



LUXMORE  
FAYOLA  
AT LUXMORE



CAPTURES THE ESSENCE OF UNFORGETTABLE MOMENTS



SWIMMING POOL



FITNESS CENTRE



VIP LOUNGE





CITY LIFESTYLE CENTRE  
ONE GATE SYSTEM CLUSTER



# FAYOLA

AT LUXMORE



IMPRESIVE LUXURY PROVIDES TRANQUILITY



# FAYOLA

LB : 144 m<sup>2</sup>

LT : 192 m<sup>2</sup> (12x16)

\*Swimming Pool (optional)

\*Exclude Attic



4+1



3+1



Smart Door Lock  
(Main Door Only)



CCTV



2 Carport

## LANTAI 1



## LANTAI 2



UNIQUE, CUSTOM-DESIGNED STRUCTURES WITH ATTENTION TO DETAIL, BLENDING AESTHETICS WITH FUNCTIONALITY. OFTEN FEATURES LARGE, OPEN SPACES AND INNOVATIVE DESIGN ELEMENTS.



## ATTIC



## GRAND FAYOLA

LB : 189 m<sup>2</sup>

LT : 192 m<sup>2</sup> (12x16)

\*Swimming Pool (optional)

\*Include Attic



Smart Door Lock  
(Main Door Only)



CCTV



2 Carport



# UNIT SPECIFICATION

## PONDASI

Tiang Pancang

## STRUKTUR

Beton Bertulang

## INSTALASI LISTRIK

PLN 3500 W

## INSTALASI AIR

PDAM

Tangki Air Tanam 1000 liter

Pompa Air

## ATAP

Rangka Atap Baja Ringan

Penutup Atap Genteng Bitumen ex. Bituruv Karangpilang / setara

Penutup Atap Belakang Genteng Beton ex. Monier / setara

Kanopi Carport Rangka Besi dan Atap UPVC ex Alderon / setara

## INSTALASI AC

Instalasi Pemipaan AC (unit AC tidak termasuk)

Ruang Keluarga 1.5 PK

Ruang Tidur 0.75 PK

## SANITAIR

Shower ex. KOHLER / setara

Closet Duduk Dual Flush ex KOHLER / setara

Wastafel ex KOHLER / setara

## PINTU

Kusen Alumunium Powder Coating ex. YKK / setara

Daun Pintu Engineering Wood finish cat

Asesories Pintu Stainless Steel ex. Dekkson / Setara

## SMART HOME SYSTEM

Digital Smart Door Lock

CCTV Outdoor

CCTV Indoor

Smart Switch

Smart IR Remote Hub

## FITUR GREEN CONCEPT

Lampu Penerangan Jalan Umum LED

Biological Septictank

Cat Ramah Lingkungan (Green Label),

Tahan Cuaca ex. Jotun /setara

Closet dengan dual flush

## DINDING

Bata Finish Plester Aci & Cat (Dinding Utama)

Batako Finish Plester Aci & Cat (Pagar Belakang)

Dinding Pembatas = Double Dinding

Cat Exterior ex. Jotun Jotashield Antifade / setara

Cat Interior ex. Jotun / setara

## PLAFON

Gypsum (Ruang Dalam) Finish Cat

Gypsum WR Anti Lembab (K.Mandi, Teras) Finish Cat

Plafon PVC Motif Kayu (Overstek & Kanopi Carport)

## LANTAI

Homogenous Tile 80x80 (R.Utama) ex. Roman Gress / setara

Homogenous Tile 60x60 (Teras) ex. Roman Gress / setara

Homogenous Tile 60x60 (K. Mandi) ex. Roman Gress / setara

Homogenous Tile 60x60 (Dinding K.Mandi) ex.Roman Gress / setara

Keramik 30x30 (R.Servis) ex.Roman Gress / setara

Keramik 40x40 (Carport) ex.Roman Gress / setara

## JENDELA

Kusen Alumunium Powder Coating ex. YKK / setara

Jendela Alumunium + Kaca

Asesories Jendela Stainless Steel ex. Dekkson / Setara

## SPESIFIKASI LINGKUNGAN

One Gate System dengan Access Card

Saluran Drainase Lingkungan Tertutup

Kawasan Tanpa Pagar

Fasilitas Taman

Children Playground di dalam Cluster

Fasilitas Clubhouse & Kolam Renang



# FAYOLA

AT LUXMORE



STUNNING LUXURY RESIDENCES LOCATED IN THE VIBRANT DOWNTOWN



- 2 MINUTES** International Hospital
- 2 MINUTES** Famous F&B
- 2 MINUTES** Leisure Banking, Business & Economic Activity
- 5 MINUTES** Super Mall
- 10 MINUTES** University & International School
- 15 MINUTES** SAMS Sepinggan International Airport
- 20 MINUTES** Exit Toll Balikpapan - Samarinda



THE MOST PRIME LOCATION IN BALIKPAPAN





## MARKETING OFFICE

Jl. M.T. Haryono, Ruko Citra City SH 33-35,  
RT.015, Kel. Damai Bahagia,  
Kec. Balikpapan Selatan,  
Kota Balikpapan, Kalimantan Timur

## LOCATION



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