

13. GAPANG RESORT & DIVE CENTER - TOURISM

ONE PAGE SUMMARY



Project Description

- With 850.000 tourists annually, Sabang is a popular tourist destination. It's the ideal island for weekend getaways where you can enjoy a variety of marine sports like island hopping, diving, snorkeling, and fishing.
- Nestled in the heart of Sabang City, Gapang Resort & Dive Center is poised to become the premier destination for underwater enthusiasts seeking to explore the mesmerizing depths of the Andaman Sea. Set against the backdrop of Sabang's pristine coastline, the resort beckons adventurers to embark on an unforgettable journey beneath the waves, where vibrant coral reefs, majestic marine life, and hidden treasures await discovery.
- This project seeks to revitalize Gapang Resort infrastructure and extend it further with world-class dive facilities. Moreover, the project highlights the importance of responsible tourism and environmental conservation.
- Several reasons to invest in Gapang Resort & Dive Center:
 - With a long-term concession period, its financial returns rank high.
 - The possibility to deduct depreciation for hotel real estate makes tax efficiency an important reason for resort investment.
 - Located at Sabang Special Economic Zone (SEZ), with multiple regulations that support investments.

Key Investment highlight

Location	Sabang, Aceh
Est. Investment Value	USD 1.6 Million or equal to IDR 24 Billion (USD1 = IDR 15,000)
Total Area/Land Status	3.1 Ha / Clean and Clear
Business Scheme	Utilization Cooperation (KSP)
Project Owner	Sabang City Government
Financial Feasibility	Concession Period : 30 Years Projected Inc (First 10 Yr) : US\$ 3.83 Mio IRR : 12.70% WACC : 11.71% NPV (70% : 30%) : US\$ 116K Payback Period : 11 years 2 months

Project Owner Profile

DPMPSTP Sabang is a part of the Municipality Government which is responsible for the field of investment development, promotion, and licensing and non-licensing services in an integrated manner with the principles of certainty, security, coordination, integration, synchronization, transparency, and simplification based on the applicable laws and regulations.

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