CIPUTRA

CITRA CITY
BALIKPAPAN

LUXMORE

FAYOLA

AT LUXMORE

A New development of CIPUTRA

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 m²

LT : 192 m² (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.

CIPUTRA CITRA CITY
BALIKPAPAN

ATTIC

GRAND
FAYOLA

LB : 189 m²

LT : 192 m² (12x16)

*Swimming Pool (optional)

*Include Attic

6+1

4+1

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

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

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

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

STUNNING LUXURY RESIDENCES LOCATED IN THE VIBRANT DOWNTOWN

2 MINUTES International Hospital

2 MINUTES Famous F&B

2 MINUTES Leasure 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

CIPUTRA

ECO CULTURE

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

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.