



CITRA CITY
BALIKPAPAN



THE
LANDMARK

AURELIE

at THE LUXMORE

A family of four (mother, father, and two children) are walking hand-in-hand along a paved path in a modern residential development. The houses are two-story, light blue with white accents and dark roofs. Lush greenery, including palm trees and other tropical plants, surrounds the path. In the background, a blue car is parked in front of one of the houses. The sky is clear with a few birds flying. The overall atmosphere is bright and sunny, suggesting a warm climate.

IMMERSE YOURSELF IN

HOME YOU EVER DREAMED OF

“Home with Stunning Views Creates
The Perfect Setting for Love and
Togetherness

LB / LT : 136 m² / 144 m² (9x16)



AURELIE

UNIT SPECIFICATION

PONDASI

Tiang Pancang

STRUKTUR

Beton Bertulang

DINDING

Batako 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) Finish Cat
Plafond 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

PINTU

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

INSTALASI LISTRIK

PLN 3500 W

INSTALASI AIR

PDAM
Tangki Air Tanam 1000 liter
Pompa Air

JENDELA

Kusen Aluminium Powder Coating ex. YKK / setara
Jendela Aluminium + Kaca
Asesoris Jendela Stainless Steel ex. Dekkson / Setara

ATAP

Rangka Atap Baja Ringan
Penutup Atap Utama - Genteng Bitumen ex. Bituruv Karangpilang / setara
Penutup Atap Belakang - Genteng Beton ex. Monier / setara
Kanopi Carport Atap PVC ex. Alderon / setara kombinasi Polycarbonat ex. Solarflat / Setara

INSTALASI AC

Instalasi Pemipan 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

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 SepticTank
Cat Rumah 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



LANTAI 1



LANTAI 2



"a Luxurious Community Crafted for Family Fulfillment"

THE LANDMARK



POOL



GYM



JOGGING TRACK



PLAYGROUND



RESTO



SCHOOL

INTERNATIONAL AIRPORT 15 MIN

HOSPITAL 5 MIN

SCHOOL & UNIVERSITY 10 MIN

SHOPPING MALL 5 MIN

GOLF COURT 15 MIN

F&B AREA 3 MIN

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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"Stunning Luxury Residences
Located in The Vibrant Downtown"

LOCATION

