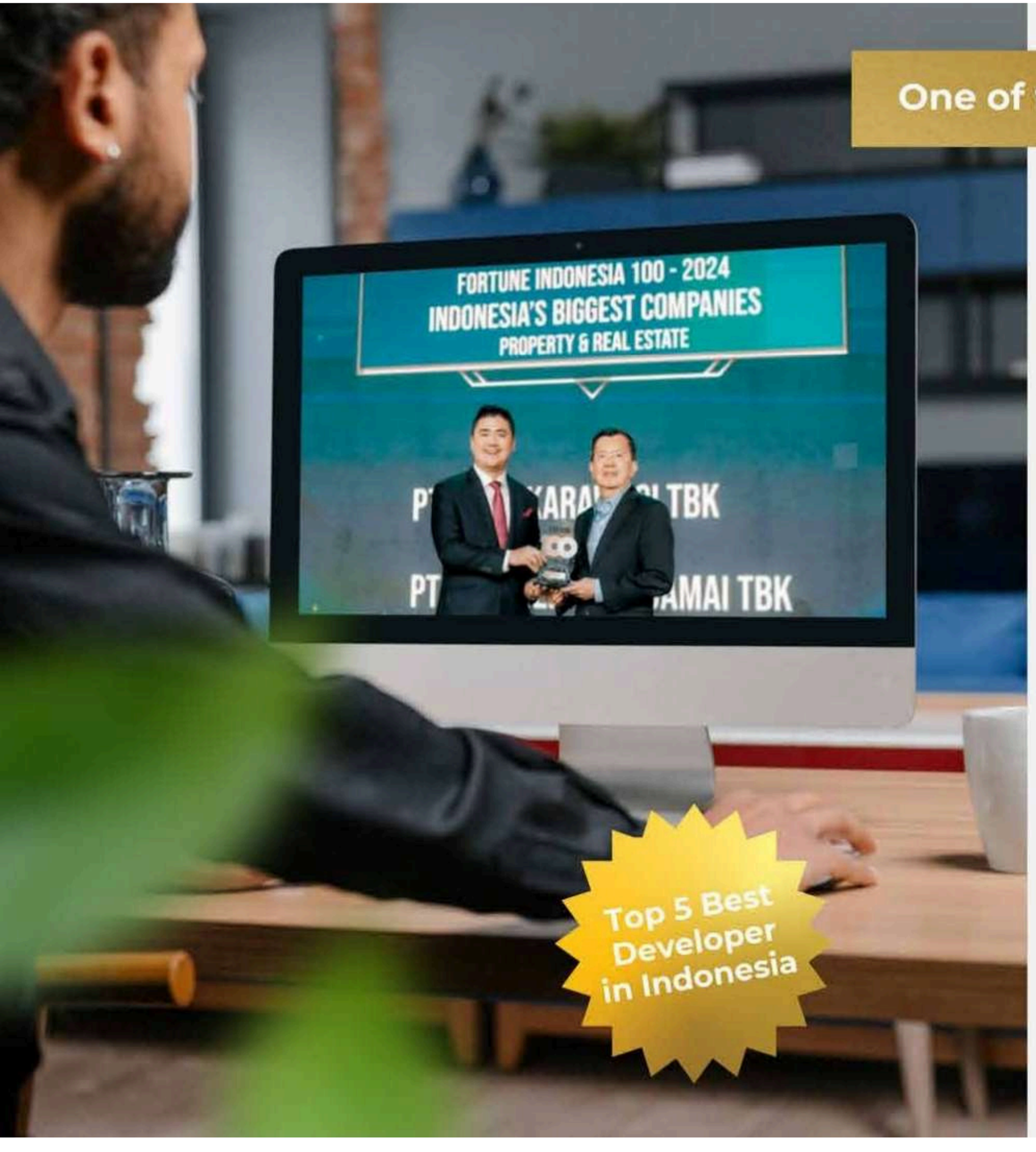
Experience Nature in Vibrant City

GRANDCITY

BALIKPAPAN



One of the Best and trusted Property Developer in Asia

sinarmas land

Building for a better **future**

Sinar Mas Land adalah salah satu developer terbaik dan terpercaya se-Asia yang Telah mendapatkan lebih dari 70+ Developer Awards dengan berbagai kategori mulai dari 2016 hingga saat ini

BCI ASIA AWARDS

PropertyGuru ASIA PROPERTY AWARDS

ASIA PACIFIC PROPERTY AWARDS

dan banyak lainnya...

GRANDCITY
BALIKPAPAN

sinarmas land
Building for a better future

Project Sinar Mas Land di Balikpapan :

1. Balikpapan Permai, Luas 16 Ha
2. Balikpapan Baru, Luas 152 Ha
3. Grand City Balikpapan, Luas 254 Ha

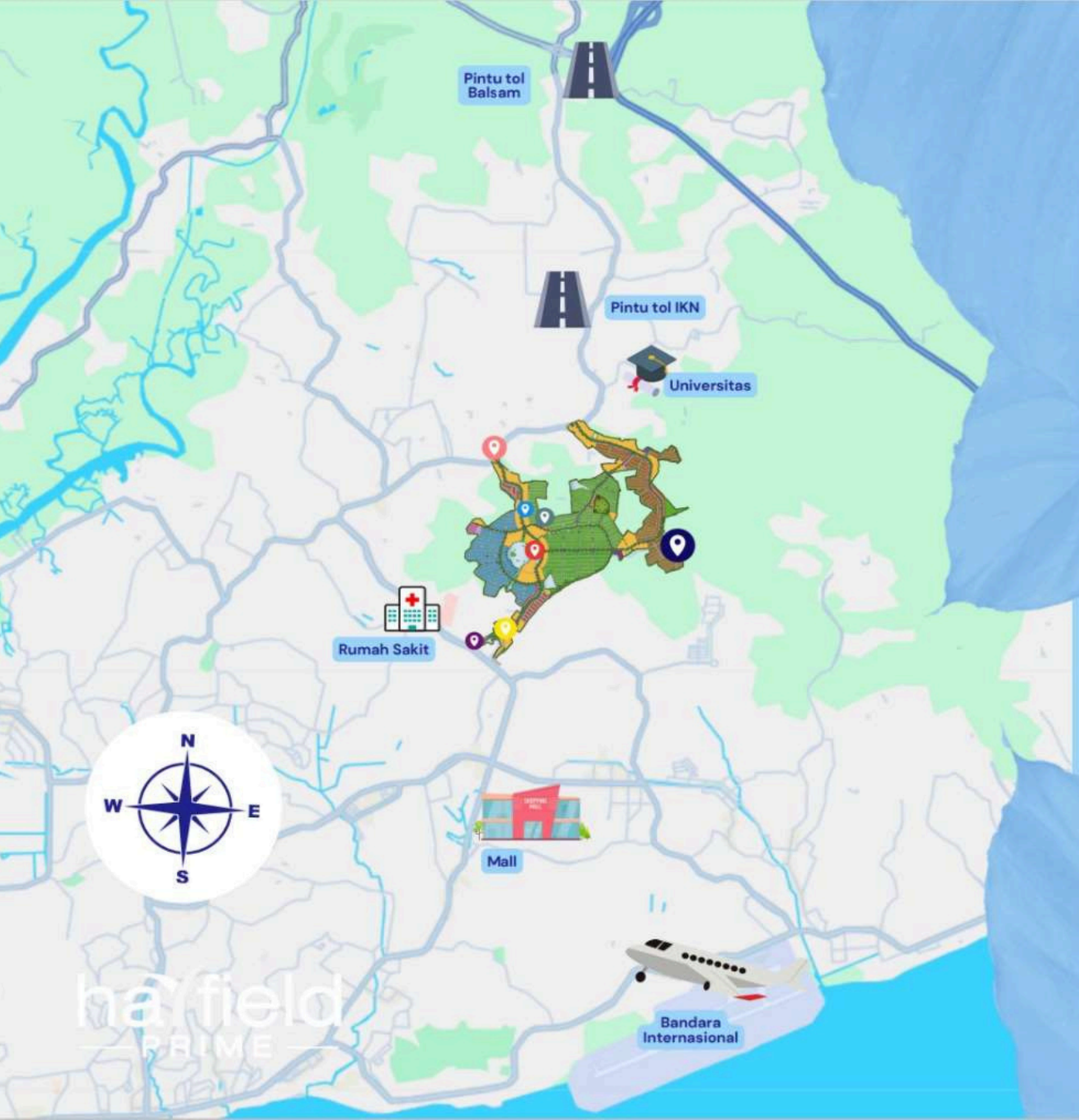
GRAND CITY BALIKPAPAN :

RESIDENTIAL :

1. Cluster Forestville
2. Cluster Pineville
3. Cluster Hyland
4. Cluster Hayfield
5. Cluster Cheville
6. Cluster Nordville
7. Cluster Townville

KOMERSIAL :

1. Ruko Palladium
2. Ruko Golden Boulevard
3. Ruko New Palladium
4. Ruko 7th Avenue Biztown



Lokasi

- 3 Menit ke Rumah Sakit
- 3 Menit ke Universitas
- 5 Menit ke Pintu Tol IKN
- 10 Menit Ke Mall
- 10 Menit ke Pintu Tol Bpp-Smd
- 15 Menit ke Bandara Internasional

Legenda

- Marketing Gallery
- Food Center
- Supermarket Maxi Lux
- Sekolah IPEKA
- Gerbang Utama MT. Haryono
- Gerbang KM.7

hatfield PRIME

Our Value

Memiliki kawasan bisnis yang sudah ramai dan hidup oleh warga balikpapan

Our Value

Kawasan yang hidup dengan berbagai aktifitas dan kegiatan

Fasilitas

Township Grandcity

harfield PRIME

GRANDCITY
BALIKPAPAN

FUTURE DEVELOPMENT

Fasilitas terbaru di Grand City Balikpapan

GRAND LAGOON

Grand Lagoon

At the heart of Grand City lies Grand Lagoon, a majestic lakeside sanctuary that embodies the essence of elevated living. Spanning across a vast landscape, it is more than just a lake. Grand Lagoon offers an immersive outdoor experience designed for both relaxation and active living.

Grand Lagoon

Step into a world where elegance meets nature. Grand Lagoon welcomes you with the signature main entrance that sets the tone for an extraordinary experience. Stroll along the elevated skywalk as the lake shimmers beneath your feet, pause at the waterside amphitheater where golden sunsets frame unforgettable moments, and find serenity beneath the sculpted pergolas that blend artistry with comfort. With every detail crafted to delight the senses. Including a vibrant outdoor playground for joyful family moments. Grand Lagoon is a celebration of life's most graceful pleasures.

Aesthetic Amphitheater

Monumental Main Entrance of Blossom

Graceful Skywalk

Grand Lagoon

Exclusive Pier Lounge

Leafline Pavilion

Driving Range Golf

Hexagonal Pavilion

GRANDCITY
BALIKPAPAN

sinarmas land
" BUILDINGforA BETTER FUTURE"

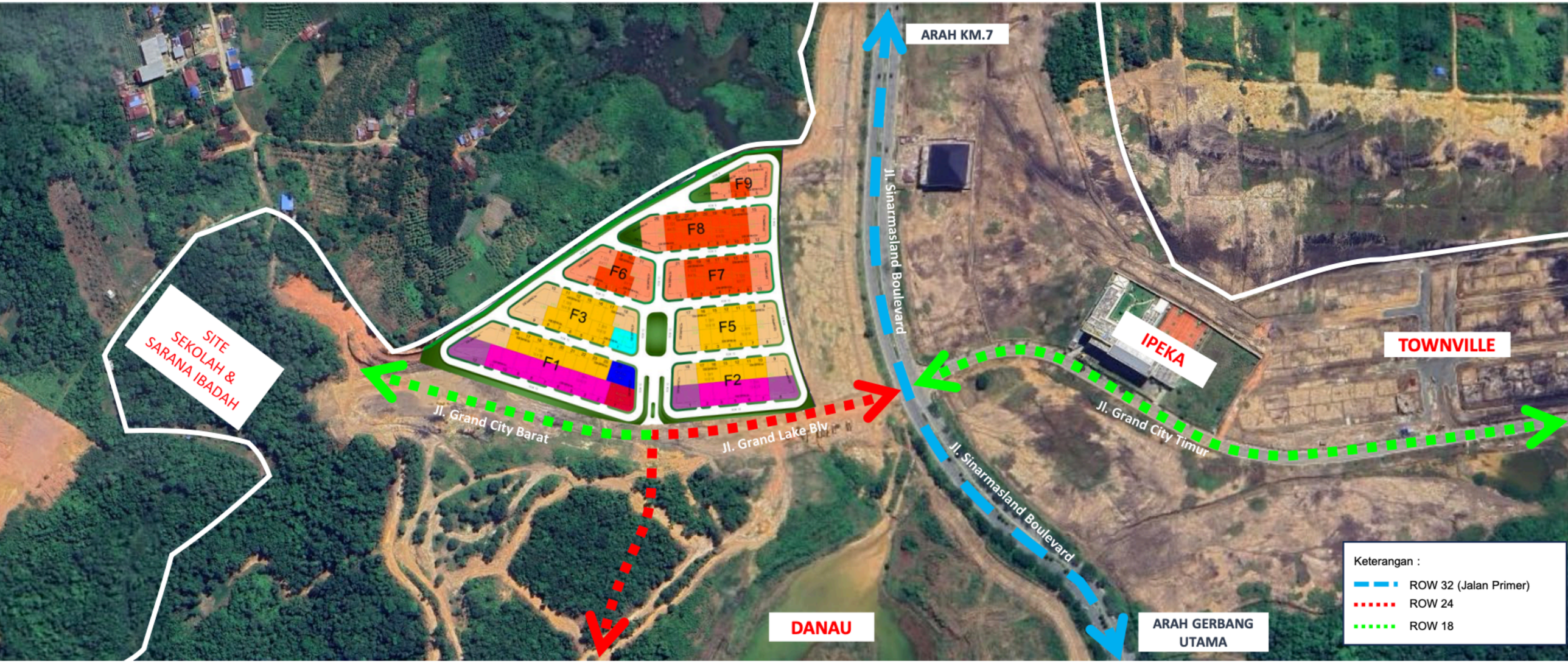
PRODUK	CLUSTER	LB	LT	PRICELIST
RUMAH	HAYFIELD PRIME	70	72	RP. 1.142.000.000
	PINEVILLE	65	108	RP. 1.692.000.000
	TOWNVILLE	123	135	RP. 2.518.000.000
	EL COMO	264	240	RP. 5.800.000.000
RUKO	NEW PALLADIUM	118	56,25	RP. 2.485.000.000
	7AVENUE BIZTOWN	127	75	RP. 2.963.000.000

KET: Pricelist dapat berubah sewaktu-waktu, tersedia beberapa tipe lainnya yang dapat mengikuti kebutuhan budget Anda. Untuk info promo terbaik dan unit available segera hub kami.

NEW PRODUCT GRAND CITY BALIKPAPAN

El COMO

ElCOMO


ARAH KM.7
Jl. Sinarmasland Boulevard
F9
F8
F6
F7
F3
F5
F1
F2
SITE
SEKOLAH &
SARANA IBADAH
Jl. Grand City Barat
Jl. Grand Lake Blv
IPEKA
TOWNVILLE
Jl. Grand City Timur
Jl. Sinarmasland Boulevard
DANAU
ARAH GERBANG
UTAMA
Keterangan :
ROW 32 (Jalan Primer)
ROW 24
ROW 18

3 on 3 Basketball Court

Set in a serene, open-air space, the 3 on 3 Basketball Court invites you to move, connect, and create vibrant moments, where every game feels like a celebration of life.

Heritage Garden Hub

A timeless space to pause, reflect, and reconnect. Surrounded by curated greenery

Garden 3

Pavilion Chess Garden

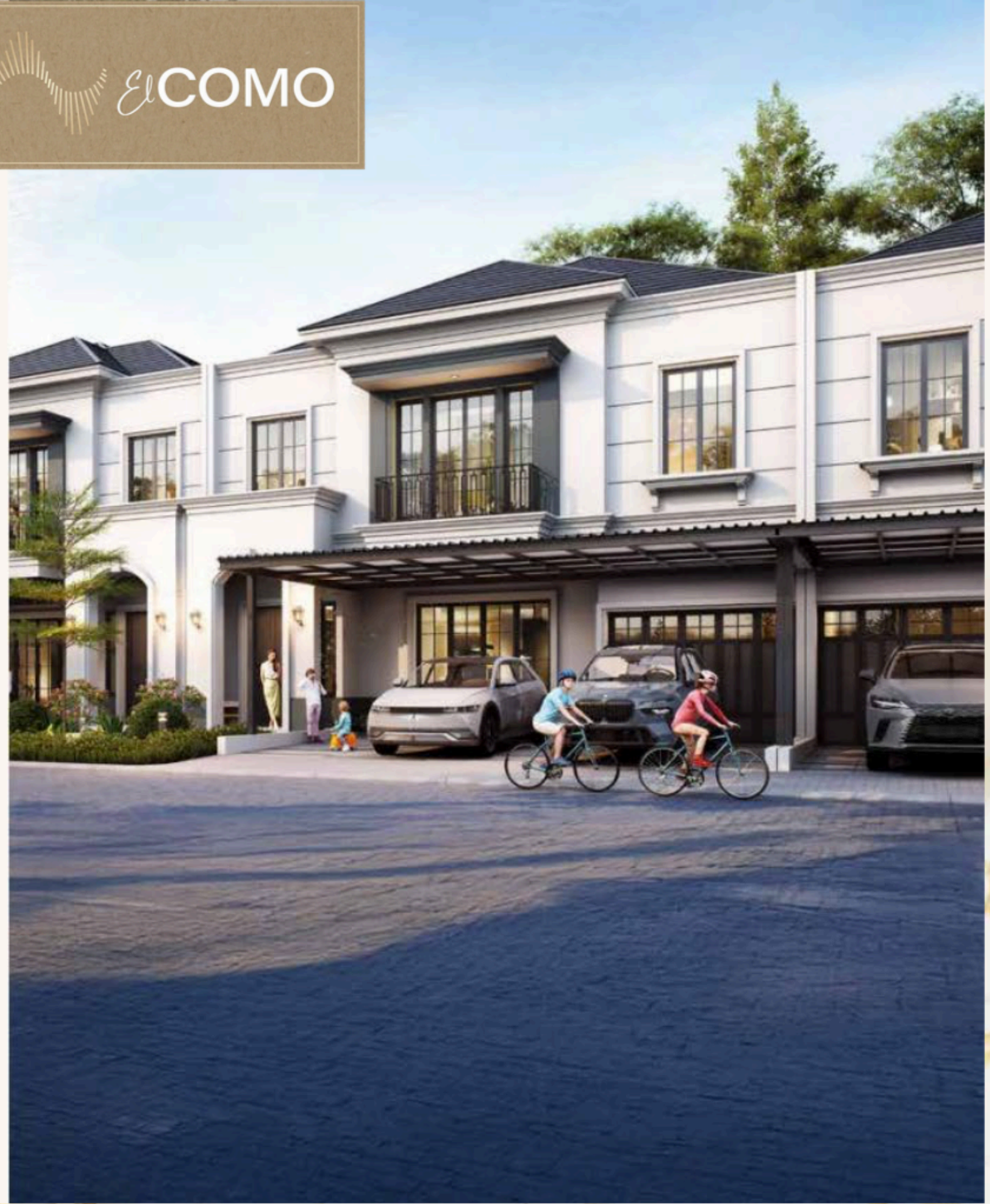
A serene corner of El Como designed for quiet elegance and mindful leisure. This garden invites you to slow down, connect, and savor life's simple, graceful pleasures. All within a beautiful curated natural setting.

Garden 2

Outdoor Playground

A joyful space where nature and imagination come alive. Surrounded by greenery and open skies, the Outdoor Playground at El Como is thoughtfully designed for little explorers to laugh, play, and grow, all within the safety and serenity of a beautiful landscaped environment.

EL COMO

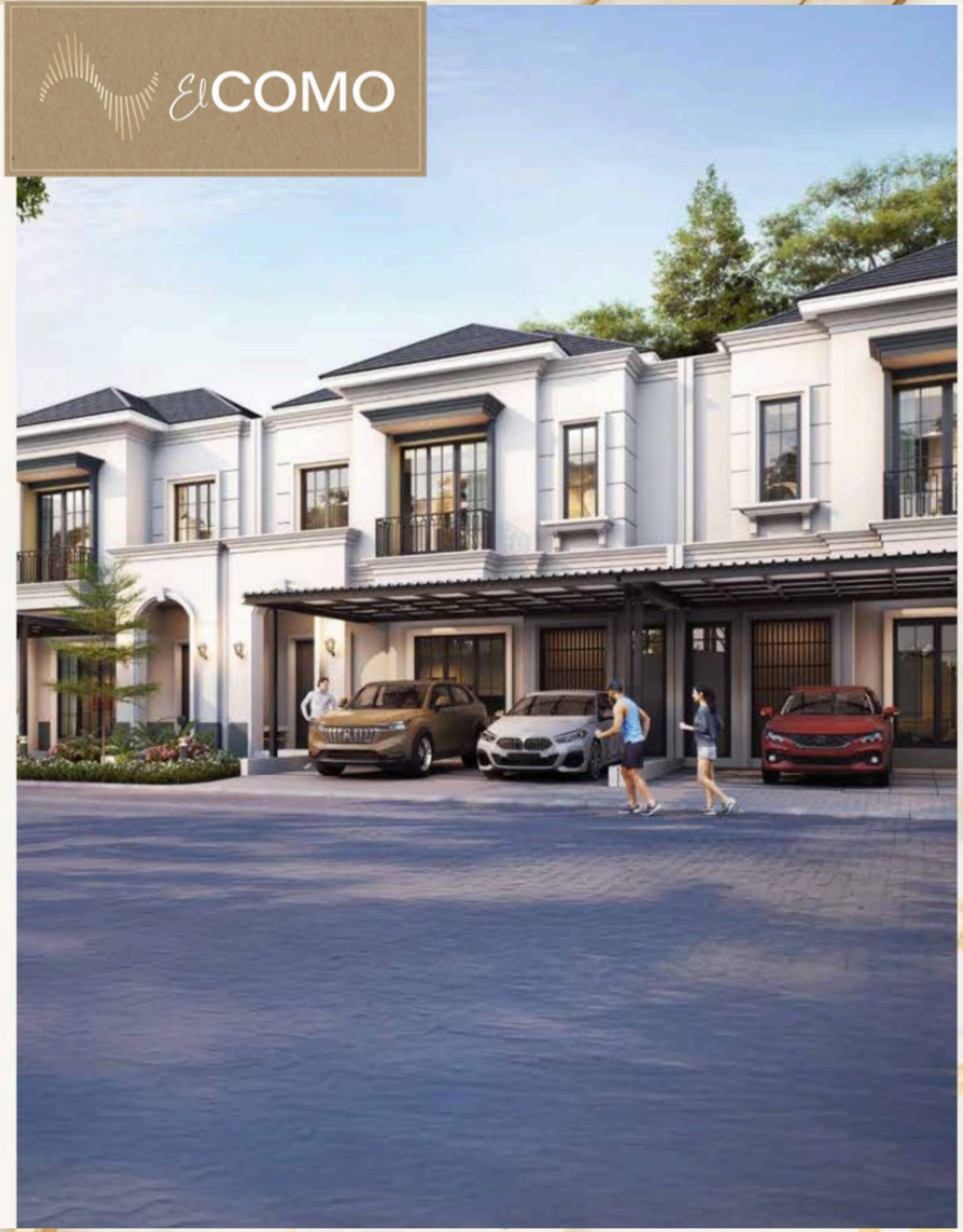


ARIANA

LB 264M²
LT 240M² | HOEK

4+1 Bedrooms | 3+1 Bathrooms 1 Powder room | 1 Pantry + Kitchen | 3+1 Carports

El COMO



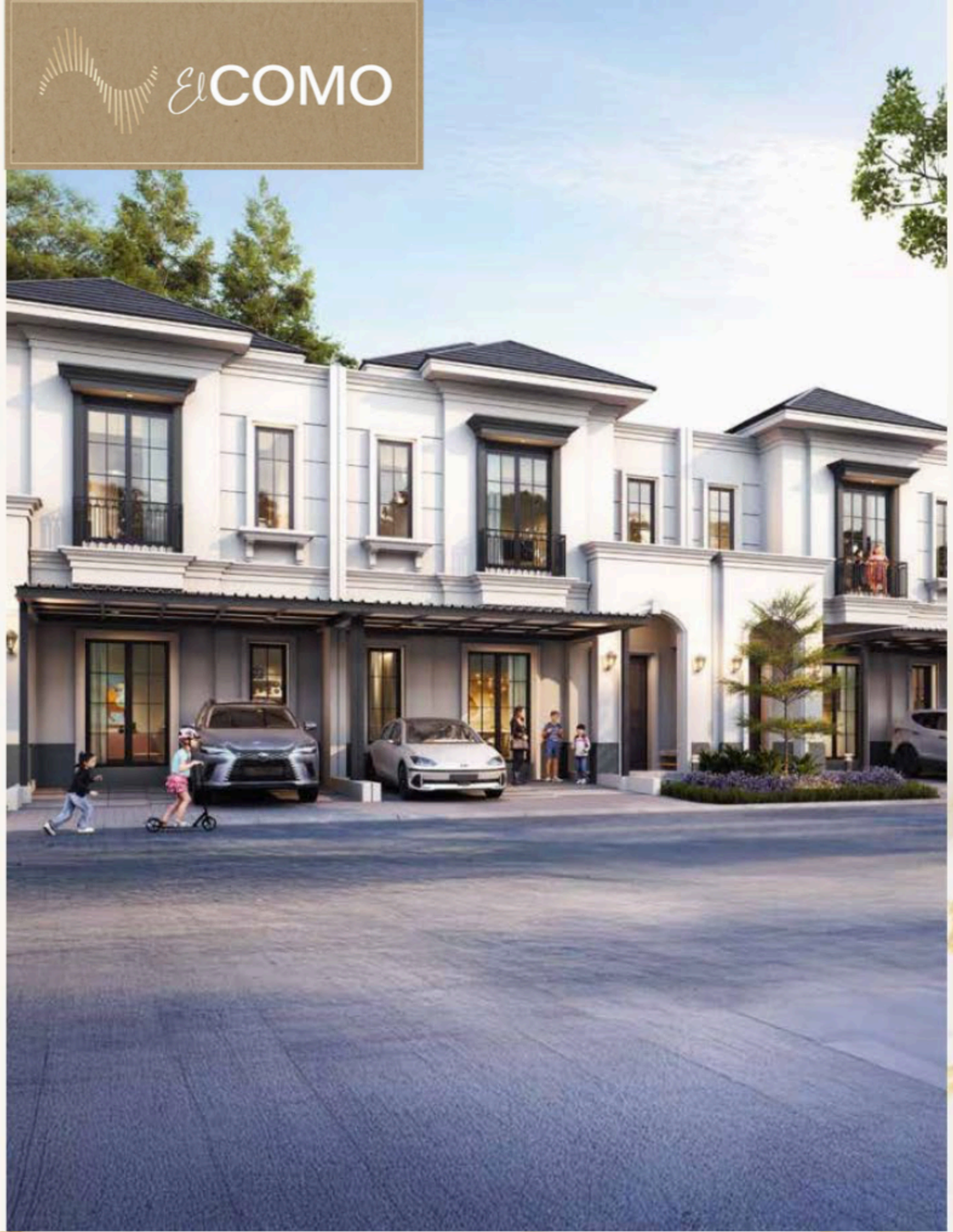
TIPE

GIANNA

LB 189M²
LT 180M² / HOEK

4+1 Bedrooms | 3+1 Bathrooms | 1 Livingroom + Diningroom | 3 Carports

EL COMO



SOFFIA

LB 120M²
LT 136M² | 144M² | HOEK

3 Bedrooms | 3 Bathrooms | 1 Livingroom + Diningroom | 2 Carports

SPESIFIKASI TEKNIS

Pondasi	:	Beton Mini Pile
Dinding	:	Bata, Plester, Aci, Cat
Lantai Utama	:	Homogeneous Tile 80 x 80
Atap	:	Rangka Atap Baja Ringan, Penutup Atap Genteng Beton
Kusen	:	Kayu / Allumunium
Daun Pintu	:	Engineering Door, HMR, Duco
Plafon	:	Gypsum, Rangka Metal Furing, List Gymsum (Utama)
Sanitair	:	Wastafel, Lavatory, Kran ex. Dekkson (setara)
Air	:	WTP
Listrik	:	2200 VA
Lampu	:	Armature, Downlight, Tanpa Lampu (Ruang Utama) Fitting, Tanpa Lampu (Teras, WC/KM)
Smart System	:	Smart Door Lock ex. Dekkson (Setara) CCTV Outdoor & Indoor ex Dekkson (Setara)

El COMO

Produk

Fasilitas

Exclusive Cluster Hayfield Prime

Ketenangan alami dengan taman hijau di setiap sudut.

Fasilitas

Exclusive Cluster Hayfield Prime

Ketenangan alami dengan taman hijau di setiap sudut.

Fasilitas

Exclusive Cluster Hayfield Prime

Ketenangan alami dengan taman hijau di setiap sudut.

Fasilitas

Exclusive Cluster Hayfield Prime

Ketenangan alami dengan taman hijau di setiap sudut.

Unit Plan

Tipe 70

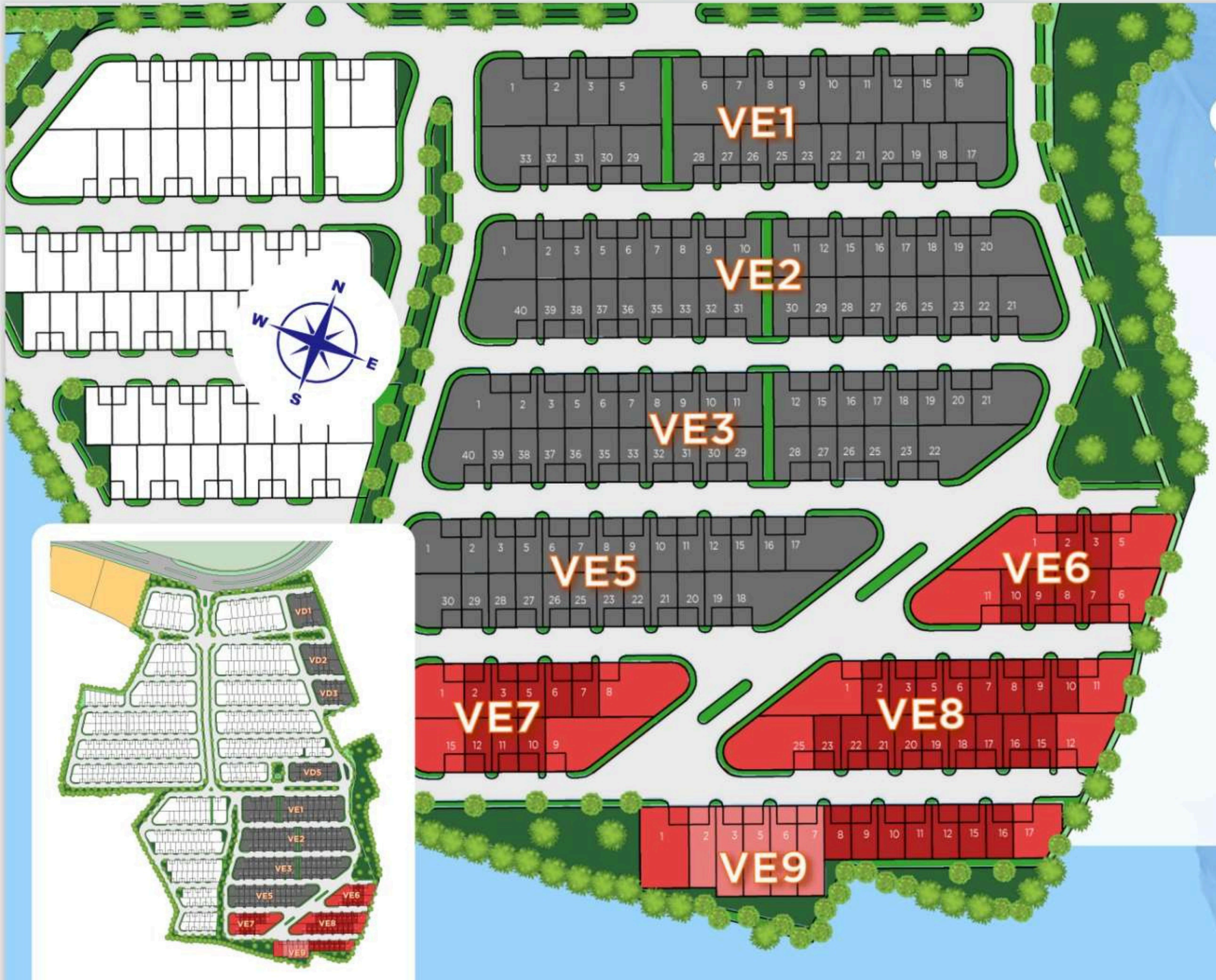
- 1 outdoor kitchen
- 2 Garden
- 1 Living Room + Dining Room
- 1 Car Parking
- 1 Motorcycle Parking
- 3 Bedroom

Lantai Bawah

Lantai Atas

harfield PRIME

Siteplan



Legenda

- Tipe 70 (6x12)
- Tipe 70 (6x13)
- Tipe 70 (6xIR)
- Tipe 70 (8x10)
- Tipe 70 (8x12)
- Tipe 70 (8x13)
- Tipe 70 (9x13)
- Tipe 70 (Hoek)

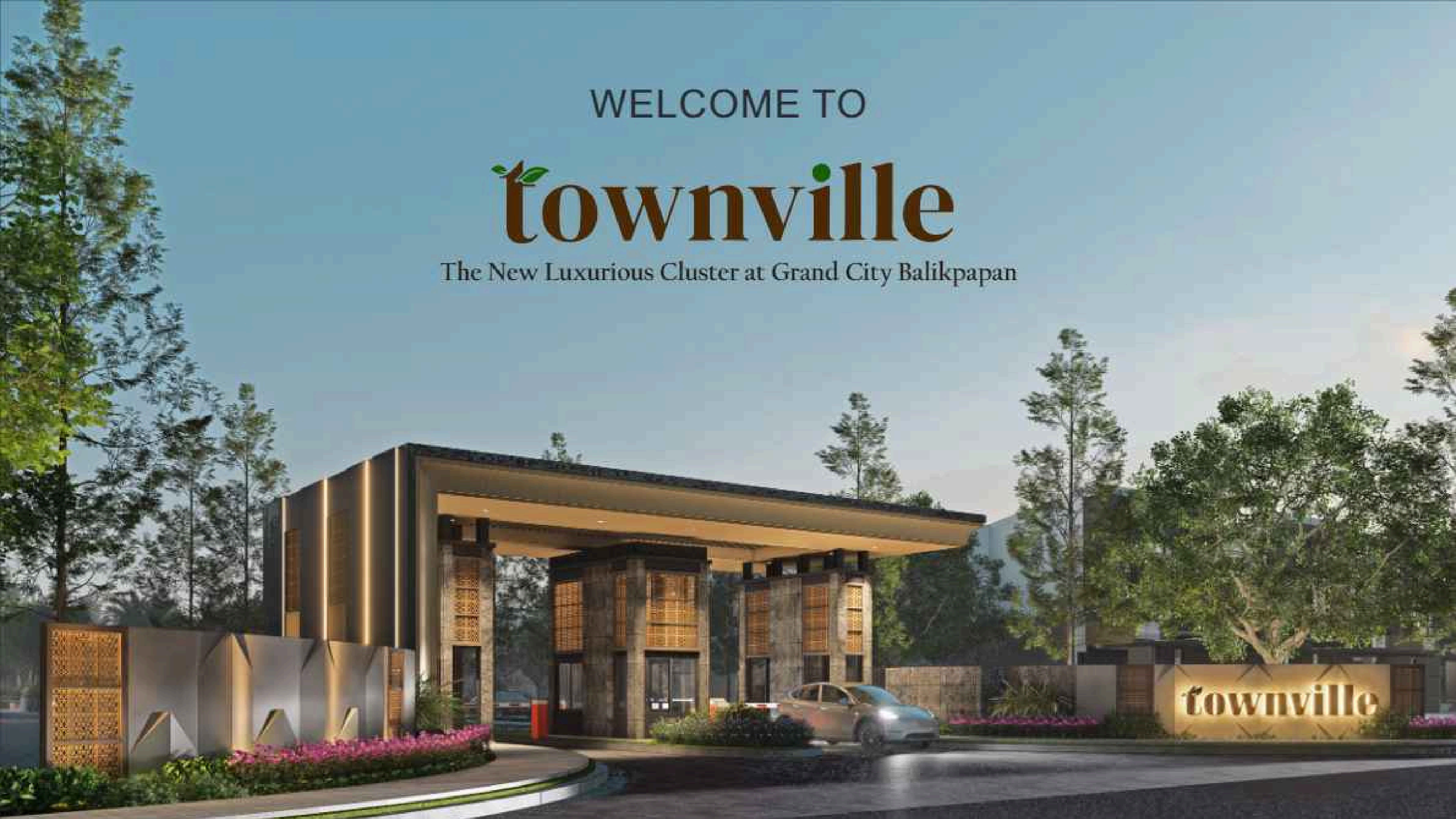
- Tipe 92 (7x15)
- Tipe 92 (7x18)
- Tipe 92 (7x20)
- Tipe 92 (11,5x15)
- Tipe 92 (Hoek)

hayfield PRIME

WELCOME TO

townville

The New Luxurious Cluster at Grand City Balikpapan



TROPICAL MODERN FACADE

PRIVATE OUTDOOR PLAYGROUND

SPACIOUS & AIRY ENVIRONTMENT

GREEN GARDEN ALL
AROUND THE CORNER

townville

TYPE 123

townville

TYPE 123

Luas Bangunan	123 m²
Luas Tanah	126 m²
Dimensi Tanah	9 x 14m
Luas Tanah	135 m²
Dimensi Tanah	9 x 15m
Luas Tanah	153 m²
Dimensi Tanah	9 x 17m

4+1

1

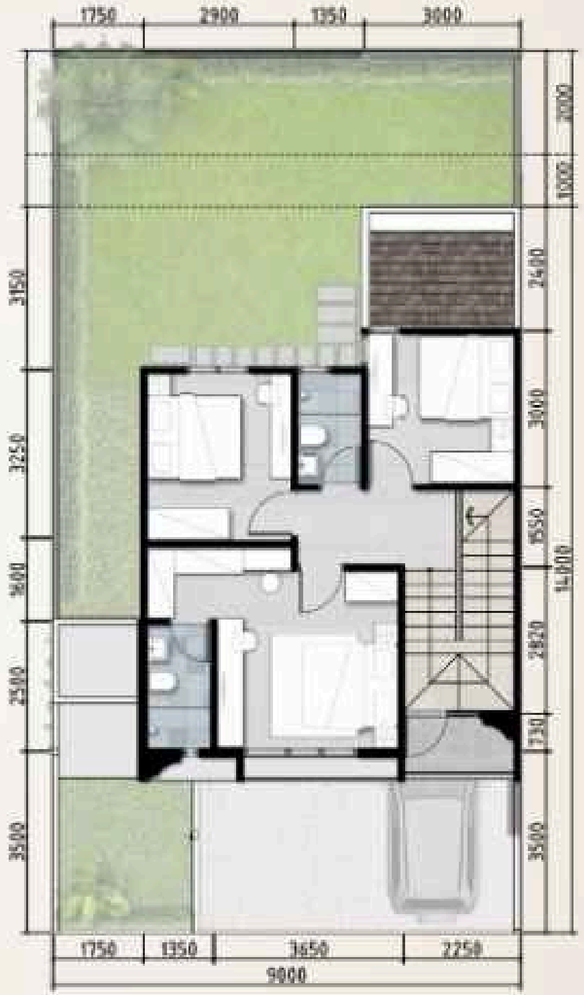
1

1

3

2

LANTAI DASAR



LANTAI ATAS

S P E S I F I K A S I T E K N I S

townville

Pondasi	:	Beton Mini Pile
Dinding	:	Bata, Plester, Aci, Cat
Lantai	:	Homogeneous Tile 60 x 60
Atap	:	Rangka Atap Baja Ringan, Penutup Atap Metal
Kusen	:	Kayu / PVC / Alumunium
Daun Pintu	:	Engineering Door, Double Plywood, PVC
Plafon	:	Gypsum, Rangka Metal Furing, List Gymsum (Utama)
Sanitair	:	Wastafel, Lavatory, Kran ex. American Standard (Setara)
Air	:	WTP
Listrik	:	2200 VA
Lampu	:	Amateure, Downlight, Tanpa Lampu (Ruang Utama) Fitting, Tanpa Lampu (Teras, WC/KM)

DISCLAIMER. Semua data dan gambar terlampir adalah berdasarkan situasi dan kondisi pada masa persiapan. Perubahan dapat terjadi sewaktu-waktu dan merupakan hak penuh pengembang.

GRANDCITY
BALIKPAPAN

PineVille

PRIME LOCATION LIMITED COLLECTION

GRANDCITY
BALIKPAPAN

OUR PRODUCT

GRANDCITY
BALIKPAPAN

Pineville

Tipe 65

FLOOR PLAN

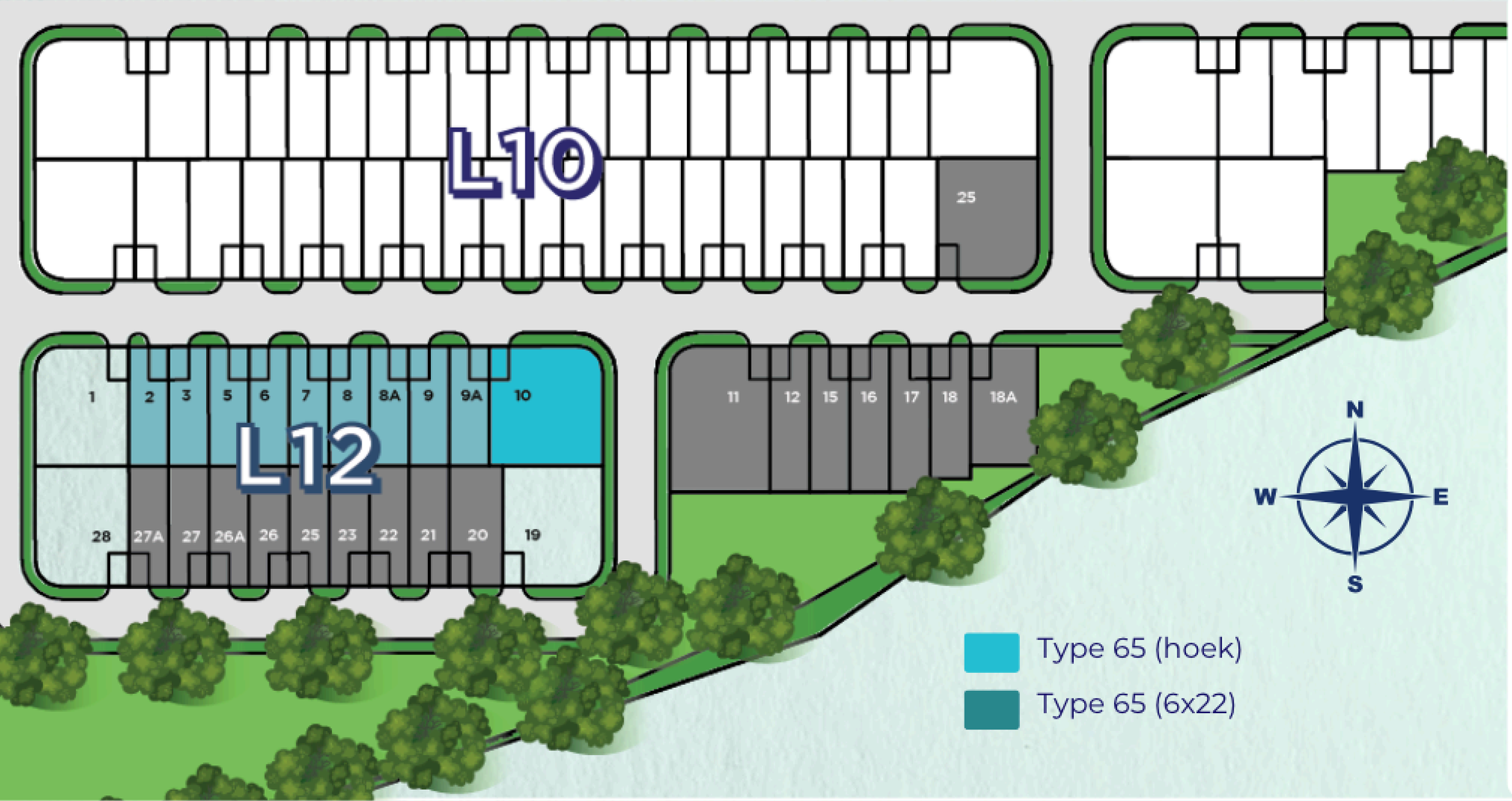
- 3 Bedroom
- 2 Bathroom
- 1 Living Room + Dining Room
- 1 outdoor kitchen
- 1 Carport

sinarmas land
Building for a better future

GRANDCITY BALIKPAPAN

Pineville

SITEPLAN



Main Gate

GRANDCITY
BALIKPAPAN

SPESIFICATION

Foundation
Mini Pile

Ceiling
Gypsum Board

Wall
Brick with Plaster and Paint

Sanitary
Dekkson / Equivalent

Roof
Metal Roof

Electricity
2200VA

Water
WTP

Frame
Wood/PVC/Aluminium

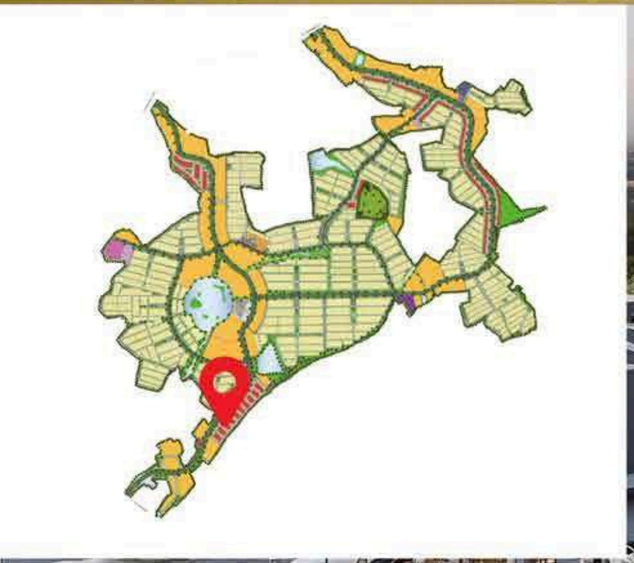
Window
Alumunium Frame with Glass

Door
Double HMR/PVC

Flooring
Terrace : Non-Slip Homogeneous Tile
Indoor : Homogeneous Tile

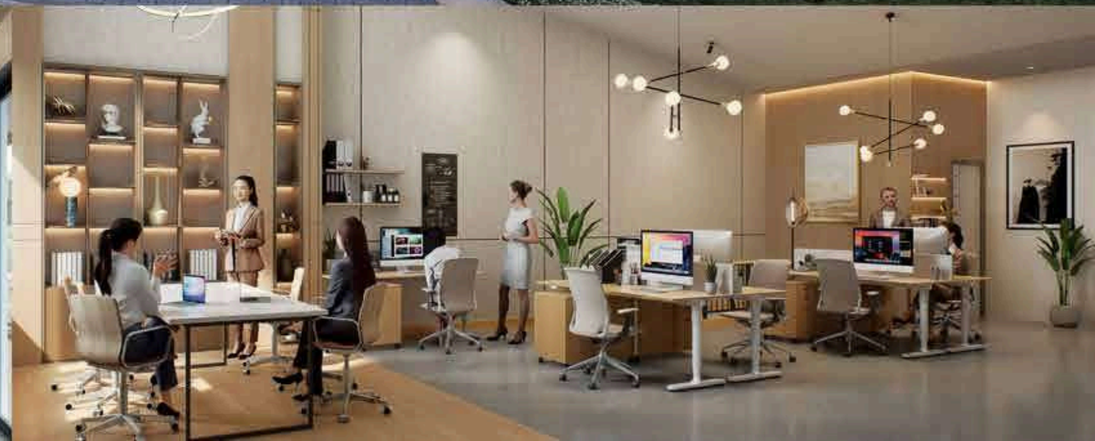
Main Structure
Reinforeced Concrete

Our Product



THE LIVELY BUSINESS AREA

PERFECT FOR ALL BUSINESS



GRANDCITY
BALIKPAPAN
A Lively Business Area
sinarmas land

Siteplan

New PALADIUM BUSINESS DISTRICT
N
W
E
S
SOLD OUT
SOLD OUT
BLOK D
BLOK C
BLOK B
Tipe 132 (5m x 14m)
Tipe176
Tipe 168 (5,75m x 14m)
Tipe 118 (4,5m x 12,5m)
Tipe 105 (4m x 12,5 m)

WELCOME TO 7th AVENUE biztown

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.

Integrated Commercial Area
7th AVENUE biztown
GRAND CITY BALIKPAPAN

ALFRESCO

STANDARD

7th AVENUE biztown

SKEMATIK Tipe Standard 2 Lt

7th AVENUE biztown

SPESIFICATIONS

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

Disclaimer :

SITEPLAN

7th AVENUE biztown
GRAND CITY BALIKPAPAN

Legenda :

- Tipe 187 (5x15) 3 Floor
- Tipe 187 (5x15) 3 Floor Hoek
- Tipe 104 (5x10) 2 Floor
- Tipe 187 (5xIRR) 3 Floor
- Tipe 187 (5xIRR) 3 Floor Hoek
- Tipe 127 (5x15) 2 Floor
- Tipe 124 (5x12) 2 Floor
- Tipe 104 (5x10) Alfresco
- Tipe 135 (8x8) Alfresco
- Tipe 113 (6x9) Alfresco
- Tipe 117 (4,5x12,5) Alfresco
- Tipe 118 (4,5x14,5) Alfresco
- Tipe 118 (4,5x16,5) Alfresco