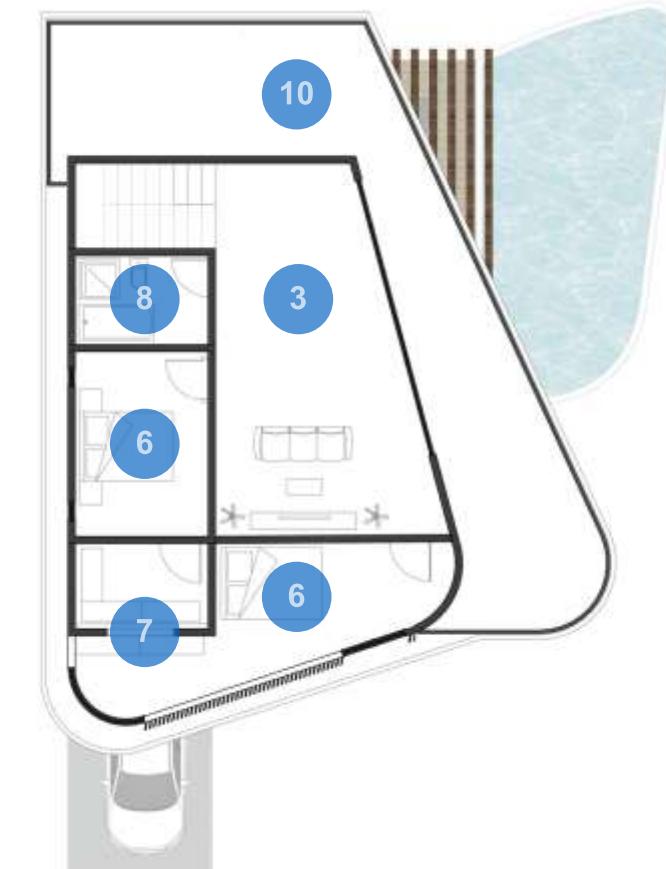
■ LAYOUT PLAN (PREMIUM VILLA) / 間取り図（プレミアムヴィラ）

PREMIUM VILLA / プレミアムヴィラ

- 1.Carport / カーポート
- 2.Guest Room / 客室
- 3.Living Room / リビングルーム
- 4.Dining Room & Kitchen / ダイニング
グルーム&キッチン
- 5.Pantry / パントリー
- 6.Bedroom / 寝室
- 7.Closet / クローゼット
- 8.Bathroom / バスルーム
- 9.Terrace & Pool / テラス & プール
- 10.Balcony / バルコニー



1st FLOOR PLAN



2nd FLOOR PLAN

■ Guest Room / 客室



GUEST ROOM

Premium Villa - 1st Floor



■ Living Room / リビングルーム



LIVING ROOM
Premium Villa - 1st Floor



■ Dining Room & Kitchen / ダイニングルーム&キッチン



**DINING ROOM &
KITCHEN**
Premium Villa - 1st Floor



■ Bedroom / 寝室



BEDROOM
Premium Villa - 1st Floor



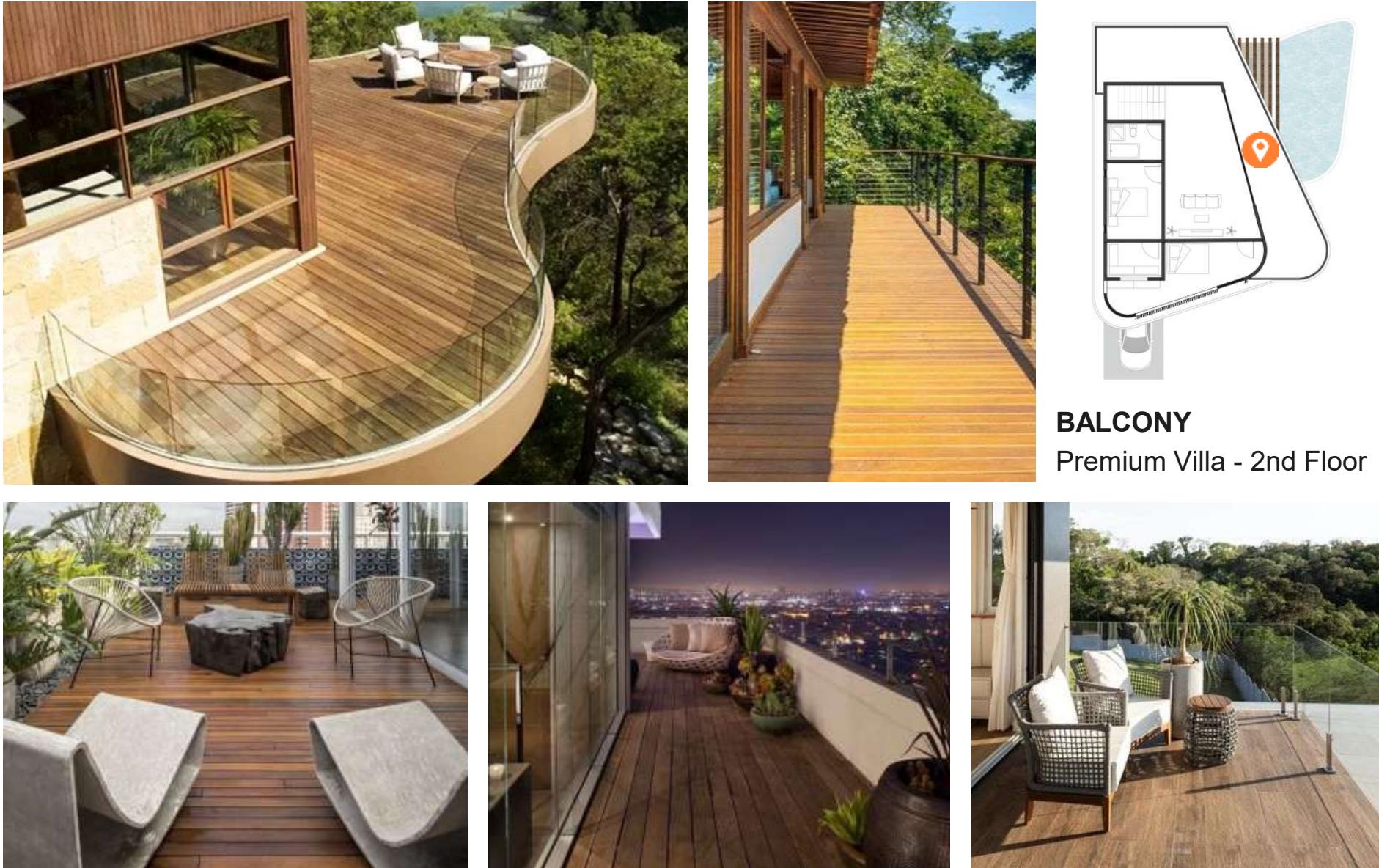
■ Terrace & Pool / テラス & プール



TERRACE & POOL
Premium Villa - 1st Floor



■ Balcony / バルコニー



BALCONY
Premium Villa - 2nd Floor

Retail Investors Beneficial

個人投資家に恩恵

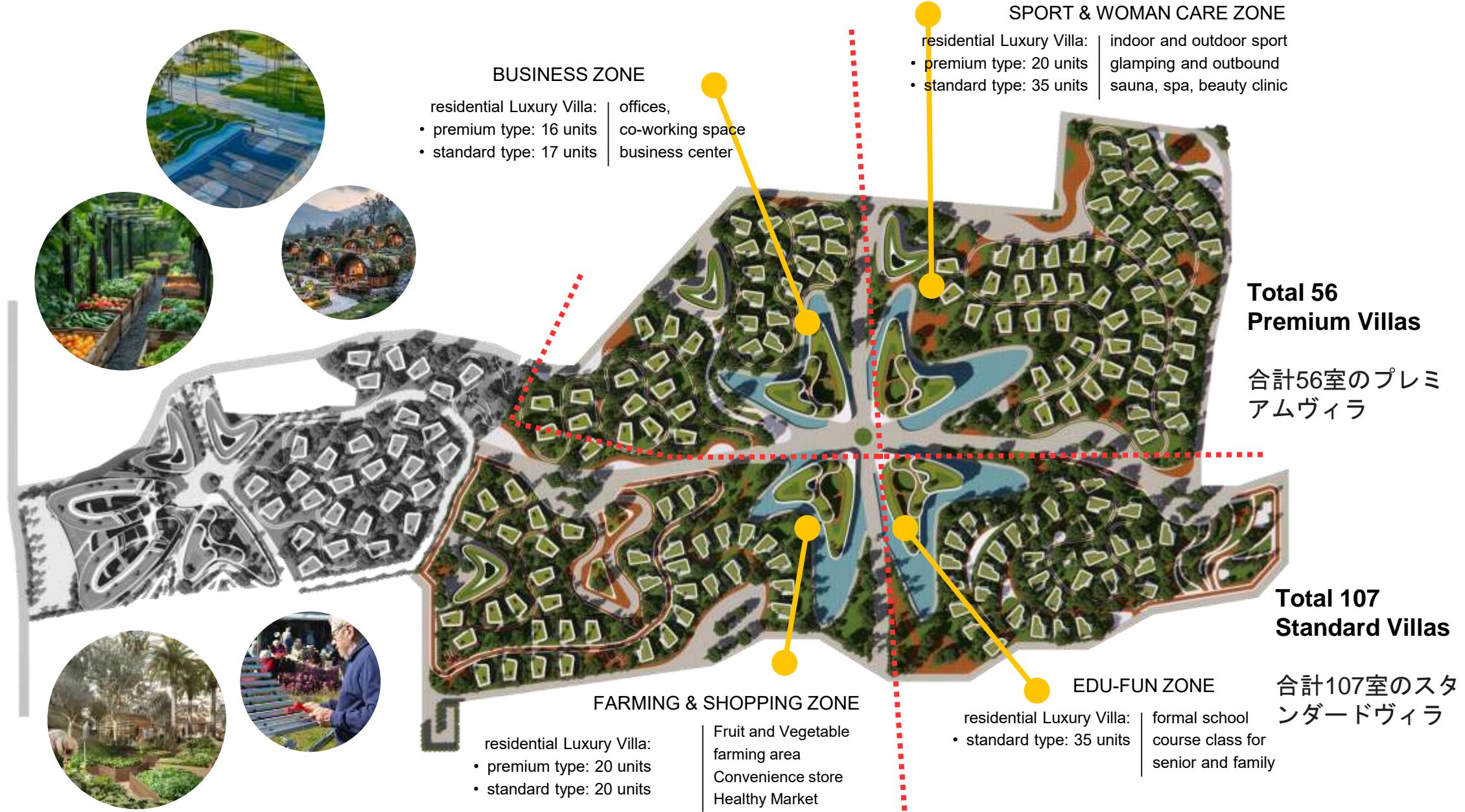
Proposition	Description
Capital appreciation 資本増価	Resort is in a tourism + healthcare growth zone リゾートは観光とヘルスケアの成長地域にあります
Rental income 家賃収入	30–70% occupancy projected; returns > 6–10%/year 30~70%の稼働率を予測、年間6~10%以上の収益
Hands-free management ハンズフリー管理	Run by estate operator with professional hospitality & clinic operations プロフェッショナルなホスピタリティとクリニック運営を行う不動産会社が運営
Diversified Tenant Mix 多様なテナントミックス	The resort is integrating medical, wellness, senior living, zoo, parks, sport zone, aesthetic, and many more. このリゾートは、医療、ウェルネス、高齢者向け住宅、動物園、公園、スポーツゾーン、美観などを統合しています。

Property Type	Daily Rent	Owner Share	Est. Occupancy	Monthly Income
Villa	USD 150/day	USD 100/day	50%	USD 2,500 /unit
Apartment (various types)	USD 50-75/day	50–65% of rent	50%	USD 1,000 – 2,000/unit

MARIPOSA 2.0



MARIPOSA STAGE 2.0 マリポサステージ2.0



MARIPOSA 2.0

HEALTH-BIZ CENTER GROUND FLOOR PLAN



- 1. Drop Off
- 2. Reception
- 3. Courtyard
- 4. Concierge
- 5. Waiting Lounge
- 6. Cafe & Restaurant
- 7. Supermarket
- 8. Co Working Space
- 9. Co Working Space
- 10. Waiting Lounge
- 11. Private Consultation
- 12. Medical Check Up Services
- 13. Clinic Rooms
- 14. Monitoring Station
- 15. Community Training Hub
- 16. Theater & Auditorium
- 17. Indoor Gym

PUBLIC AND IMMEDIATE CARE

-  CORRIDOR
-  LANDSCAPE



HEALTH-BIZ CENTER 1st FLOOR PLAN

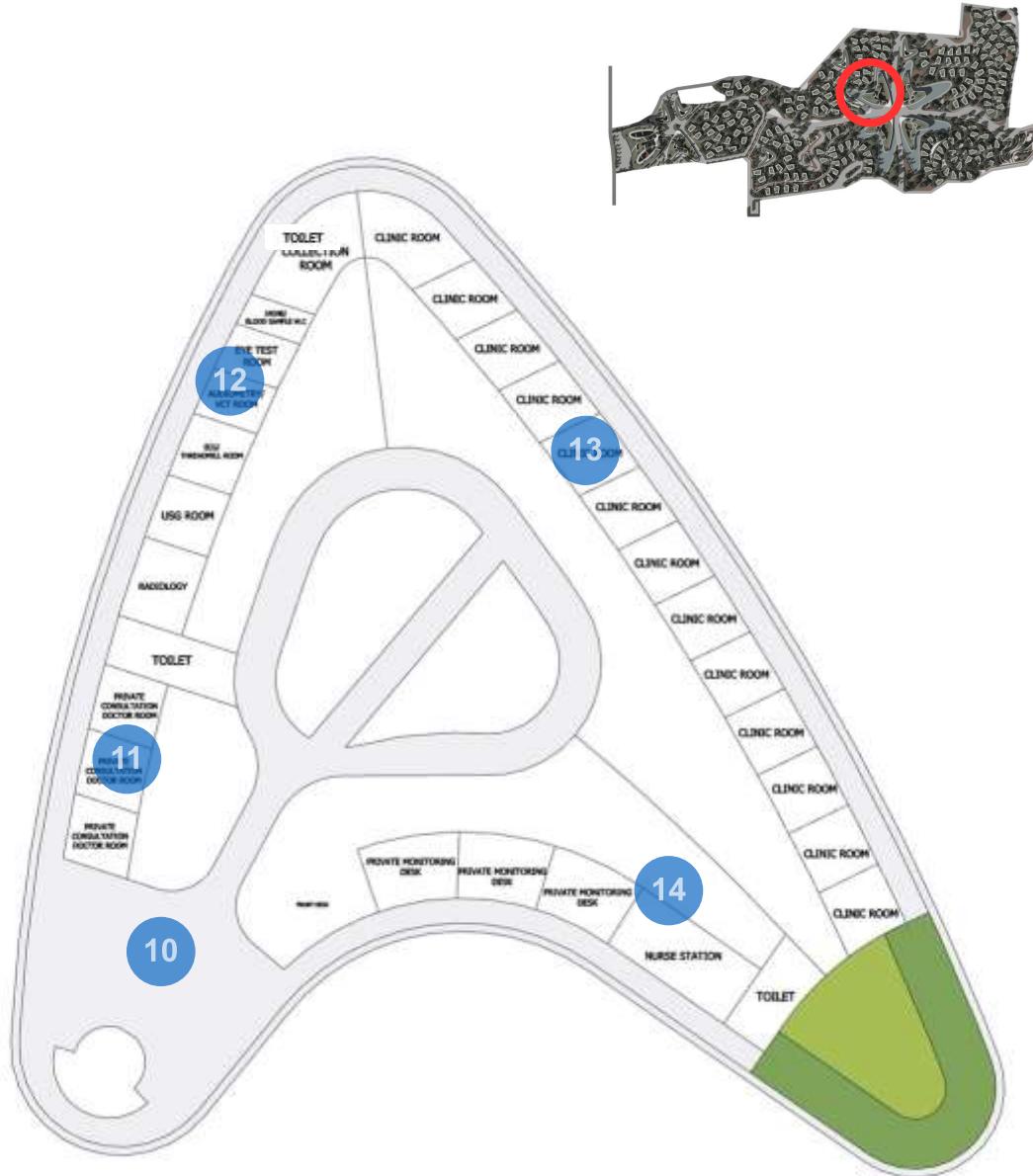


- 1.Drop Off
- 2.Reception
- 3.Courtyard
- 4.Concierge
- 5.Waiting Lounge
- 6.Cafe & Restaurant
- 7.Pharmacy & Retail
- 8.Administration
- 9.Emergency Response
- 10.Waiting Lounge**
- 11.Private Consultation**
- 12.Medical Check Up Services**
- 13.Clinic Rooms (13)**
- 14.Monitoring Station**
- 15.Community Training Hub
- 16.Theater & Auditorium
- 17.Indoor Gym

PUBLIC AND IMMEDIATE CARE

CORRIDOR

LANDSCAPE



MARIPOSA 2.0



HEALTH-BIZ CENTER

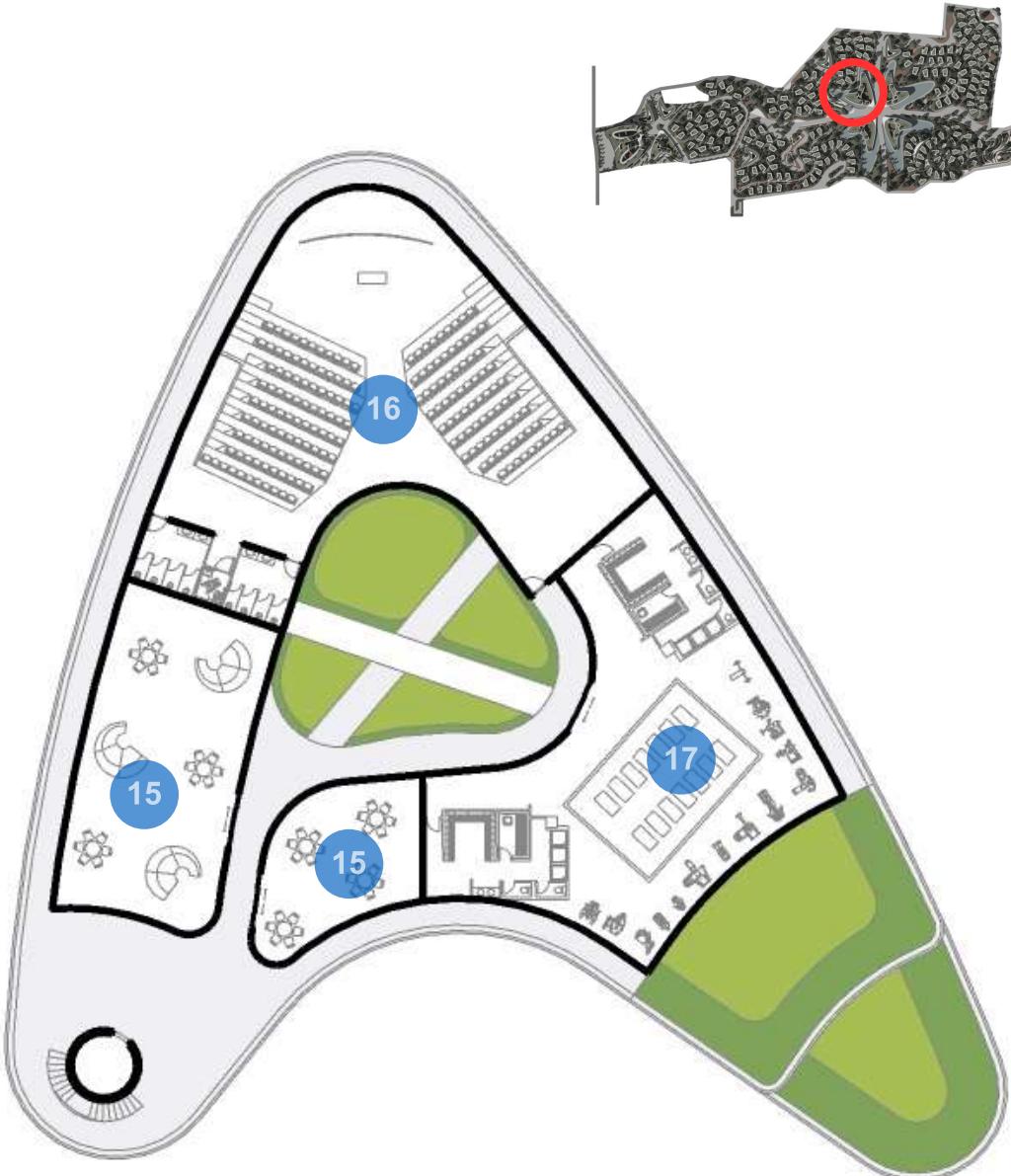
2nd FLOOR PLAN



- 1.Drop Off
- 2.Reception
- 3.Courtyard
- 4.Concierge
- 5.Waiting Lounge
- 6.Cafe & Restaurant
- 7.Pharmacy & Retail
- 8.Administration
- 9.Emergency Response
- 10.Waiting Lounge
- 11.Private Consultation
- 12.Medical Check Up Services
- 13.Clinic Rooms
- 14.Monitoring Station
- 15.Library**
- 16.Theater Hall**
- 17.Multi Function Room**

COMMUNITY, EDUCATION, AND WELLNESS

- CORRIDOR
- LANDSCAPE

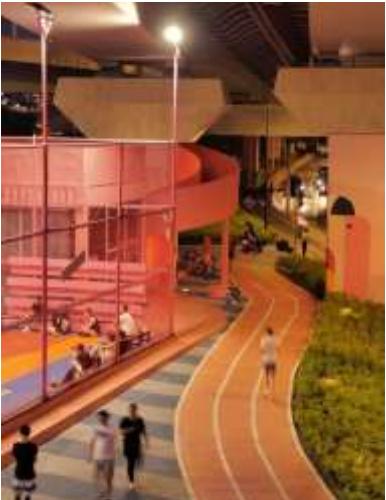


MARIPOSA 2.0



SPORT CENTER

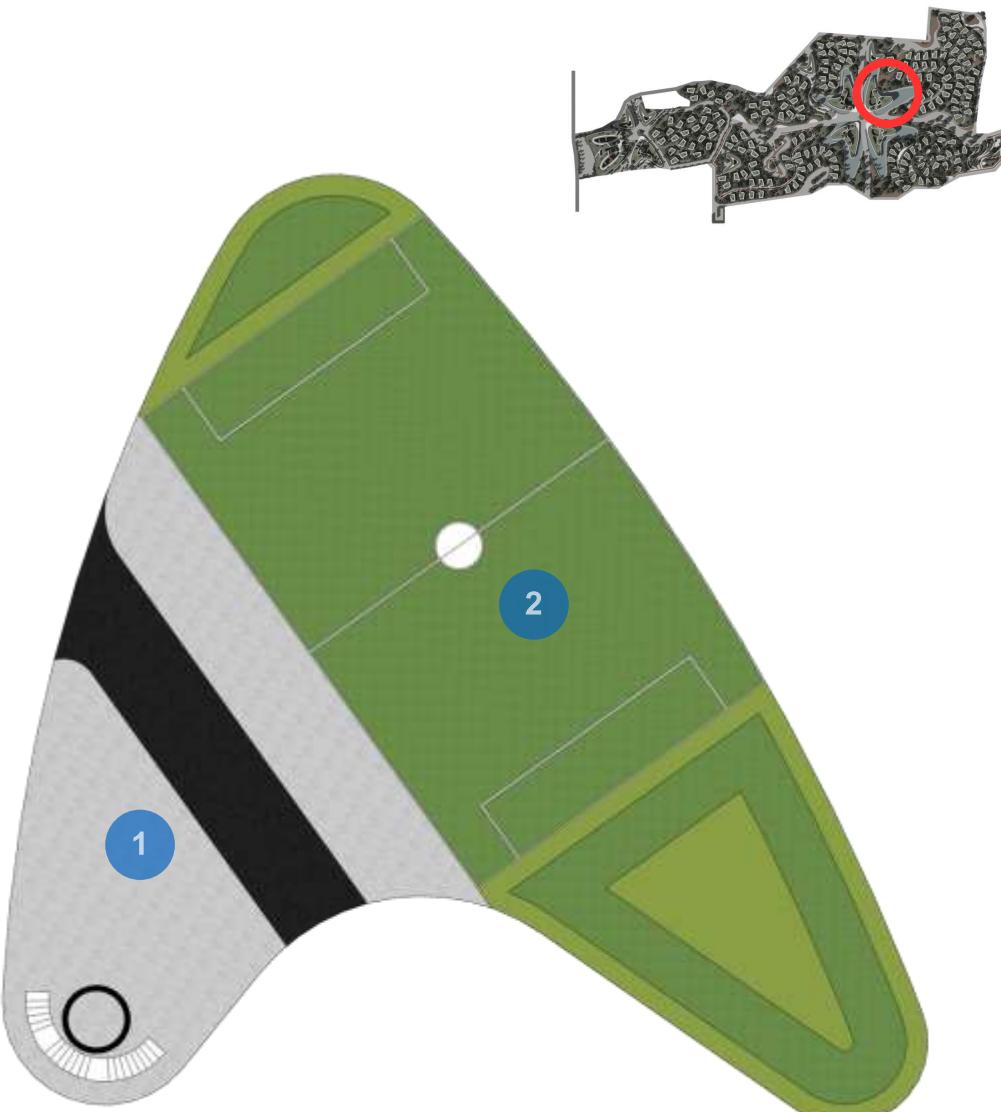
GROUND FLOOR PLAN



- 1.Drop Off
- 2.Futsal
- 3.Lounge
- 4.Bowling
- 5.Squash
- 6.Shower
- 7.Locker Room & Toilet
- 8.Poundfit & Aerobics
- 9.Rooftop Garden
- 10.MMA
- 11.Virtual Sports
- 12.Gymnastics & Calisthenics

COMMUNITY, SPORTS, & GAME

- CORRIDOR
- LANDSCAPE



MARIPOSA 2.0

SPORT CENTER 1st FLOOR PLAN

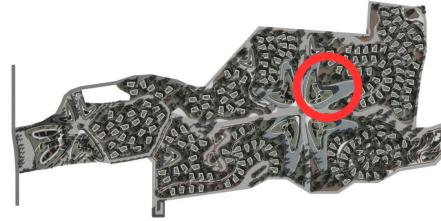
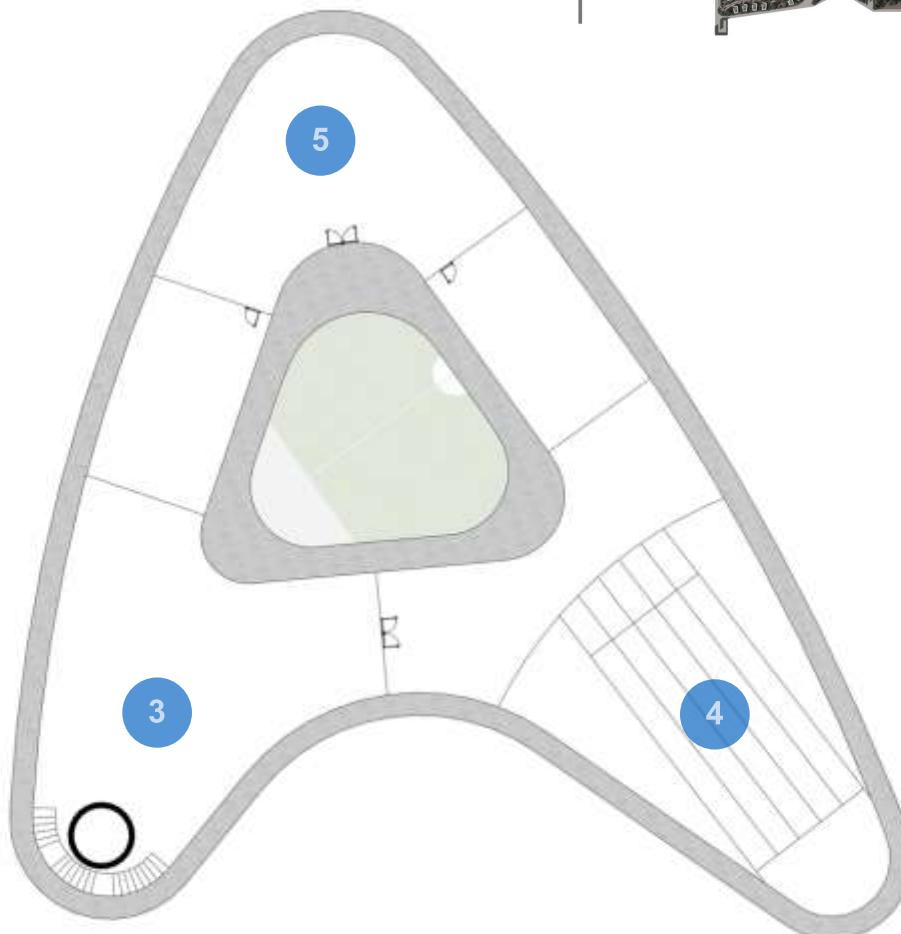


- 1.Drop Off
- 2.Futsal
- 3.Lounge**
- 4.Bowling**
- 5.Squash**
- 6.Shower
- 7.Locker Room & Toilet
- 8.Poundfit & Aerobics
- 9.Rooftop Garden
- 10.MMA
- 11.Virtual Sports
- 12.Gymnastics & Calisthenics

COMMUNITY, SPORTS, & GAME

CORRIDOR

LANDSCAPE



MARIPOSA 2.0



SPORT CENTER

2nd FLOOR PLAN

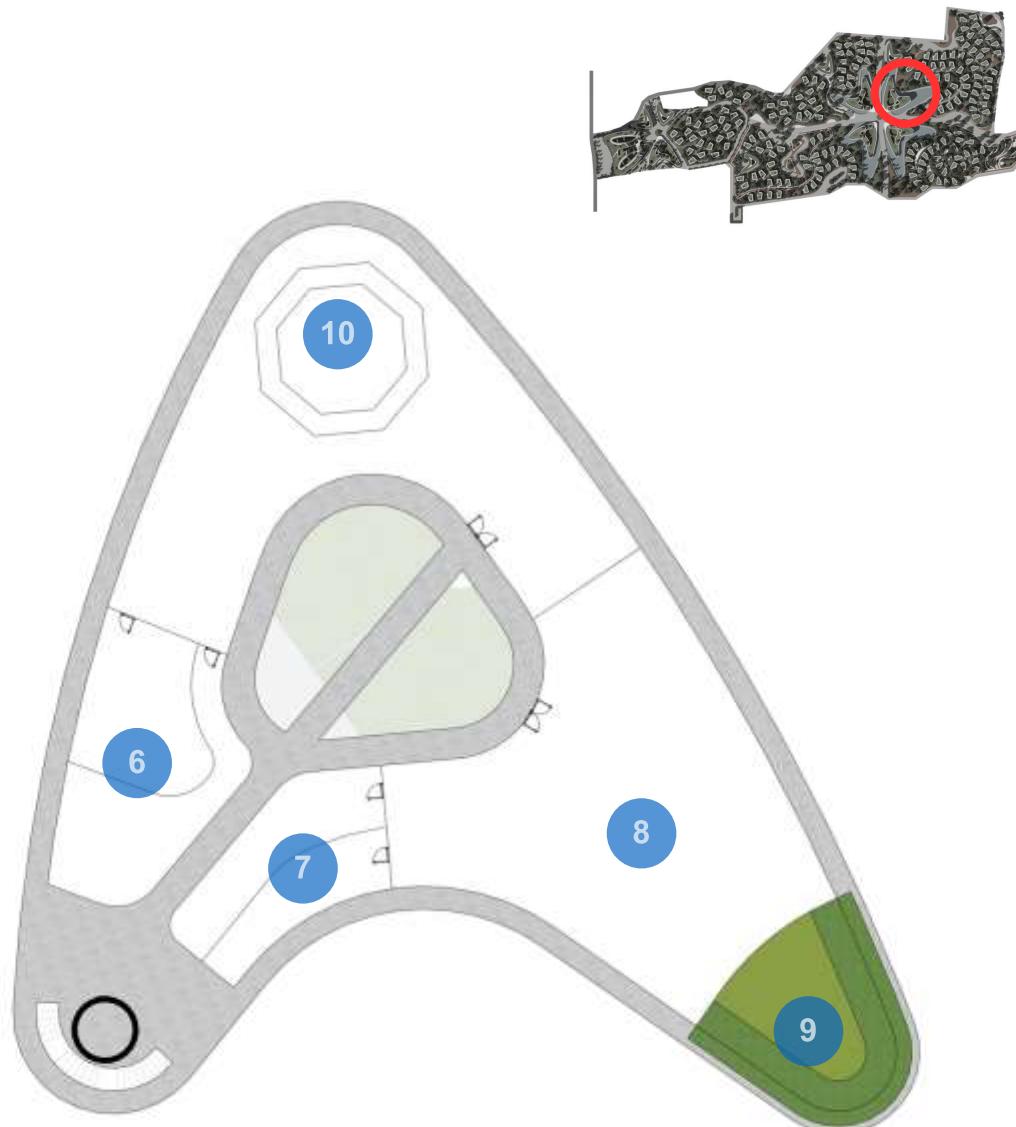


- 1.Drop Off
- 2.Futsal
- 3.Lounge
- 4.Bowling
- 5.Squash
- 6.Shower
- 7.Locker Room & Toilet**
- 8.Poundfit & Aerobics**
- 9.Rooftop Garden**
- 10.MMA**
- 11.Virtual Sports
- 12.Gymnastics & Calisthenics

COMMUNITY, SPORTS, & GAME

CORRIDOR

LANDSCAPE



MARIPOSA 2.0

SPORT CENTER 3rd FLOOR PLAN

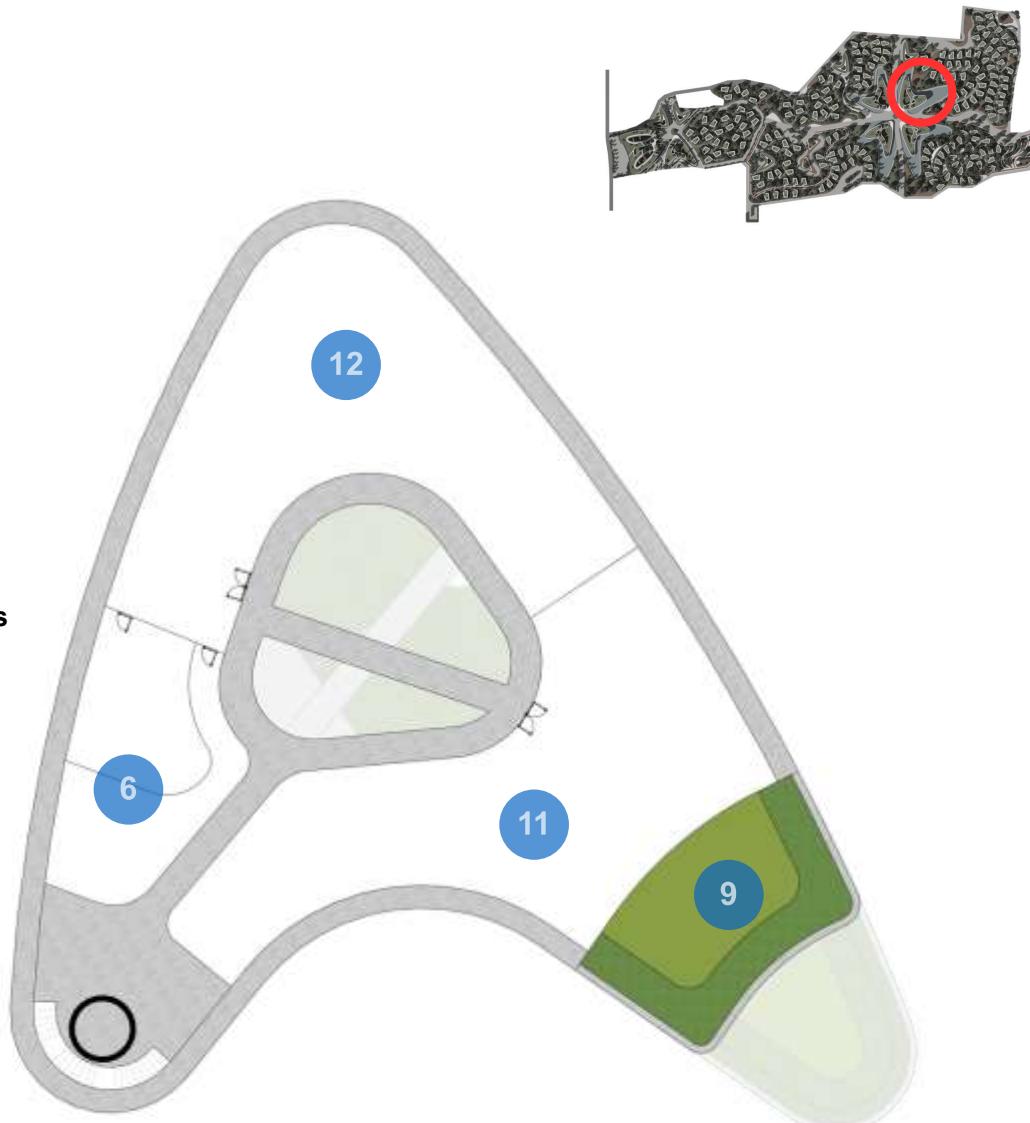


- 1.Drop Off
- 2.Futsal
- 3.Lounge
- 4.Bowling
- 5.Squash
- 6.Shower**
- 7.Locker Room & Toilet
- 8.Poundfit & Aerobics
- 9.Rooftop Garden**
- 10.MMA
- 11.Virtual Sports**
- 12.Gymnastics & Calisthenics**

PUBLIC AND IMMEDIATE CARE

CORRIDOR

LANDSCAPE



MARIPOSA 2.0



CLINIC

1st FLOOR PLAN

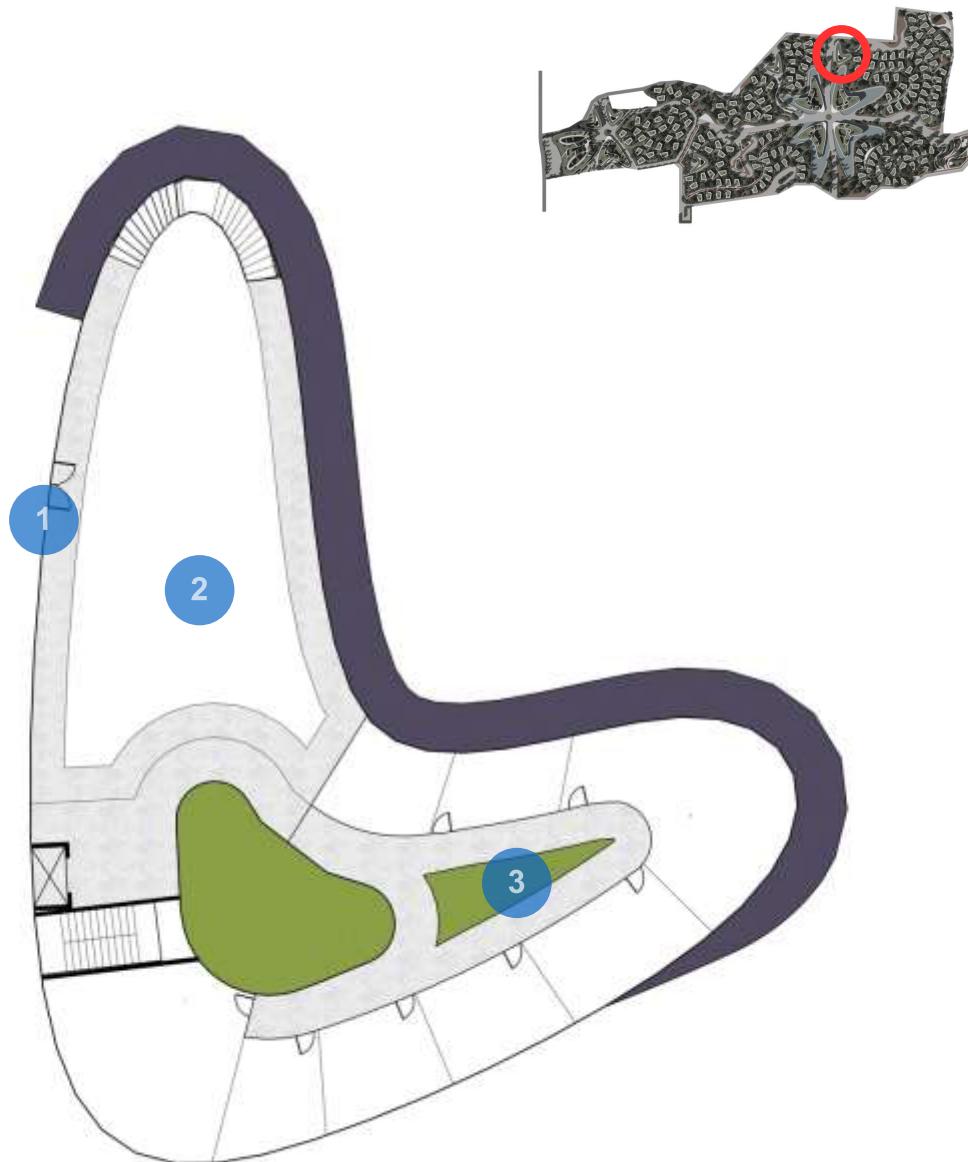


- 1.Drop Off
- 2.Lobby & Reception
- 3.Gym Lounge
- 4.Orthopedic Clinic
- 5.Rehab Clinic
- 6.Neuro Clinic
- 7.Cardiac Clinic
- 8.Stemcell Clinic
- 9.Spa

PUBLIC AND IMMEDIATE CARE

CORRIDOR

LANDSCAPE



MARIPOSA 2.0



CLINIC

2nd FLOOR PLAN

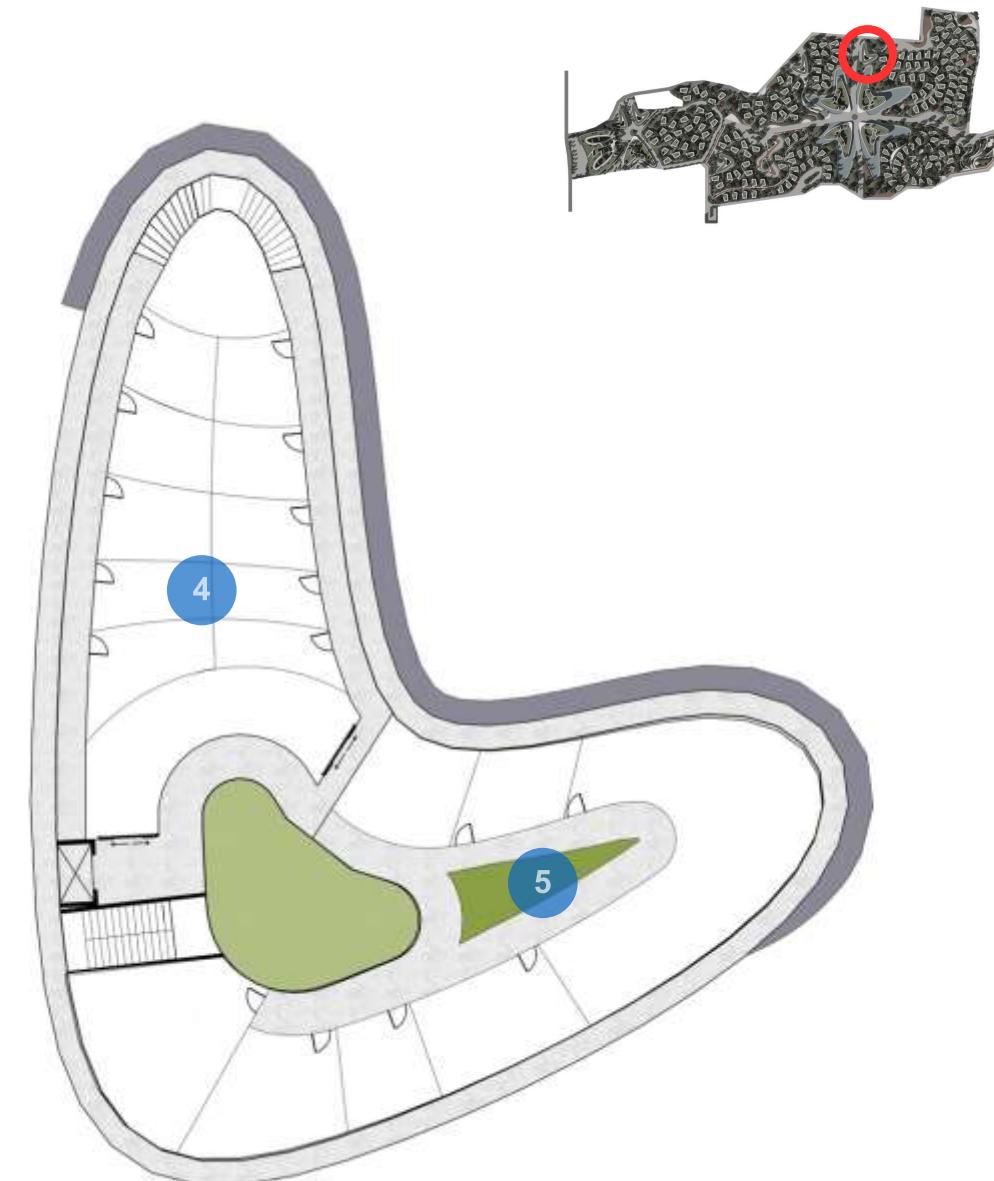


- 1.Drop Off
- 2.Lobby & Reception
- 3.Gym
- 4.Orthopedic Clinic**
- 5.Rehab Clinic**
- 6.Neuro Clinic
- 7.Cardiac Clinic
- 8.Stemcell Clinic
- 9.Spa

PUBLIC AND IMMEDIATE CARE

CORRIDOR

LANDSCAPE





CLINIC

3th FLOOR PLAN

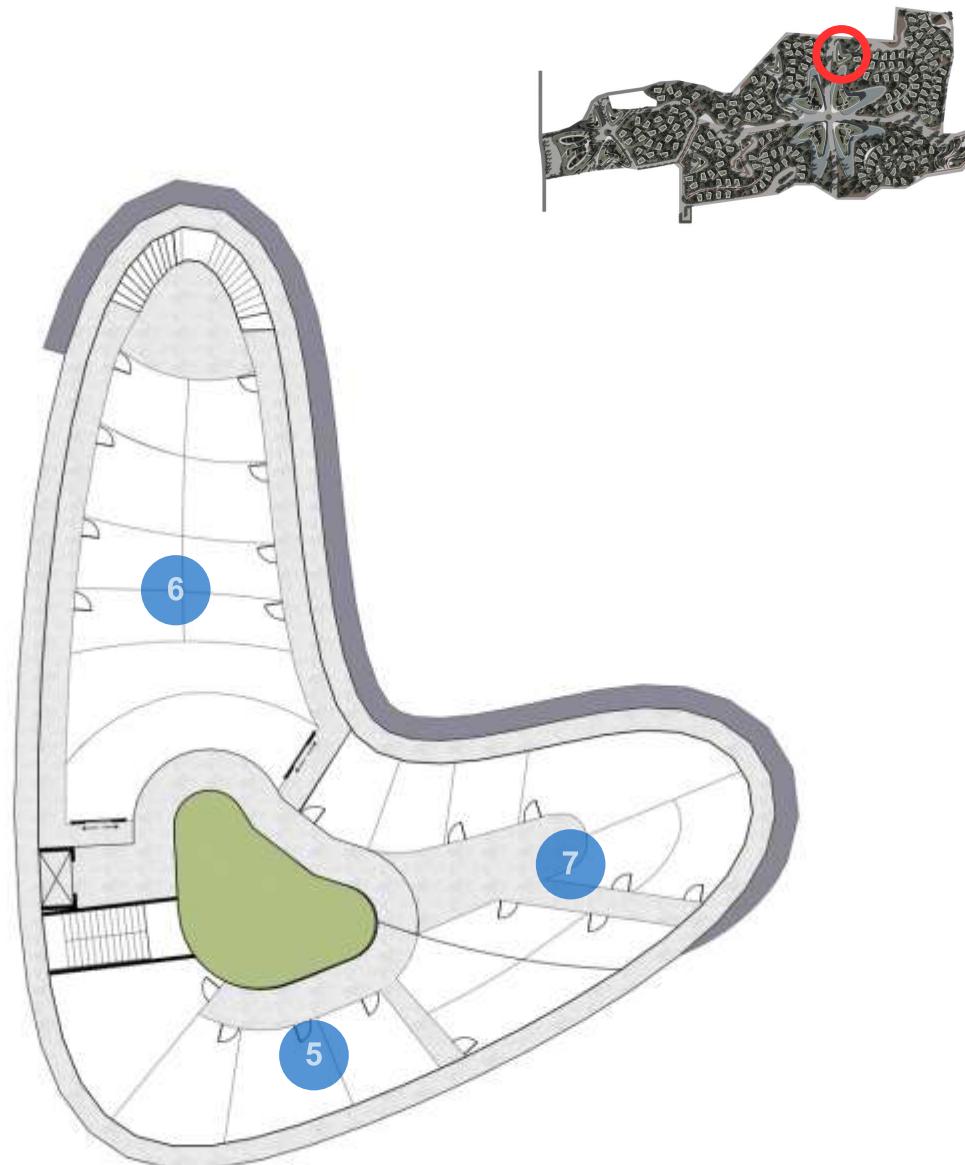


- 1.Drop Off
- 2.Lobby & Reception
- 3.Gym
- 4.Orthopedic Clinic
- 5.Rehab Clinic**
- 6.Neuro Clinic**
- 7.Cardiac Clinic**
- 8.Stemcell Clinic
- 9.Spa

PUBLIC AND IMMEDIATE CARE

CORRIDOR

LANDSCAPE



MARIPOSA 2.0



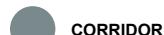
CLINIC

4th FLOOR PLAN



- 1.Drop Off
- 2.Lobby & Reception
- 3.Gym
- 4.Orthopedic Clinic
- 5.Rehab Clinic
- 6.Neuro Clinic
- 7.Cardiac Clinic
- 8.Stemcell Clinic**
- 9.Spa**

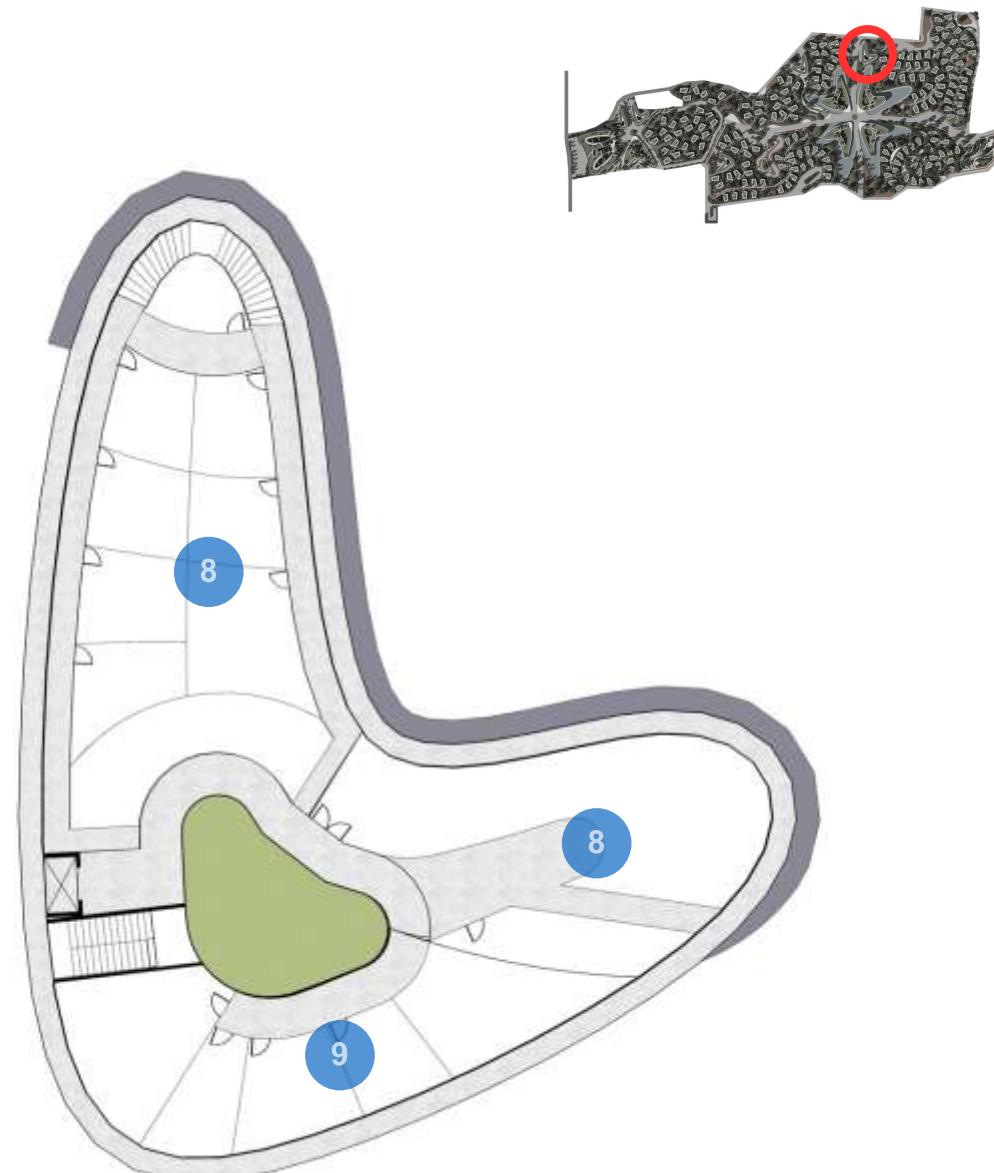
PUBLIC AND IMMEDIATE CARE



CORRIDOR



LANDSCAPE



MARIPOSA 2.0



LIFESTYLE & BEAUTY CLINIC

1st FLOOR PLAN

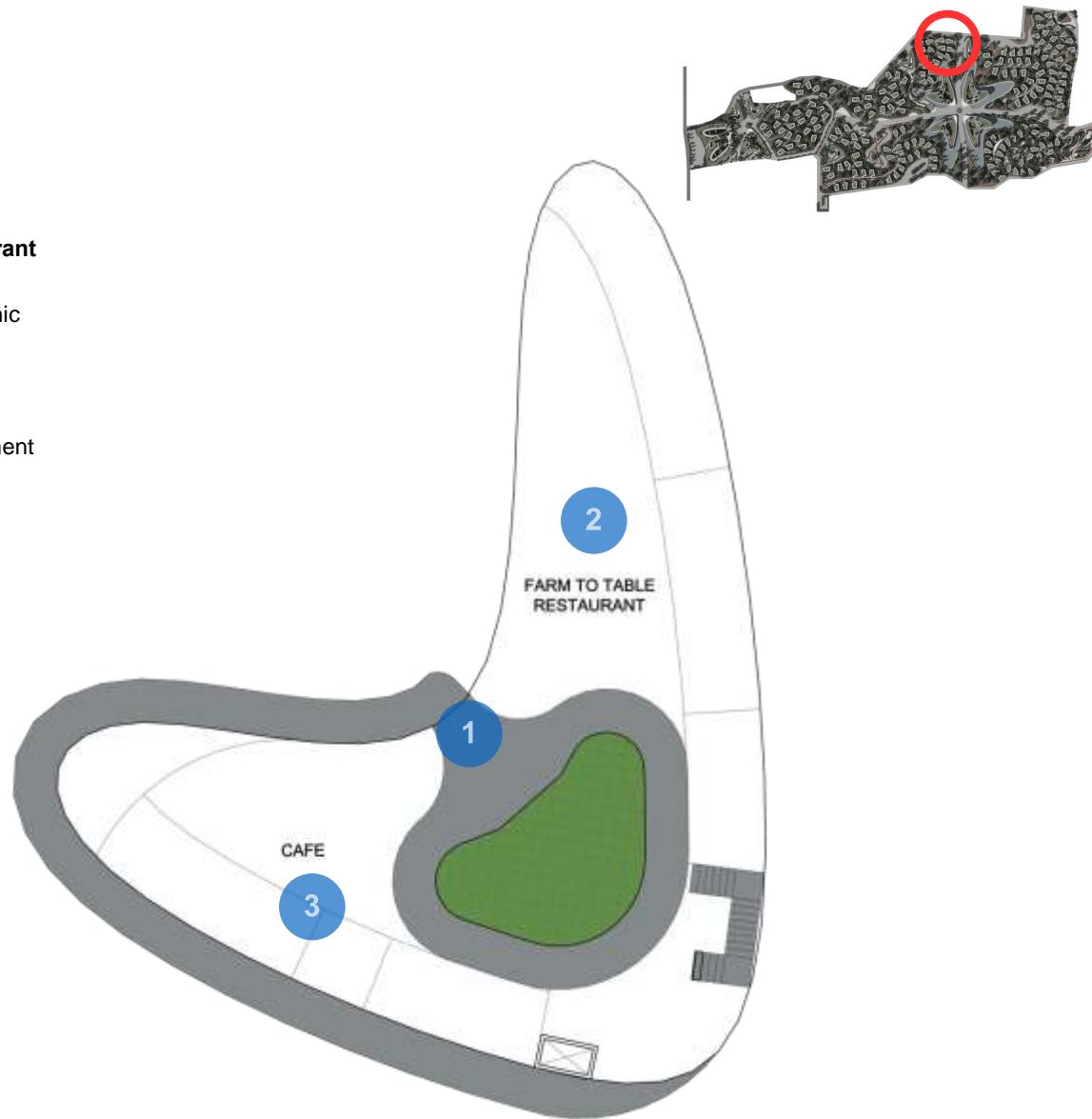


- 1.Drop Off
- 2.Farm to Table Restaurant
- 3.Cafe
- 4.Banobagi Aesthetic Clinic
- 5.Dental Aesthetic Clinic
- 6.Anti Aging Clinic
- 7.IVF Clinic
- 8.Child Growth Development
- 9.Pilates

PUBLIC AND IMMEDIATE CARE

CORRIDOR

LANDSCAPE



MARIPOSA 2.0



LIFESTYLE & BEAUTY CLINIC

2nd FLOOR PLAN

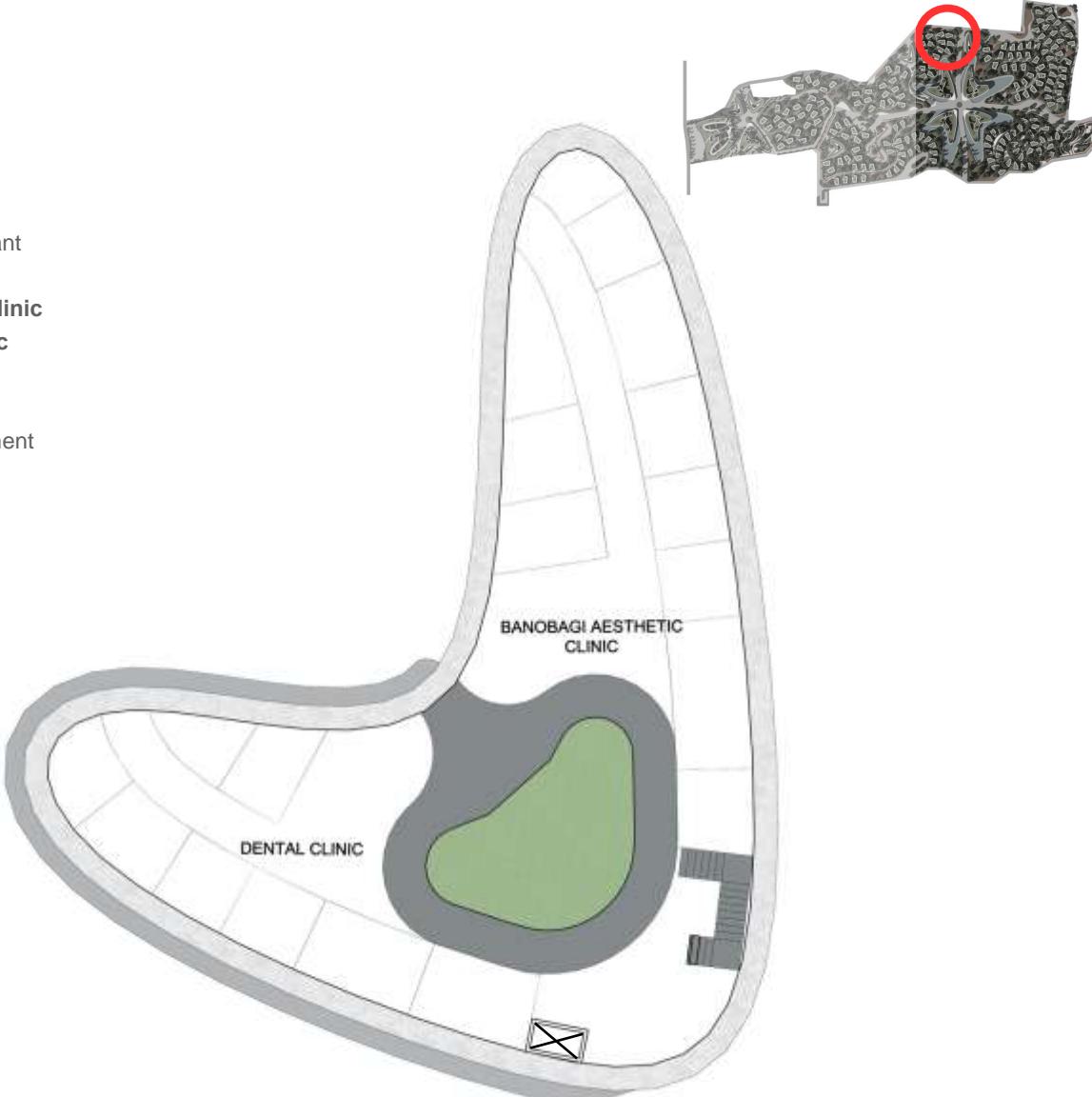


- 1.Drop Off
- 2.Farm to Table Restaurant
- 3.Cafe
- 4.Banobagi Aesthetic Clinic**
- 5.Dental Aesthetic Clinic**
- 6.Anti Aging Clinic
- 7.IVF Clinic
- 8.Child Growth Development
- 9.Pilates

PUBLIC AND IMMEDIATE CARE

CORRIDOR

LANDSCAPE



MARIPOSA 2.0



LIFESTYLE & BEAUTY CLINIC

3rd FLOOR PLAN

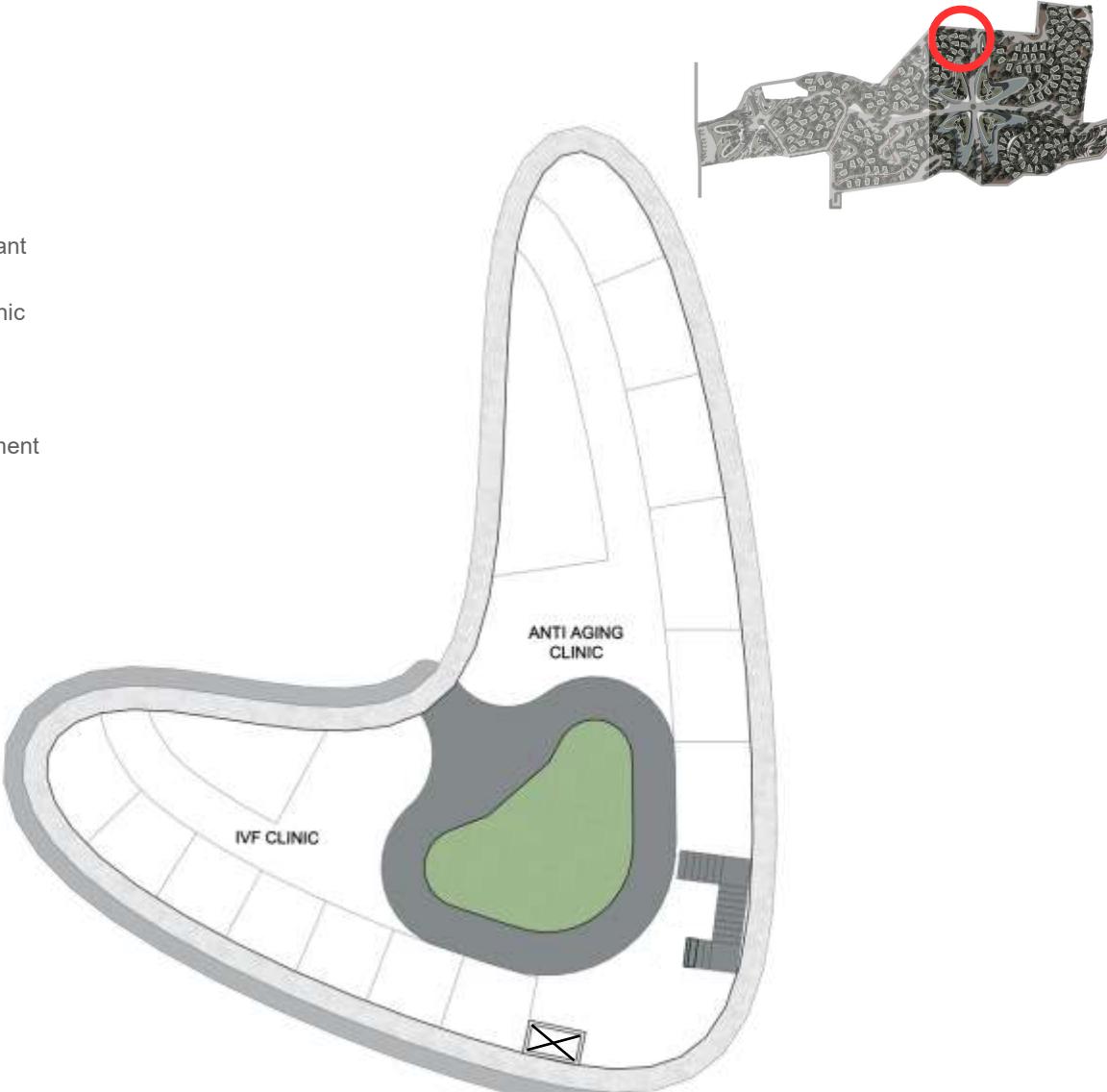


- 1.Drop Off
- 2.Farm to Table Restaurant
- 3.Cafe
- 4.Banobagi Aesthetic Clinic
- 5.Dental Aesthetic Clinic
- 6.Anti Aging Clinic**
- 7.IVF Clinic**
- 8.Child Growth Development
- 9.Pilates

PUBLIC AND IMMEDIATE CARE

CORRIDOR

LANDSCAPE



MARIPOSA 2.0



LIFESTYLE & BEAUTY CLINIC

4th FLOOR PLAN

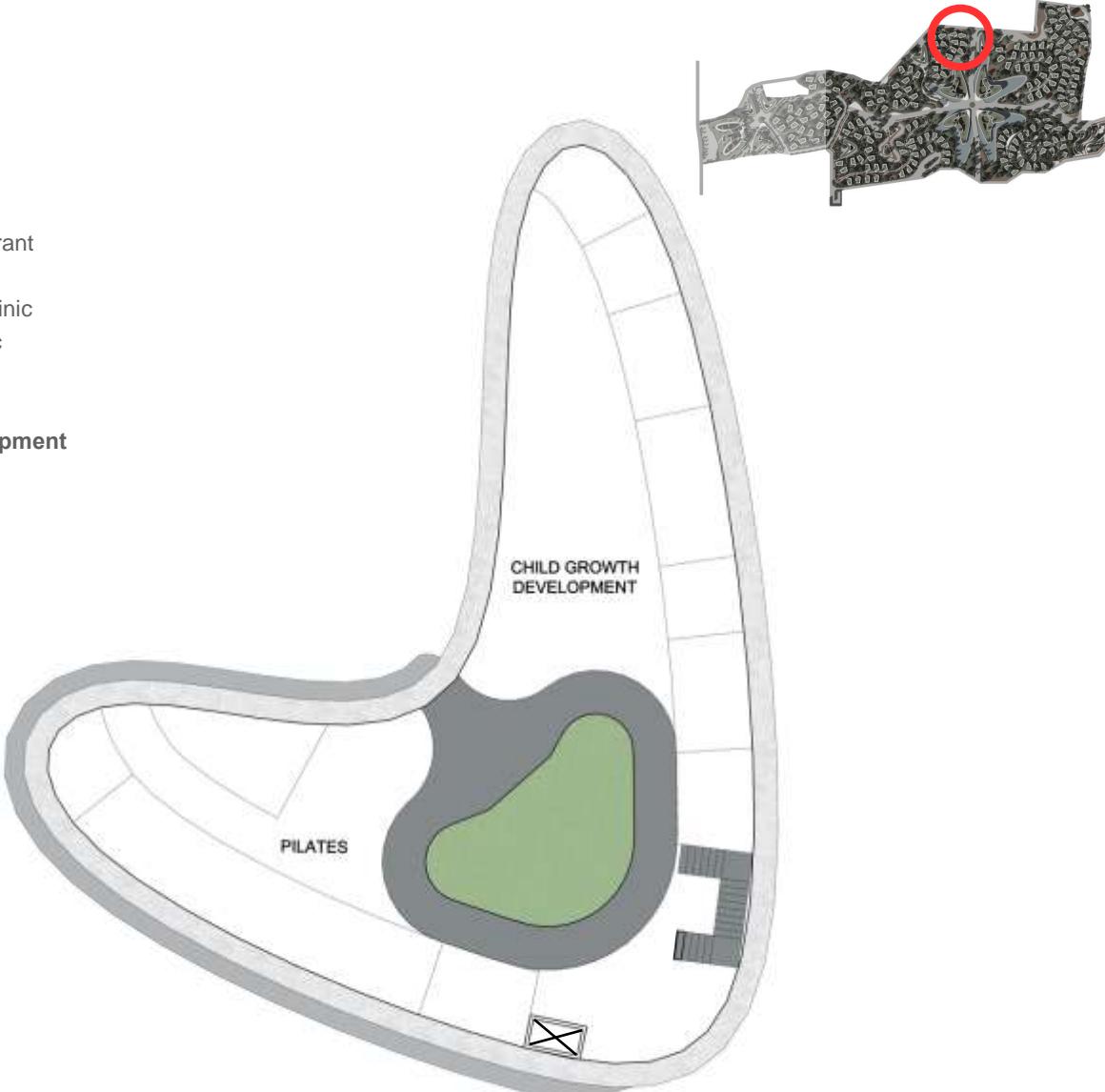


- 1.Drop Off
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PUBLIC AND IMMEDIATE CARE

- CORRIDOR
- LANDSCAPE



dwdg.

DoWell
DoGood

**Future
Leaders.**

ShARE
UNIVERSITAS BRAWIJAYA .•



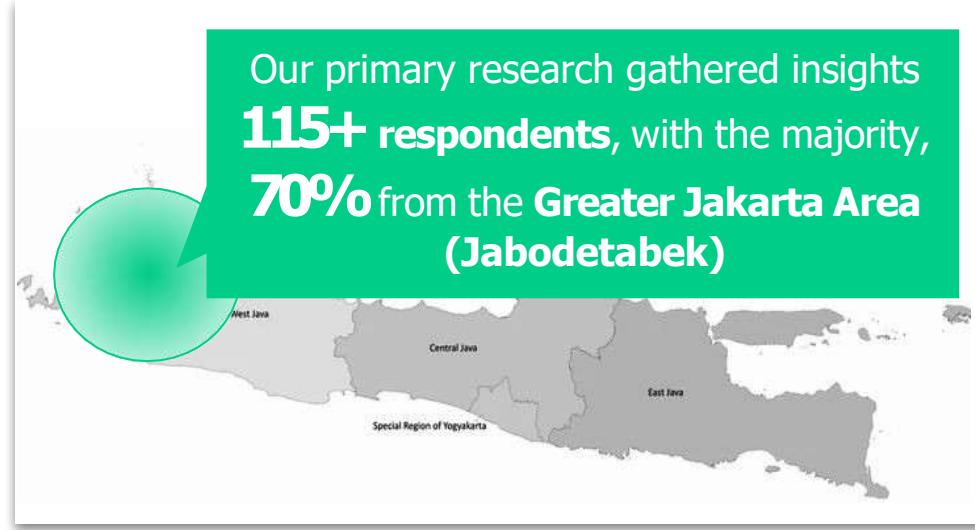
Primary Research

We have spoken to potential target market to Medical Wellness Resort:

メディカルウェルネスリゾートの潜在的なターゲット市場と話をしました。

Demographic Profile / 人口統計プロフィール

Our primary research gathered insights **115+ respondents**, with the majority, **70%** from the **Greater Jakarta Area (Jabodetabek)**

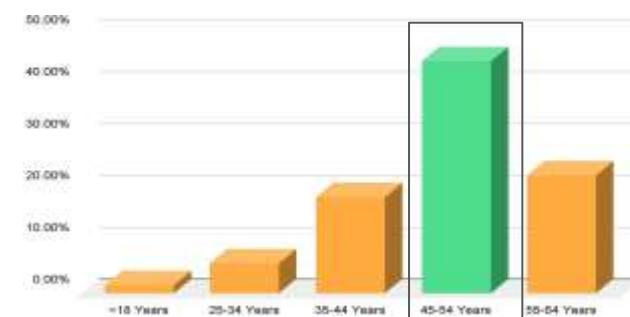


The gender distribution is evenly balanced....

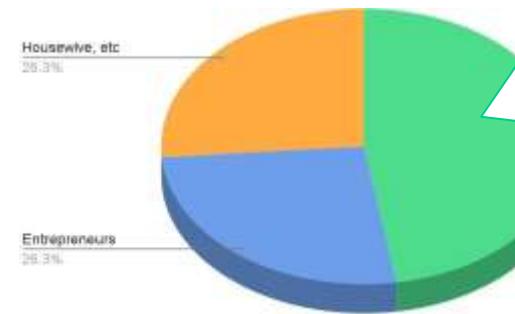
 **50.8%**
Female

 **49.2%**
Male

...where the largest age group is **45-54 years old (45%)**



Professional background & Purchasing Power



Furthermore, our respondents professional background are dominated by **employees (47.5%)**

Range of Monthly Expenditure / 月々の支出の範囲

31.6%	USD 500 – 1,000 per month
19.7%	USD 1,000 – 3,000 per month
17.9%	USD 5,000 – 10,000 per month

Urban-centered audience & financially capable respondents are validating the market potential research for Mariposa

Primary Research

The segments have surprisingly practiced Wellness Activities in routine basis

驚くべきことに、これらのセグメントは日常的にウェルネス活動を実践している。

Growing interest in wellness program, with **64% of respondents** have participated in...

ウェルネス プログラムへの関心が高まっており、回答者の 64% が参加しています。



Retreats

リトリート



Yoga

ヨガ



Healthy Eating

健康的な食事



Meditation

瞑想

Their motivations to do so: / そうする動機



61%

Aim to maintain health as they age /
年齢を重ねても健康を維持することを目指す



37%

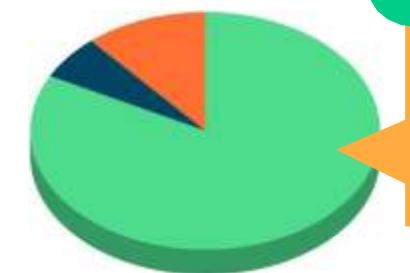
Seek enjoyment and relaxation / 楽しみとリラクゼーションを求める



25%

Use wellness to relax from working / ウェルネスを活用して仕事からリラックスしましょう

This trend is further reinforced by their proactive mindset, where:



2

Many respondents also allocate specific budget for wellness, where 51.7% allocate < IDR 1 million and 33.9% allocate IDR 1-3 Million/month

These insight suggest a health-aware, experience-driven market that can support Mariposa market potential

Primary Research

After shown the Mariposa Resort Idea, respondents expressed high interest towards the concept.

マリポサ リゾートのアイデアを見せられた後、回答者はそのコンセプトに高い関心を示しました。

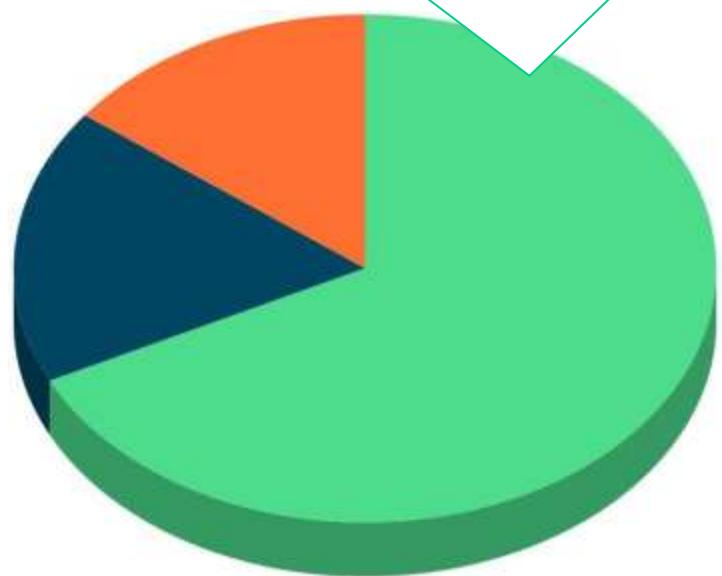
Visitor

Older Ages

Corporate

Investor

Our findings indicate that **68%** of respondents express interest in visiting Mariposa.
調査結果によると、回答者の68%がマリポサへの訪問に興味を示している。



What are their motivations? 彼らの動機

67%

Relaxation & Mental Refreshment
リラクゼーションと精神的なリフレッシュ

65%

Spending vacation time
休暇の過ごし方

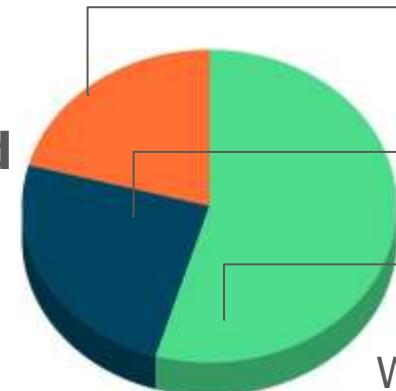
45%

Quiet Atmosphere
静かな雰囲気

30%

Relieving from work
仕事からの解放

Preferred activities reflect a blend of **light wellness and local experiences:**



- **22.9%** Agrotourism Experiences アグリツーリズム体験
- **27%** Massage or Spa マッサージ・スパ
- **60%** Walking or Jogging ウォーキング/ジョギング

Primary Research

Furthermore, the older segment, also shows interest towards Mariposa.

さらに、年配層もマリポサに興味を示しています。

Visitor

Older Ages

Corporate

Investor

Our survey reveals a rising interest in senior living where...

当社の調査では、高齢者向けの住居への関心が高まっていることが明らかになりました...



59% of total respondents expressing interest
回答者の59%が興味を示した

45% of older segments show interest
高齢者層の45%が興味を示している



64% of non-elderly respondents show interest
高齢者以外の回答者の64%が関心を示している



Motivation:

"engage with other productive seniors"
「他の生産的な高齢者と交流する」
(37.5%)

Why?

"Appeal of integrated health and wellness facilities"
「統合型ヘルス & ウェルネス施設の魅力」
(44%)

Favorite Activities:
好きなアクティビティ

- Walking/ ウォーキング
- Cycling / サイクリング

Perceived ideal resort
理想的なリゾートと認識

- Good environment
良好な環境
- Physical & Spiritual activities
身体的および精神的な活動
- Reasonable pricing
リーズナブルな価格設定

Primary Research

A Focused Survey with individuals who match our target investor profile

ターゲット投資家プロファイルに一致する個人を対象とした集中調査

Visitor

Older Ages

Corporate

Investor

Respondents Profile / 回答者プロフィール



Aged in their
40s / 40代



Monthly income
IDR 100M+



East Java Domicile
東ジャワ居住地



Strong professional
background
強力な専門的背景

From the survey, our respondents express a **positive feedback** and here are **what they said about Mariposa...**



*This is **highly attractive**, a wellness destination for the upper-middle class. I'm approaching retirement, will need this and have seen similar wellness centers abroad.*



*It combines medical check-ups with health tourism—**ideal for future-proof investment**.*



*Health is a long-term priority—this is a **sustainable investment**.*

Furthermore, our survey shows that:

1

92% of the potential investors expressed interest in investing



2

Their interest driven by...

60%

Location and accessibility

46%

Property value growth & passive income

**“Own a Wellness-Backed
Property in Indonesia’s Top
Leisure Destination—Earn
Monthly Passive Income While
Contributing to Healthy Living.”**



Mariposa Integrated Medical Wellness Resort

The golden living wellness resort



Location :
**Klub Bunga Resort, Batu,
East Java**



Development Area:
372,000 m²



Investment Value:
USD 75,000,000



picture caption
Investment Indicator
IRR: 15.24% . WACC: 11.5 %
ROI 10 Years: 75%



Scheme of Partnership
**USD 30,000,000 for 40%
of Ownership**



Interest with Partner in :

- Senior Living Industry
- Pension Communities
- Healthcare Industry



Contact:

Developer Name

Address

Phone Number

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