



走进天涯
遇见未来

Come to Wonderful Tianya
Meet the Bright Future

三亚市天涯区商务局

Commerce Bureau of Tianya District, Sanya

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Invest
In Tianya District
Sanya



三亚市天涯区
投资指南

Invest in Tianya District, Sanya

三亚市天涯区商务局
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PROFILE OF TIANYA DISTRICT 天涯区概况

天涯区是三亚市主城区之一，行政区域面积622.11平方公里（不含育才），下辖26个社区，19个行政村，常驻人口35万余人。区内海陆空立体交通便利，有三亚凤凰国际机场、三亚高铁站、凤凰岛国际邮轮港等交通枢纽。天涯区文化多元，是汉、黎、回、苗等多民族聚居区。气候宜人，年平均气温25摄氏度，全年空气质量优良率100%，区内旅游资源丰富，有天涯海角、三亚湾、西岛等景区。

Tianya District is one of the main urban districts of Sanya City, with an administrative area of 622.11 square kilometers (excluding Yucai). It governs 26 communities and 19 administrative villages, with a resident population of over 350,000. The district boasts comprehensive transportation facilities, including the Sanya Phoenix International Airport, Sanya High-Speed Railway Station, and Fenghuang Island International Cruise Port. Tianya District is culturally diverse, being a settlement area for multiple ethnic groups including Han, Li, Hui, and Miao. The climate is pleasant, with an average annual temperature of 25 degrees Celsius and a yearly rate of excellent air quality at 100%. The district is rich in tourism resources, featuring attractions such as Tianya Haijiao, Sanya Bay, and West Island.

产业分布示意图 Industrial Distribution Diagram





构建现代产业体系 Build a Modern Industrial System

01/ 旅游产业 Tourism Industry



邮轮游艇旅游

Cruise and Yacht Tourism

依托凤凰岛国际邮轮母港、南边海游艇聚集区，打造国际邮轮游艇展销娱乐一体的消费目的地。
Relying on the Phoenix Island International Cruise Homeport and the cluster area of yachts in South Sea, Tianya creates a consumption destination integrating international cruise yacht exhibition, sales, and entertainment.

旅游产业



体育低空旅游

Low-altitude Sports Tourism

借助亚洲沙滩运动会主场馆所在地，积极引入国际大型专业赛事，发展丰富水上娱乐项目，低空观光、低空拖曳、低空婚庆等产品融合发展。

旅游产业

Taking advantage of the location of the main venue of the Asian Beach Games, Tianya actively introduces international large-scale professional events, and develops a variety of water entertainment projects, including low-altitude sightseeing, low-altitude towing, and low-altitude wedding celebrations, etc.



婚庆旅游

Wedding Tourism

打造天涯海角、西岛国内顶级婚拍基地，创新发展高端化、定制化婚庆、蜜月、亲子旅游产品和服务。

旅游产业

Creating top-tier domestic wedding photography bases such as "Tianya Haijiao" and "Xi Island", and innovatively developing high-end, customized wedding, honeymoon, and family travel products and services.



滨海文化旅游

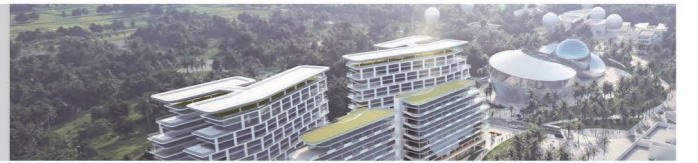
Coastal and Cultural Tourism

拓展滨海旅游功能，挖掘天涯黎苗少数民族文化、渔村文化、西岛女民兵文化，推动“旅游+演艺”发展。

旅游产业

Expanding the functions of coastal tourism, exploring the Li and Miao ethnic minority cultures, fishing village culture, and the female militia culture of Xi Island in the Tianya area, and promoting the development of "tourism + performing arts."

02/ 高新技术产业 High-tech Industry



高新技术产业

发展航天航空、卫星遥感等产业链，打造三亚国际科技成果展示交易中心。
平台:中科遥感信息产业园。

Developing industrial chains such as aerospace and satellite remote sensing, creating the Sanya International Science and Technology Achievement Exhibition and Trading Center.
Platforms:Zhongke Remote Sensing Information IndustrialPark.

03/ 现代服务业 Modern Service Industry



临空服务业

Airport-oriented Service Industry

重点瞄准物流货运、航空维修、飞机租赁、航空食品、飞机执照培训五大核心产业。

Focusing on five core industries: logistics and cargo transportation, aviation maintenance, aircraft leasing, aviation catering, and pilot license training.

现代服务业



国际贸易业

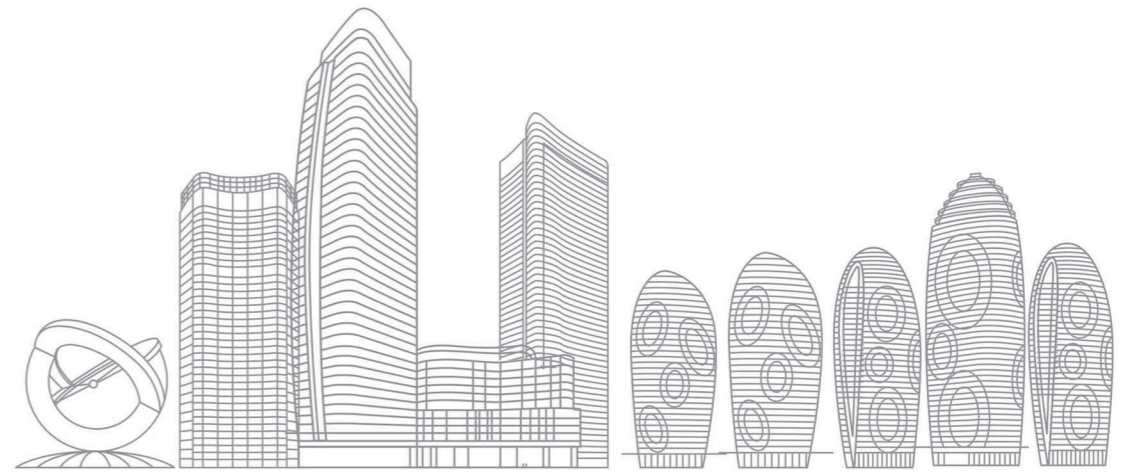
International Trade Industry

吸引总部经济聚集;谋划设立天涯区离岸贸易中心试点;致力打造大宗商品交易所;打造三亚跨境电子商务中心。

平台:海南国际商品交易中心

Attracting the concentration of headquarters economy, planing to establish a pilot offshore trade center in the Tianya District, striving to build a bulk commodity exchange, and creating a cross-border e-commerce center.
Platform:Hainan International Commodity Trading Center

现代服务业





国际会展业

International Conference and Exhibition Industry

打造三亚湾、红塘湾、三美湾、数学论坛及红树林酒店群五个高端会议会展集群，打造具有国际影响力的会展品牌。

Creating five high-end conference and exhibition clusters, located in Sanya Bay, Hongtang Bay, Sanmei Bay, the Digital Forum, and the Mangrove Hotels, and to build an international brand with global influence.

现代
服务
业



健康服务业

Health Service Industry

引入高端专业健康管理服务机构;探索抱龙国家森林公园建设以森林康养为主题的国际气候疗养中心。

Introducing high-end professional health management service organizations and exploring the establishment of an international climatic healing center with a forest wellness theme.

现代
服务
业



现代物流业

Modern Logistics Industry

打造集通关、仓储、分拣、转运、加工等服务功能于一体的供应链服务生态体系。

入驻企业:佳翔物流园

平台:三亚保税物流中心

Creating an integrated supply chain service ecosystem that includes customs clearance, warehousing, sorting, transshipment, and processing services.

Major Enterprises: Jiexiang Logistics Park

Platform: Sanya Bonded Logistics Center

现代
服务
业



创意设计业

Creativity and Design Industry

建设文创产业基地、影视产业基地、游戏产业基地，构建创新创意产业集群，打造集创新创意产业生态链。

Building cultural and creative industry bases, film and television industry bases, and gaming industry bases, constructing innovative and creative industry clusters, and creating an integrated innovation and creative industry ecosystem.

现代
服务
业

04 / 热带特色高效农业

Efficient agriculture with tropical characteristics



高
效
农
业

推动冬季瓜菜、热带水果、海洋牧场等农业产业规模化、产业化、品牌化，打造南岛、新开田等地高标准农田和西岛生态海洋牧场。

Promoting the scaling, industrialization, and branding of agriculture, such as winter melons and vegetables, tropical fruits, and marine pastures, and creating high-standard farmlands in Nandao and Xinkaitian, as well as the Xidao Ecological Marine Pasture.



三亚金谷产业园

Sanya Golden Valley Industrial Park

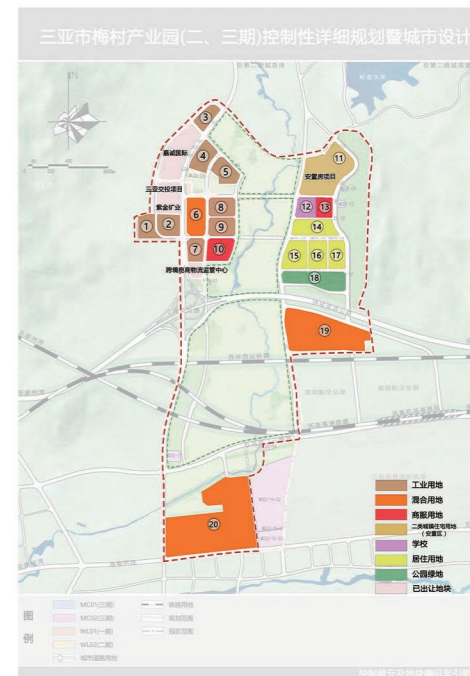
区位信息:紧邻机场、高铁站、南山港，距离三亚市区直线距离仅15公里。

Location: Adjacent to the airport, high-speed railway station, and Nanshan Port, with a direct distance of only 15 kilometers from the urban area of Sanya.

产业定位:黄金珠宝、高端消费品、国际贸易、现代物流。
Industry positioning: gold jewelry, high-end consumer goods, international trade, modern logistics.

入驻企业:紫金矿业、嘉诚国际。

Major Enterprises: Zijin Mining, Jiacheng Intentional Logistics, etc.



三亚中科遥感信息产业园

Sanya Remote Sensing Information Industrial Park of Chinese Academy of Sciences

区位信息:天涯区红塘湾周边。

Location: Nearby Hongtang Bay, Tianya District.

产业方向:卫星设计、运营、遥感技术推广应用。

Industry positioning: satellite design, satellite operating and remote sensing technology promotion and application.

入驻企业:三亚海兰寰宇海洋信息科技有限公司等300多家企业。

Major Enterprises: over 300 companies including Sanya HailanHuanyu Marine Information Technology Co., Ltd.





三亚农科绿谷产业园

Sanya Agricultural Science Green Valley Industrial Park

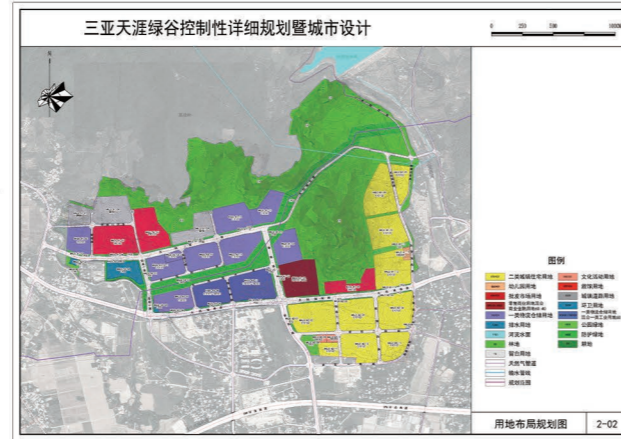
区位信息: 天涯区新联村, 毗邻凤凰国际机场、高铁站。
Location: Xinlian village in Tianya district, adjacent to the Phoenix International Airport and high-speed rail station.

产业方向: 三亚市的菜篮子保障平台、三亚市农业科技创新示范区、民生物资保障中心、全球热带农产品商贸流通平台和海南跨境食品智造集聚区。

Industry positioning: vegetable basket security platform of Sanya city, agricultural technology innovation demonstration area of Sanya city, global tropical agricultural products commerce and distribution platform, and Hainan cross-border food intelligent manufacturing cluster area.

入驻企业: 蓝带啤酒

Major Enterprises: Blue Ribbon Beer, etc.



投资入口
Investment Entrance

登陆天涯区招商地图网站
<https://ty.sanya.gov.cn/zsdt/>, 共享天涯区招商资源, 推动信息和资源要素匹配

Share the Tianya investment info
@ <https://ty.sanya.gov.cn/zsdt/>



三亚循环经济产业园

Sanya Circular Economy Industrial Park

区位信息: 天涯区南岛片区, 毗邻凤凰国际机场。
Location: South Island area, nearby the Fenghuang International Airport.

产业方向: 垃圾焚烧发电、餐厨垃圾处置、渗滤液处置、布草洗涤四大循环经济系统。

Industry positioning: four major circular economic systems, including waste incineration for power generation, food waste disposal, leachate treatment, and linen washing.

入驻企业: 光大环保能源(三亚)有限公司等10余家企业。
Major Enterprises: Everbright Environmental Energy (Sanya) Co., Ltd. and other 10 companies.



政策和支 持
Policies & Incentives



税收优惠

Tax Preference

- 人才个人所得税最高15%
Maximum personal income tax of 15 percent for eligible talents.
- 鼓励类企业实施15%企业所得税
Corporate income tax of 15 percent on encouraged industrial enterprises.
- 对原产于海南或含进口料件加工增值超过30%的货物进入内地免征进口关税
Products originating from Hainan, including output products whose added value exceeds 30 percent after the domestic processing of imported intermediary products, are exempt from taxes when entering the rest of China.
- 企业进口自用生产设备免征进口关税、进口环节增值税和消费税
Exempt from import duties, import value-added tax and consumption tax on imported production equipment for enterprises' own use.

中央商务区凤凰海岸单元

CBD Phoenix Coast Unit

区位信息: 三亚市中心城区。

Location: downtown area of Sanya City

产业方向: 总部经济、现代商贸、金融服务、邮轮游艇、现代服务业等。

Industrial positioning: headquarters economy, modern commerce and trade, financial services, cruise and yacht, modern service industry, etc.

入驻企业: 包括大唐集团、恒力股份、紫金矿业等世界500强在内的企业逾8500家。

Major enterprises: including over 8,500 companies such as Fortune Global 500 companies like Datang Group, Hengli Shares, and Zijin Mining.



- 进口营运用交通工具及游艇免征进口关税、进口环节增值税和消费税
Exempt from import duties, import value-added tax and consumption tax on imported operational vehicles and yachts.
- 进口生产原辅料免征进口关税、进口环节增值税和消费税
Exempt from import duties, import value-added tax and consumption tax on raw and auxiliary materials imported for production.
- 岛内居民购买的进境商品免征进口关税、进口环节增值税和消费税
Exempt from import duties, import value-added tax and consumption tax on imported goods purchased by island residents.
- 旅游业、现代服务业、高新技术产业企业2025年前新增境外直接投资所得免征企业所得税
Exempt from corporate tax on the income acquired from new foreign direct investment before 2025 for tourism, modern services and high-tech industry enterprises.

自贸港总体政策

Overall Policy of Free Trade Port

中共中央 国务院印发海南自由贸易港建设总体方案
中华人民共和国海南自由贸易港法

The Central Committee of the Communist Party of China and the State Council have issued the overall plan for the construction of Hainan Free Trade Port
Hainan Free Trade Port Law of the People's Republic of China



税收优势政策

Tax advantage policy

关于海南自由贸易港鼓励类产业企业实质性运营有关问题的公告
海南自由贸易港税收优惠政策梳理

Announcement on Substantive Operations of Encouraged Industrial Enterprises in Hainan Free Trade Port
Summary of Tax Preferential Policies for Hainan Free Trade Port



总部经济政策

Headquarters Economic Policy

海南省总部企业认定管理办法
三亚市促进总部经济发展暂行办法

Management Measures for the Recognition of Headquarters Enterprises in Hainan Province
Interim Measures for Sanya City to Promote the Development of Headquarters Economy



三亚中央商务区关于支持企业高质量发展的若干政策

Policies for Supporting Enterprises High-Quality Development of Sanya CBD

三亚中央商务区关于支持企业高质量发展的若干政策
园区政策奖励标准
申请材料清单

Policies for Supporting Enterprises High-Quality Development of Sanya CBD
Reward Standards Policy of Sanya CBD
List of application materials



海南省关于开展QDLP、QFLP暂行办法

Interim Measures of Hainan Province on Carrying out QDLP and QFLP

海南省关于开展合格境外有限合伙人(QFLP)境内股权投资暂行办法
海南省开展合格境内有限合伙人(QDLP)境外投资试点工作暂行办法

Interim Measures of Hainan Province on Carrying out Qualified Overseas Limited Partners (QFLP) Domestic Equity Investment
Interim Measures for Hainan Province to Carry out Pilot Work of Qualified Domestic Limited Partners (QDLPs) Overseas Investment



营商环境

Business Environment Optimization

- 海南自由贸易港市场准入特别清单。
Implement the Special Market Access List for the Hainan Free Trade Port.
- 海南自由贸易港外商投资准入负面清单。
Implement the Negative List for Foreign Investment Access in the Hainan Free Trade Port.
- 海南自由贸易港跨境服务贸易负面清单。
Implement the Negative List for Cross-Border Service Trade in the Hainan Free Trade Port.
- 允许境外理工农医大学及职业院校在海南独立办学。
Allow foreign science, technology, agriculture, and medical universities and vocational colleges to establish independent schools in Hainan.
- 海南国际贸易“单一窗口”提升跨境贸易便利化水平。
Hainan's "Single Window" for International Trade enhances the facilitation of cross-border trade.
- 打造海南国际知识产权交易所。
Establish the Hainan International Intellectual Property Exchange.
- “证照分离”改革全覆盖试点。
Fully covered separation of Licenses & Permits reform on pilots.
- 中小型工程项目审批“清单制+承诺制”改革。
Promote the reform of the "List System + Commitment System" for the approval of small and medium-sized construction projects.