

**POLLUX MALL**  
CENTRAL CITY

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# Leasing Deck

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# Overview

Pollux Mall Central City is a shopping center that offers a complete shopping and recreation experience for you and your family in the eastern area of Semarang. Built on approximately 2.7 hectares of land, the mall features a one-story building covering around 1.3 hectares.

Operating since February 2, 2009, Pollux Mall Central City is strategically located on the border between Semarang and Demak. The mall combines shopping, fashion, and entertainment concepts with the largest game center and playground in Semarang, Cinema XXI, as well as a culinary area that brings together both national and local brands.





## Overview

Pollux Mall Central City brings in a plethora of choices for our visitors' leisure and convenience and is set to revolutionize the lifestyle experience in Semarang. Our creative zoning concept offers a synergistic combination of retail, events, dining, family entertainment and trendsetting lifestyle meet-up components that are designed to appeal to savvy consumers pursuing quality of life in a socially-conscious and creative environment.

As the “Modern Shopping Destination,” Pollux Mall Central City provides comfort and convenience for visitors with spacious parking areas, a safe and clean environment, and comfortable air-conditioned facilities. Everything visitors need is available at Pollux Mall Central City.

# Strategic Location

Strategically positioned at East Semarang Growth Corridor, connecting major traffic flow between Semarang — Demak — Purwodadi, providing strong visibility and accessibility.



- **High Accessibility**

Direct access from primary arterial roads with strong connectivity to residential and commercial areas.

- **Located within Integrated Mixed-Use Development**

Part of Central City Township Development, creating a captive market from residential, commercial, and hospitality sectors.

- **Dense Residential Catchment Area**

Surrounded by established and growing residential communities, supporting sustainable visitor traffic.

- **Strong Retail Potential**

Strategic positioning to capture daily needs, lifestyle, F&B, entertainment, and family-oriented consumers.

- **High Traffic Exposure**

Located on a major urban corridor with significant vehicle movement, enhancing tenant visibility and branding opportunities.

- **Growing Eastern Semarang Economic Area**

Benefiting from continuous urban expansion and infrastructure development in Eastern Semarang.



Saung Lang Heni

Koeta Toea

Horison Nindya Semarang

Toko Mega Udin

Teguh Jaya

Rumah Makan Teras Ndeso

Toko Spearpart Mesin Cuci & Kulkas DLL

Lapangan Tegal Sari Desa Ngemplak

SEMESTA RESTO & KOPPI

Sakala Studio

Toko Pertanian Bunga Arum

Jl. Majapahit

Jl. Karangrayu

Gardenia Swimming Pool

RS Hermina Mranggen

Flyover Ganefo

Pasar Mranggen

MR.DIY

Jl. Semarang

- LEGENDA**
- Pusat Perbelanjaan
  - Hotel / Penginapan
  - Restoran / Kuliner
  - Toko / Komersial
  - Fasilitas Umum
  - Rumah Sakit

**AKSES & JARAK TEMPUH**

- 5 menit dari Pasar Mranggen
- 7 menit dari Flyover Ganefo
- 10 menit dari RS Hermina Mranggen
- 15 menit dari Ungaran / Bawen
- 20 menit dari Kota Semarang

\*Ilustrasi peta tidak berskala

# Positioning Statement

Pollux Mall Central City is strategically located on Jalan Brigjen Sudhiarto, the main connecting road between Semarang and Purwodadi. From downtown Semarang (Simpang Lima Square), the mall can be reached in less than 15 minutes, as it is located only around 10 kilometers to the east. Meanwhile, from the Gayamsari Toll Exit, the distance is only approximately 5 kilometers, allowing customers from outside the city who travel via the toll road to conveniently fulfill all their needs without having to travel to the city center — simply by visiting Pollux Mall Central City.



# Why Pollux Mall Central City ?

## Strategic Location

Located within the Eastern Semarang growth corridor with direct connectivity to Semarang — Demak — Purwodadi arterial routes, providing strong accessibility and visibility.

## Strong Catchment & Market Potential

Supported by dense residential areas, growing communities, and captive market opportunities from surrounding mixed-use developments.

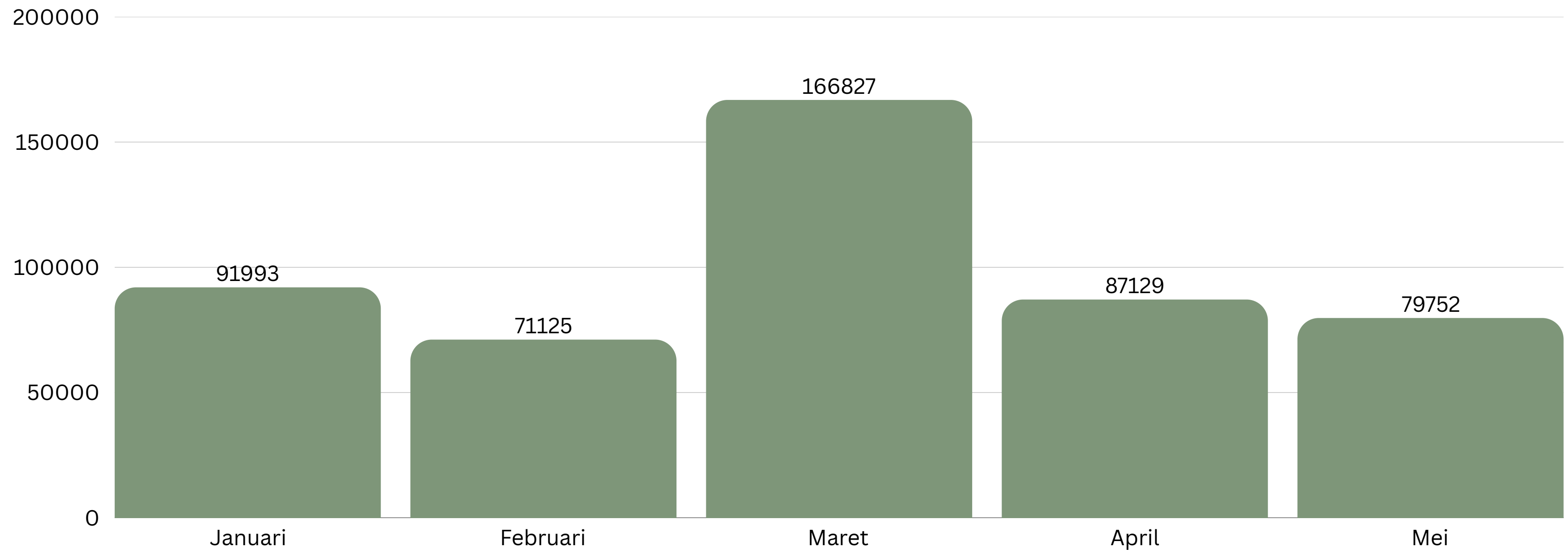
## Integrated Lifestyle Destination

Pollux Mall Central City is a lifestyle destination combining retail, dining, entertainment, and community experiences.

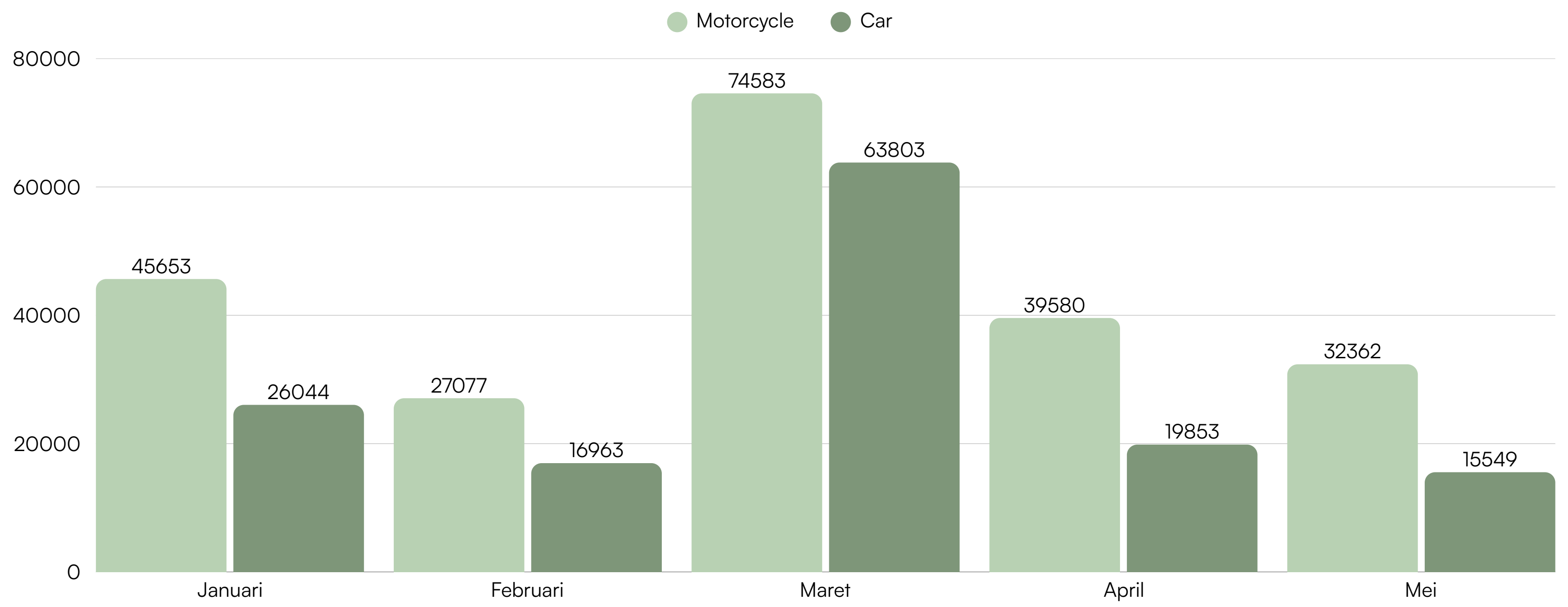
## Diverse Tenant Mix & Visitor Traffic

A balanced mix of retail, F&B, entertainment, and services attracts diverse customers and drives consistent foot traffic year-round.

# ✦ Traffic Customer



# ✦ Traffic Parking



# Mall Information

Company Name

Pollux Mall Central City

Address

Jl. Brigjen Sudiarto No.km. 11,  
Penggaron Kidul, Kota Semarang,  
50194

Land Area	:	49,885 m <sup>2</sup>
GFA	:	13,312 m <sup>2</sup>
NLA	:	11,108 m <sup>2</sup>
Number of Floor	:	1
Total Leased	:	10,779 m <sup>2</sup>
Parking Lot	:	330 cars, 550 motorcycle
Electric Capacity	:	1,790 kVA
Ceiling	:	5.2 meter

# Mall Gallery

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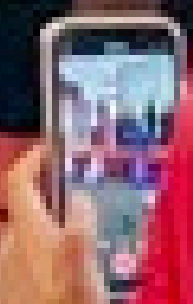
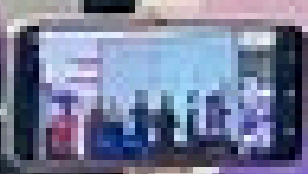
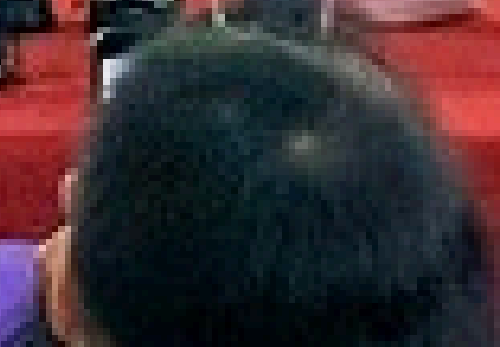
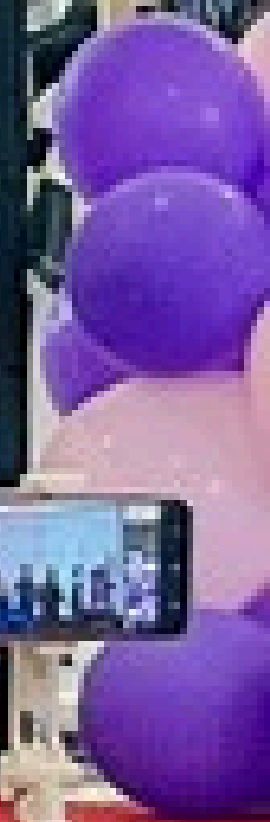


SALE  
75%  
SALE



AESAR

120



# Tenant Gallery



# Tenant Gallery



# Tenant Deals



# Zone Area



Zone Area

# GF

Ground Floor





# Mall Events



# Event Gallery



# Event Plans 2026

Januari

## **Cheerful Kids Family**

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Minggu, 4 Januari 2026

Februari

## **Tari Kreasi Tradisional**

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Sabtu, 7 Februari 2026

Februari

## **Barongsai Performance**

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Selasa, 17 Februari 2026

Januari

## **Kreasi Topeng**

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Minggu, 18 Januari 2026

Februari

## **CNY Competition**

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Minggu, 8 Februari. 2026

Februari

## **Ramadhan Berbagi**

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19 Februari - 18 Maret 2026

Januari

## **English Festival**

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Sabtu, 24 Januari 2026

Februari

## **Sweet Competition Time**

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Minggu, 15 Februari 2026

Maret

## **Ramadhan Competition**

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Minggu, 8 Maret 2026

# Event Plans 2026

Maret

## Face Painting

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Minggu, 15 Maret 2026

April

## Puzzle Adat Minang

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Minggu, 19 April 2026

Mei

## Outing Class

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Minggu, 3 Mei 2026

April

## Pesta Legenda

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Minggu, 5 April 2026

April

## Dreamy Kids Stairs

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Sabtu, 25 April 2026

Mei

## Lava Lamp

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Minggu, 10 Mei 2026

April

## Fun Dance

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Minggu, 12 April 2026

April

## Outing Class KB

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Kamis, 30 April 2026

Mei

## Outing Class

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Senin, 11 Mei 2026

# Event Plans 2026

Mei

## JCO Cooking Class

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Selasa, 12 Mei 2026

Mei

## Fashion Show

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Minggu, 17 Mei 2026

Mei

## Mini Challenge Bowling

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Rabu, 27 Mei 2026

Mei

## Threasure Hunt

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kamis, 14 Mei 2026

Mei

## Pentas Seni TK

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Sabtu, 23 Mei 2026

Juni

## Cooking Class

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Rabu, 3 Juni 2026

Mei

## Lasy Competition

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Sabtu, 16 Mei 2026

Mei

## Drama Musik Mandalika

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Minggu, 24 Mei 2026

Juni

## Wisuda TK Albatani

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Sabtu, 6 Juni 2026

# Event Plans 2026

Juni

## Konser Drumband

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Minggu, 7 Juni 2026

Juni

## Wisuda TK YBM

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Selasa, 9 Juni 2026

Juni

## Stone Leap Challenge

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Minggu, 14 Juni 2026

Juni

## Pentas Seni TK

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Minggu, 21 Juni 2026

Juni

## Edutrip TK

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Sabtu, 27 Juni 2026

Juni

## Eco Fun Craft Day

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Minggu, 28 Juni 2026

Juli

## Lomba Mewarnai

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Minggu, 12 Juli 2026

Juli

## Tari Kreasi

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Minggu, 12 Juli 2026

Juli

## Fashion Competition

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Minggu, 26 Juli 2026

# Event Plans 2026



## Januari

Cheerfull Kids Family, Kreasi Topeng, English Festival



## Februari

Tari Kreasi Tradisional, CNY Competiition, Sweet Competition Time, Barogsai Performance, Ramadhan Berbagi



## Maret

Ramadhan Berbagi, Ramadhan Competition, Face Painting Glow In The Dark

# Event Plans 2026



## April

Pesta Legenda Nusantara, Fun Dance, Puzzle Adat Minang, Dreamy Kids Stairs, Outing Class PAUD Ceria



## Mei

Outing Class KB Pelangi, Lava Lamp, Outing Class PO, JCO Cooking Class, Treasure Hunt, Lasy Competition, Fashion Ragam Budaya, Pentas Seni, Drama Musik, Mini Challenge Bowling



## Juni

Cooking Class, Wisuda TK, Konser Drumband, Stone Leap, Pentas Seni, Edutrip, Eco Fun Craft Day



# Secure your leasing opportunity today!

## Leasing Inquiry:

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