

7th AVENUE
— b i z t o w n —

WELCOME TO 7th AVENUE

— b i z t o w n —

7th Avenue Biztown is a premium place for business, creation and lifestyle. Located at the north of Grand City in surrounded by luxurious residence.

Designed with type and modern facade with generous exposure of sunlight, greeneries and fresh air to created ambiance for your business needs.





Business Value

Easy and Iconic Access

Strategic Location
across to IKN

New concept of
Integrated
Commercial area

Luxury Design

Surrounded by
Promising
Residentials

Located directly at
Row 32 Boulevard

High End
Potential Market

High Value
Investment

7th AVENUE
biz town

LOCATION & ACCESSIBILITY

- Sepinggan Airport | 20 minutes
- Toll Balikpapan - Samarinda | 10 minutes
- Balikpapan Baru | 5 minutes
- Living Plaza | 5 minutes
- Lotte Mart | 5 minutes
- Grand City Food Center | 1 minute
- Palladium Business District | 1 minute
- Cluster Forestville, Pineville | 1 minute
- Cluster Hayfield, Hyland | 2 minutes
- Cluster Nordville, Cheville | 1 minute
- Institute Tehnologi Kalimantan | 15 minutes
- Hermina Hospital | 3 minutes
- Platinum Hotel | 5 minutes



7th AVENUE

— b i z t o w n —

Commercial Conceptual Zone

Promising Location <

Luxury and Prestige Design <

Numerous Gateway <

Visible from Anywhere <

Convenient Circulation <

Spacious Parking Area <

Private Line Pathway <







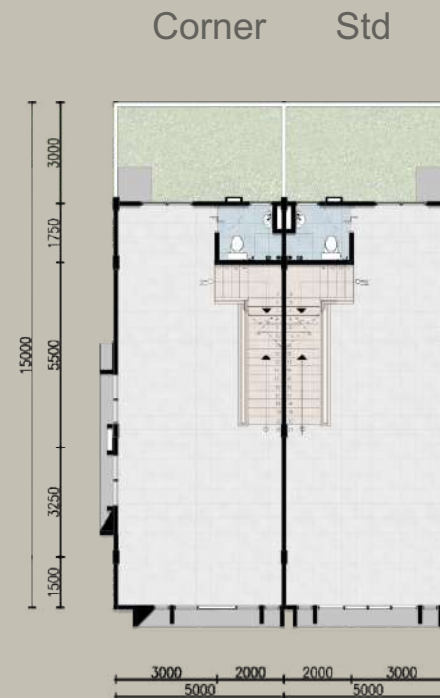




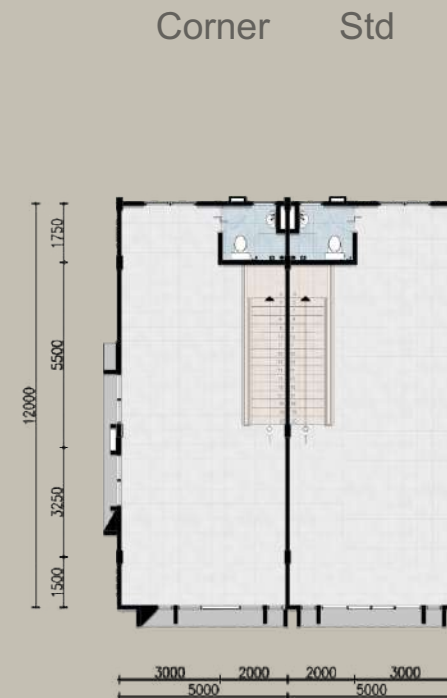
Tipe 187 (5x15)
Standar & Corner
3 Lt



Denah Lt.1

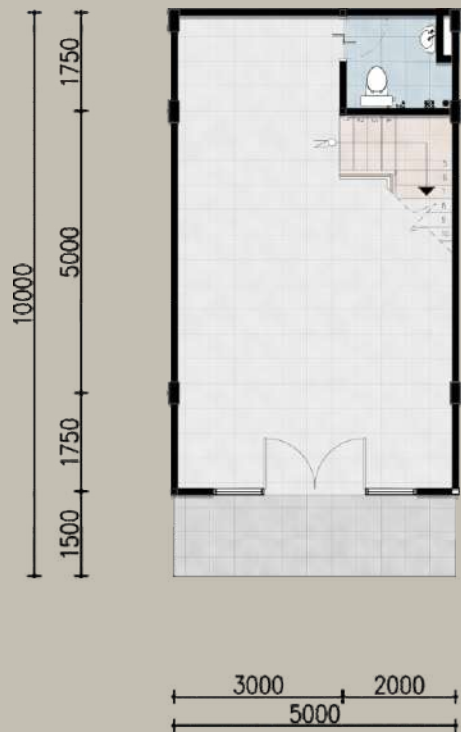


Denah Lt.2

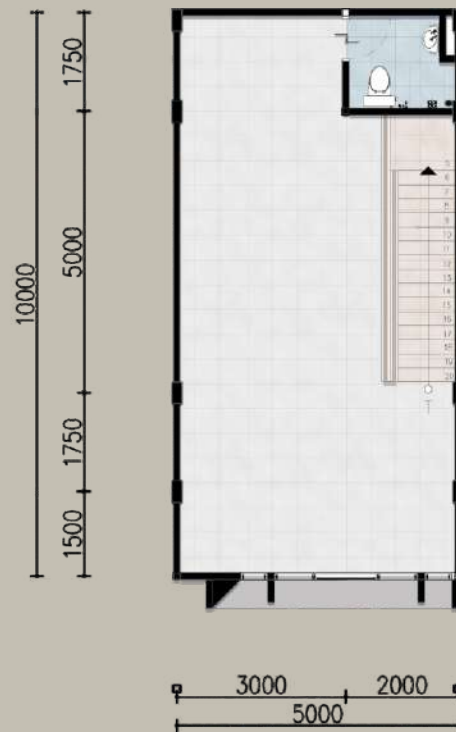


Denah Lt.3

Tipe 104 (5x10)
Standard 2 Lt

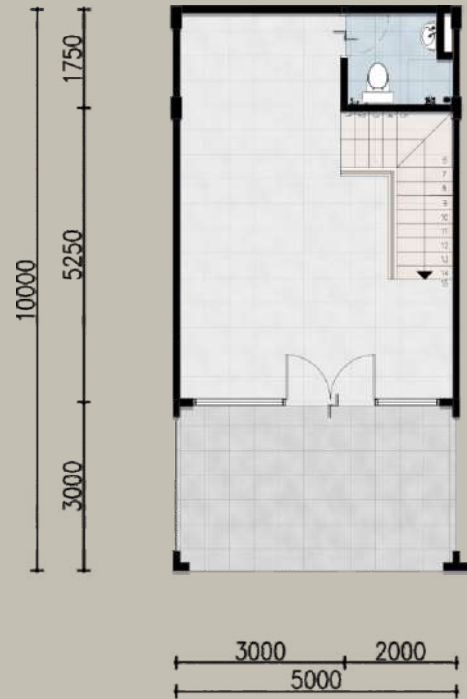


Denah Lt.1

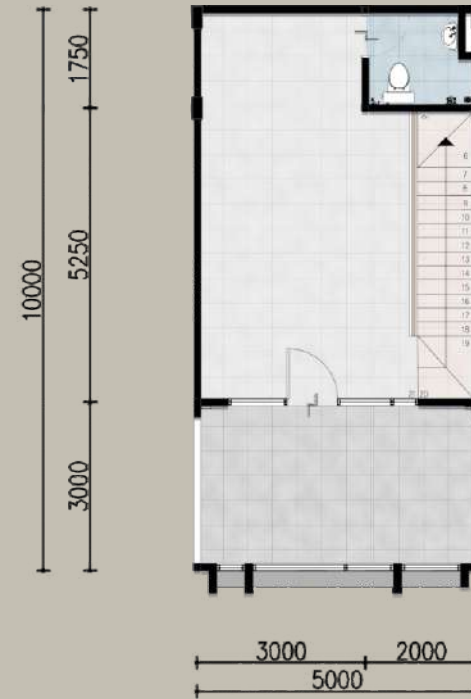


Denah Lt.2

Tipe 104 (5x10)
Alfresco 2 Lt

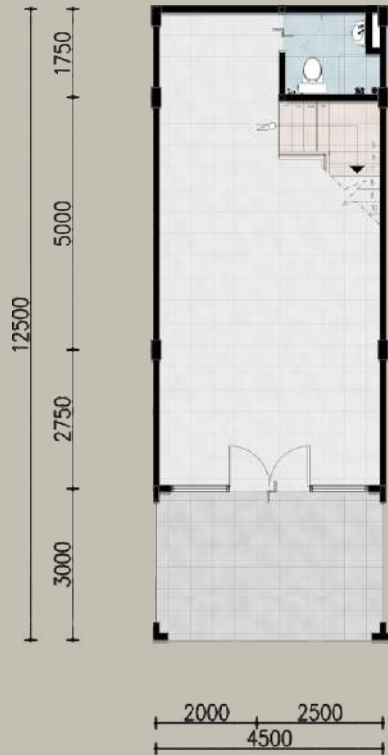


Denah Lt.1

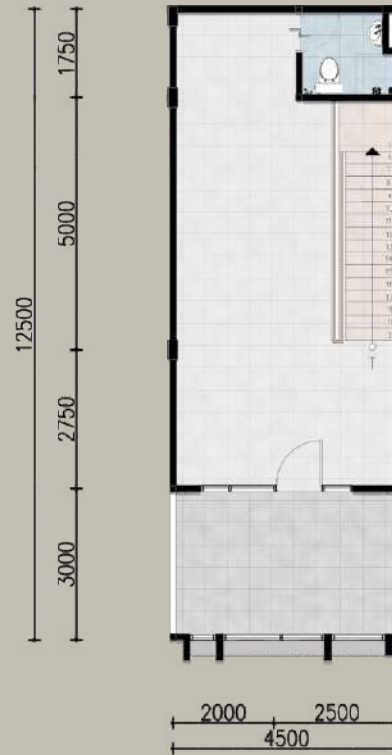


Denah Lt.2

Tipe 117 (4,5x12,5)
Alfresco 2 Lt

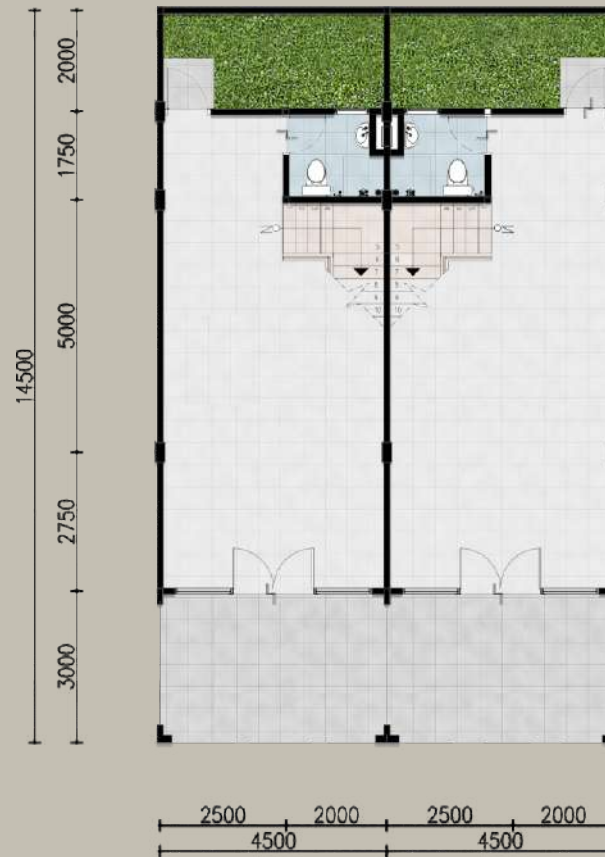


Denah Lt.1

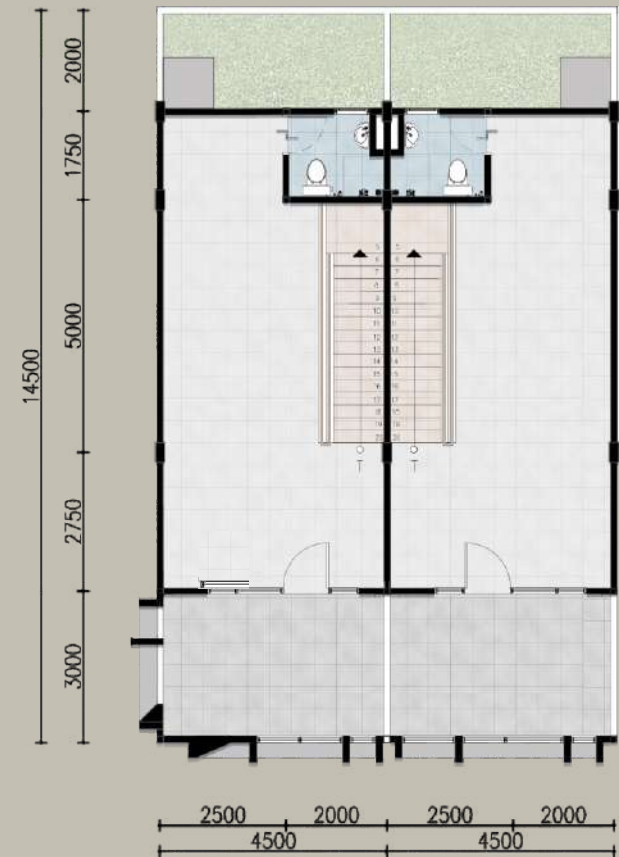


Denah Lt.2

Tipe 118 (4,5x14,5)
Alfresco 2 Lt

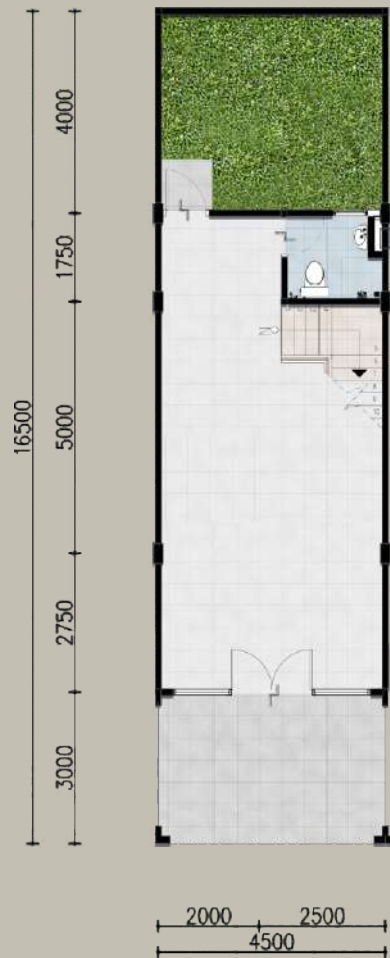


Denah Lt.1

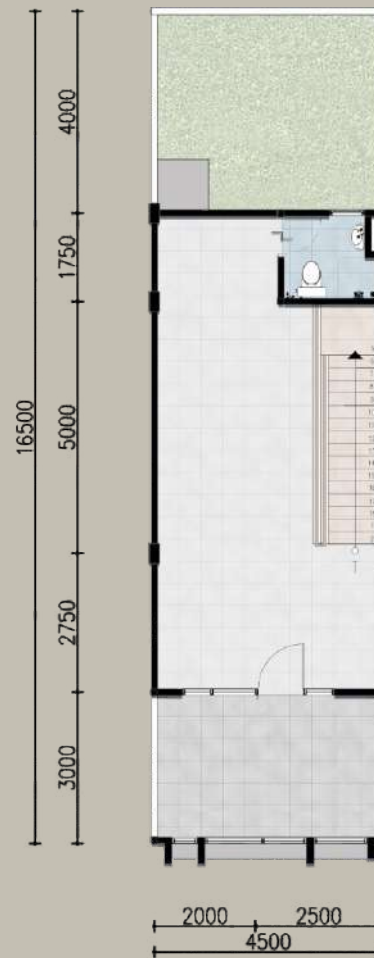


Denah Lt.2

Tipe 118 (4,5x16,5)
Alfresco 2 Lt



Denah Lt.1

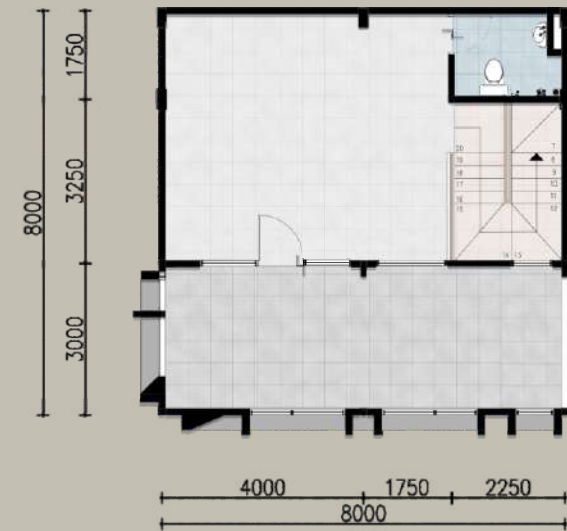


Denah Lt.2

Tipe 135 (8x8)
Alfresco 2 Lt

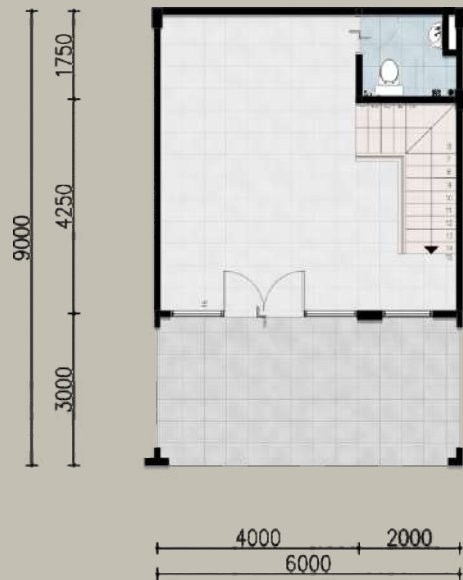


Denah Lt.1

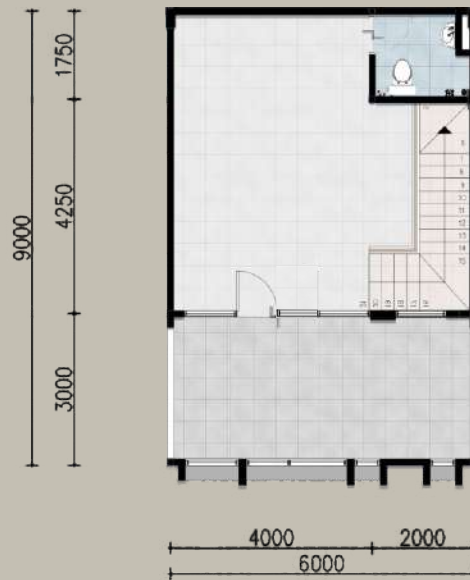


Denah Lt.2

Tipe 113 (6x9)
Alfresco 2 Lt



Denah Lt.1



Denah Lt.2

SKEMATIK Tipe Standard 3 Lt



DINDING
PARAPET ATAP
+13.600 ①

ATAP DAK
+11.500 ②

LANTAI TIGA
+8.000 ③

LANTAI ATAS
+4.000 ④

LANTAI DASAR
+0.000 ⑤

2100

3500

4000

4000

- 1 DINDING PARAPET ATAP
+9.700
- 2 ATAP DAK
+7.500
- 4 LANTAI ATAS
+4.000
- 5 LANTAI DASAR
+0.000

2200

3500

4000





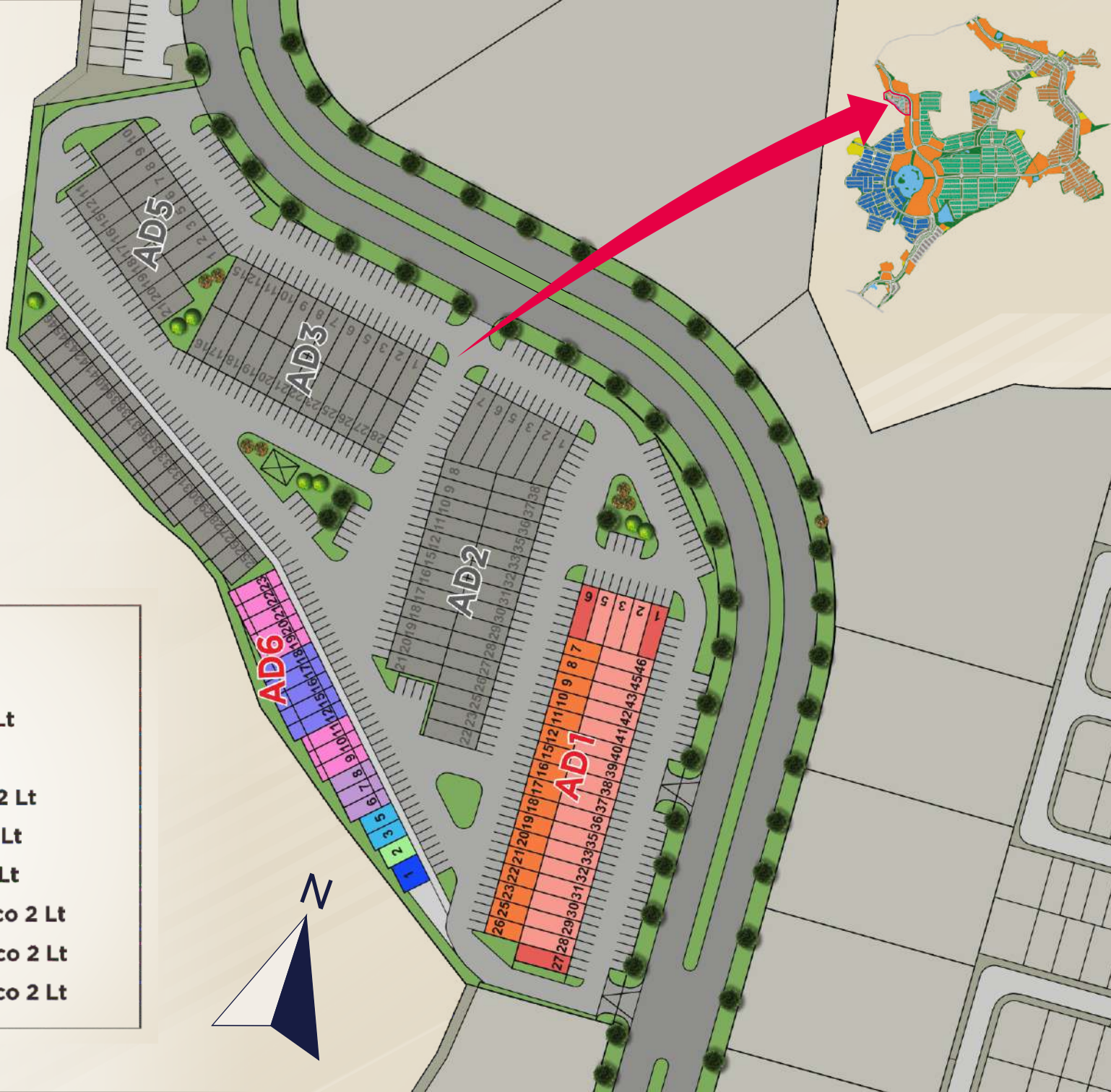


PHASE 1

SITEPLAN

LEGENDA

-  TYPE 187 (5x15) Std 3 Lt
-  TYPE 187 (5x15) Corner 3 Lt
-  TYPE 104 (5x10) Std 2 Lt
-  TYPE 104 (5x10) Alfresco 2 Lt
-  TYPE 135 (8x8) Alfresco 2 Lt
-  TYPE 113 (6x9) Alfresco 2 Lt
-  TYPE 117 (4,5x12,5) Alfresco 2 Lt
-  TYPE 118 (4,5x14,5) Alfresco 2 Lt
-  TYPE 118 (4,5x16,5) Alfresco 2 Lt



SPEifications

Building Specifications

Foundation	Mini Pile
Main Structure	Reinforeced Concrete
Wall	Brick with plaster and paint
Ceiling	Gypsum Board
Roff	Zincalume / Metal Roof with insulation

Door and Window

Main Door	Alumunium frame with Glass
Service Door	Alumunium frame with Wood Door
Window	Alumunium frame with Glass

Floor

Terrace	Non-Slip Homogeneous Tile
Indoor Area	Homogeneous Tile
Toilet	Non-Slip Homogeneous Tile

Sanitary	American Standard / Equivalent
Electricity	2.200 VA
Water Supply	WTP

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BALIKPAPAN

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