



CITRA CITY
BALIKPAPAN



THE
LANDMARK

ARISLEY & AUDNEY

at THE LUXMORE



The last of masterpiece

"The Last of Masterpiece at Citra City Balikpapan embodies the pinnacle of architectural elegance and refined beauty, a final creation where timeless design meets unparalleled artistry."





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

PLAFOND
Gypsum (Ruang Dalam) Finish Cat
Gypsum WR Anti Lembab (K.Mandi, Teras & Overstek) Finish Cat

LANTAI
Homogenous Tile 60x60 (R.Utama) ex. Roman / setara
Homogenous Tile 60x60 (Teras) ex. Roman / setara
Homogenous Tile 60x60 (K. Mandi) ex. Roman / setara
Homogenous Tile 60x60 (Dinding K.Mandi) ex. Roman / setara
Keramik 40x40 (Carport) ex. Roman / setara

PINTU
Kusen Aluminium Powder Coating ex. Alexindo / setara
Daun Pintu Engineering Wood finish cat
Asesoris Pintu Stainless Steel ex. Dekkson / Setara

INSTALASI LISTRIK
PLN 2200 W
INSTALASI AIR
PDAM
Tangki Air Tanam 1000 liter
Pompa Air

JENDELA
Kusen Aluminium Powder Coating ex. Alexindo / setara
Jendela Aluminium + Kaca
Asesoris Jendela Stainless Steel ex. Dekkson / Setara
ATAP
Rangka Atap Baja Ringan
Penutup Atap Utama Genteng Bitumen ex. Bituruv Karangpiliang / setara
Penutup Atap Belakang Genteng Beton ex. Monier / setara

INSTALASI AC
Instalasi Pemipaan AC (unit AC tidak termasuk)
Ruang Keluarga 1.5 PK
Ruang Tidur 0.75 PK

SANITAIR
Shower ex. TOTO / setara
Closet Duduk Dual Flush ex TOTO / setara
Wastafel ex TOTO / setara

FITUR SMART HOME
Digital Smart Door Lock
CCTV Outdoor & Indoor
Smart Switch & Smart IR Remote Hub

FITUR GREEN CONCEPT
Lampu Penerangan Jalan Umum LED
Biological Septic tank
Cat Ramah Lingkungan (Green Label) Tahan Cuaca ex. Jotun / setara
Closet dengan dual flush

SPEKIFIKASI LINGKUNGAN
One Gate System dengan Access Card
Saluran Drainase Lingkungan Tertutup
Kawasan Tanpa Pagar

ARSLEY

LB : 109 m²

LT : 96 m²
(8 X 12)

4 2 Carport

3 CCTV



LANTAI 1



LANTAI 2





LANTAI 1



LANTAI 2

AUDNEY

TYPE - A

LB : 98 m²

LT : 84 m²
(7 X 12)

3 2 Carport

3 CCTV

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IMMERSE YOURSELF IN

**HOME
YOU EVER
DREAMED OF**



"a Luxurious Community Crafted for Family Fulfillment"



POOL



GYM



JOGGING TRACK



PLAYGROUND



RESTO



SCHOOL

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



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INTERNATIONAL AIRPORT 15 MIN

HOSPITAL 5 MIN

SCHOOL & UNIVERSITY 10 MIN

SHOPPING MALL 5 MIN

GOLF COURT 15 MIN

F&B AREA 3 MIN



"Stunning Luxury Residences Located in The Vibrant Downtown"

LOCATION



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