



LUXMORE
FERRIS
AT LUXMORE



FERRIS
AT LUXMORE

IMPRESIVE LUXURY PROVIDES TRANQUILITY

FERRIS

LB : 123 m²

LT : 120 m² (8x15)



4+1



3+1



2 Carport



CCTV



Smart Door Lock
(Main Door Only)



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

UNIT SPECIFICATION

PONDASI

Tiang Pancang

STRUKTUR

Beton Bertulang

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 60x60 (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

INSTALASI LISTRIK

PLN 3500 W

INSTALASI AIR

PDAM
Tangki Air Tanam 1000 liter
Pompa Air

JENDELA

Kusen Alumunium Powder Coating ex. YKK / setara
Jendela Alumunium + Kaca
Asesories Jendela Stainless Steel ex. Dekkson / Setara

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

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

FITUR GREEN CONCEPT

Lampu Penerangan Jalan Umum LED
Biological Septictank
Cat Ramah Lingkungan (Green Label),
Tahan Cuaca ex. Jotun /setara
Closet dengan dual flush



FERRIS
AT LUXMORE

Stunning Luxury Residences Located in
The Vibrant Downtown.



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



www.citracitybalikpapan.com

DISCLAIMER

All data, illustrations, sizes, and spesification listed in this brochure are based on situations and conditions during the preparation period. Changes can occure at any time and fullrights of the developers. All information in this brochure does not from part of an offer or other written agreement.