



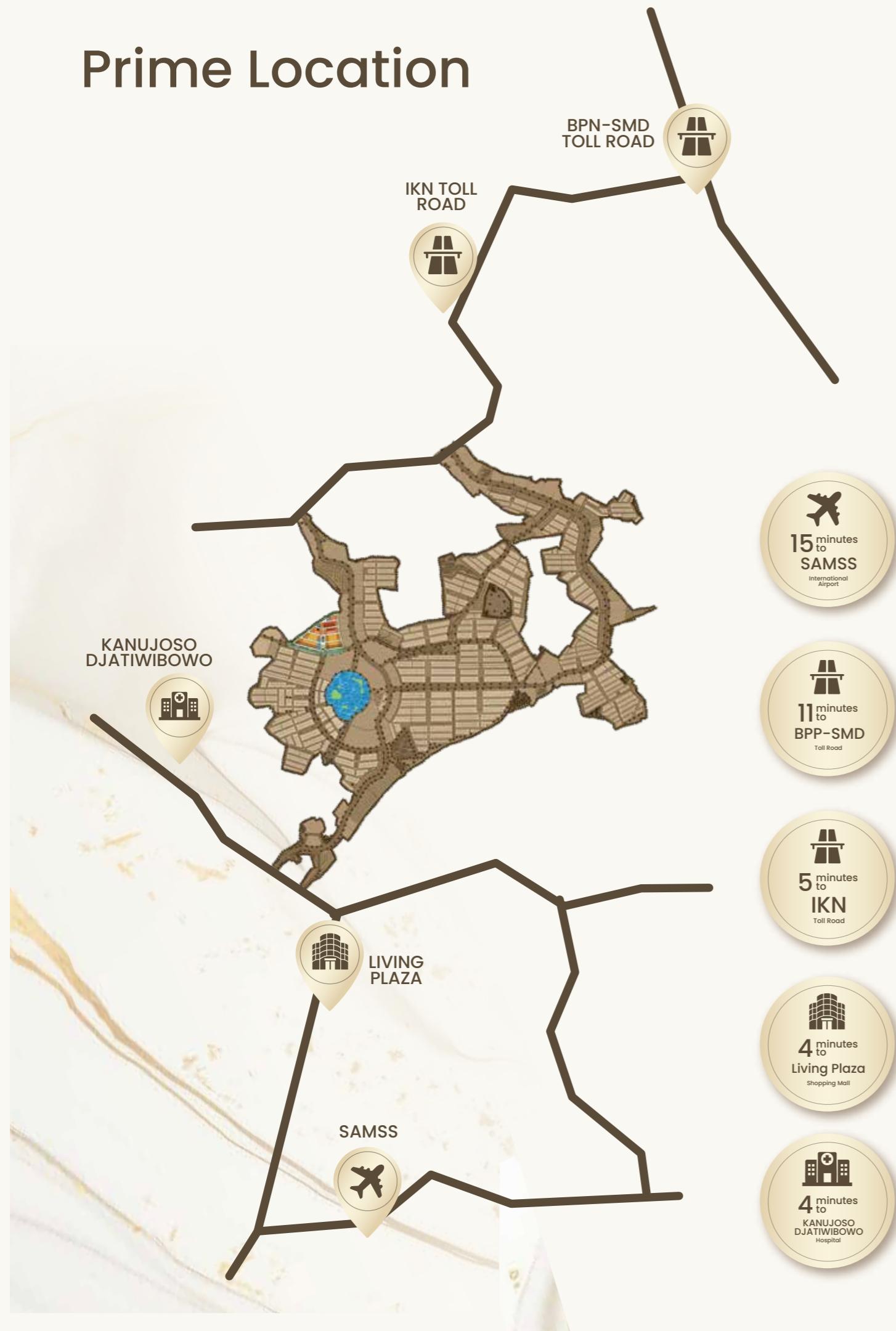


# Integrated Masterpiece of Modern Living

Grand City Balikpapan, a thoughtfully planned township where life unfolds with elegance and ease. From reputable school and vibrant food center to premium supermarket and community space, every detail is designed to support a refined and convenient lifestyle.



# Prime Location



# Future Development



# 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.



# Grand Lagoon





## Welcome to El Como

El Como Residence, where timeless elegance and natural serenity come together in perfect harmony. Inspired by the breathtaking beauty of Lake Como, this lakeside cluster offers more than just a place to live. It's a refined escape designed for those who value peace, beauty, and purposeful living. Every corner is thoughtfully curated to create a sense of calm, connection, and understated luxury.

# One Gate System

Your peace of mind is our priority. El Como Residence features a dedicated one gate system with 24-hour security, ensuring a safe and private environment for you and your loved ones. With controlled access and constant monitoring, every resident enjoys the comfort of knowing their home is protected day and night.



# 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 and graceful design, the Heritage Garden Hub offers a serene setting for quiet moments, heartfelt conversation, or simply being present in nature's embrace.

## 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.



## 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.



# SOFFIA

LB 120M<sup>2</sup>  
LT 136M<sup>2</sup> | 144M<sup>2</sup> | HOEK



3 Bedrooms



3 Bathrooms



1 Livingroom +  
Diningroom



2 Carports



# GIANNA

LB 189M<sup>2</sup>  
LT 180M<sup>2</sup> | HOEK



4+1 Bedrooms



3+1 Bathrooms



1 Pantry + Kitchen



3 Carports



# ARIANA

LB 264M<sup>2</sup>  
LT 240M<sup>2</sup> | HOEK



4+1  
Bedrooms



3+1  
Bathrooms  
1  
Powder room



1  
Pantry + Kitchen



3+1  
Carports

# The Legend

● SOFFIA  
8 x 17 m<sup>2</sup> | 120 m<sup>2</sup>

● GIANNA  
10 x 18 m<sup>2</sup> | 189 m<sup>2</sup>

● ARIANA  
12 x 20 m<sup>2</sup> | 264 m<sup>2</sup>

● SOFFIA  
8 x 18 m<sup>2</sup> | 120 m<sup>2</sup>

● GIANNA  
Hoek | 189 m<sup>2</sup>

● ARIANA  
Hoek | 264 m<sup>2</sup>

● SOFFIA  
Hoek | 120 m<sup>2</sup>





COME TO  
WHERE THE WATERS WHISPER

*Miracles*

**GRAND CITY**  
BALIKPAPAN

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