



townville

The New Luxurious Cluster at Grand City Balikpapan

WELCOME TO

townville

The New Luxurious Cluster at Grand City Balikpapan



An aerial architectural rendering of a residential development. The scene shows several clusters of townhouses and villas. In the foreground, a large row of houses with dark, gabled roofs is visible. To the left, a winding lake or canal flows through the property. A central green corridor with various trees and a small playground area separates different housing clusters. Roads with cars and parking lots are interspersed throughout the development. A label 'Townville' is positioned at the top center, with a thin white line pointing down to a specific building cluster.

Townville

FIRST PREMIUM CLUSTER WITH LAKE VIEW AND GREEN CORRIDOR



GRAND ENTRANCE OF CLUSTER, ONE GATE SYSTEM WITH 24+HOUR SECURITY + CCTV



PREMIUM ENVIRONMENT CLOSE TO NATURE



townville

- 📍 strategic location in the middle of Grand City
- 📍 one step to Food Center and Grand City business center
- 📍 20 minutes to Sepinggan Airport
- 📍 10 minutes to Karang Joang Tol Gate
- 📍 5 minutes to the nearest Hospital
- 📍 5 minutes to the nearest Super Market
- 📍 15 minutes to Kalimantan Institute of Technology
- 📍 5 minutes to Poltekba college
- 📍 7 minutes to Tol Gate IKN (opening 2025)



- | | |
|----------------------------------|----------------------------------|
| 1 Gate Cluster | 4 Lake and urban garden |
| 2 Mini Theme park and playground | 5 Grand City Timur Road – Row 18 |
| 3 Green Corridor | 6 IPEKA School |



Mini Theme Park

OUTDOOR GYM + CHILDREN PLAYGROUND & COMMUNITY AREA

Mini Theme Park





Mini Theme Park

OUTDOOR GYM + CHILDREN PLAYGROUND & COMMUNITY AREA

Mini Theme Park





Green Corridor

JOGGING TRACK + SEATING SPOT & COMMUNITY AREA

Green Corridor





Green Corridor

JOGGING TRACK + SEATING SPOT & COMMUNITY AREA

Green Corridor





Lake and Urban Garden

JOGGING TRACK + WALKING PATH AND COMMUNITY AREA WITH LAKE VIEW





Lake and Urban Garden

JOGGING TRACK + WALKING PATH AND COMMUNITY AREA WITH LAKE VIEW



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Grand City Timur Road - row 18

MAIN ROAD IN FRONT OF CLUSTER WITH BICYCLE LANE AND DISABLED FRIENDLY

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SMART HOME



SMART DOOR LOCK



SMART LIGHTING



SMART HOME FEATURES



CCTV CAMERA



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

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TYPE 231



TYPE 231

Luas Bangunan 231 m²
 Luas Tanah 240 m²
 Dimensi Tanah 12 x 20m

-  4+1
-  3
-  1
-  2
-  4+1
-  3



LANTAI DASAR



LANTAI ATAS

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TYPE 175



TYPE 175

Luas Bangunan 175 m²
 Luas Tanah 180 m²
 Dimensi Tanah 10 x 18m

-  4+1
-  2
-  1
-  2
-  4+1
-  2



LANTAI DASAR



LANTAI ATAS

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TYPE 123



TYPE 123

Luas Bangunan	123 m ²
Luas Tanah	126 m ²
Dimensi Tanah	9 x 14m
Luas Tanah	135 m ²
Dimensi Tanah	9 x 15m
Luas Tanah	153 m ²
Dimensi Tanah	9 x 17m

 4+1

 1

 1

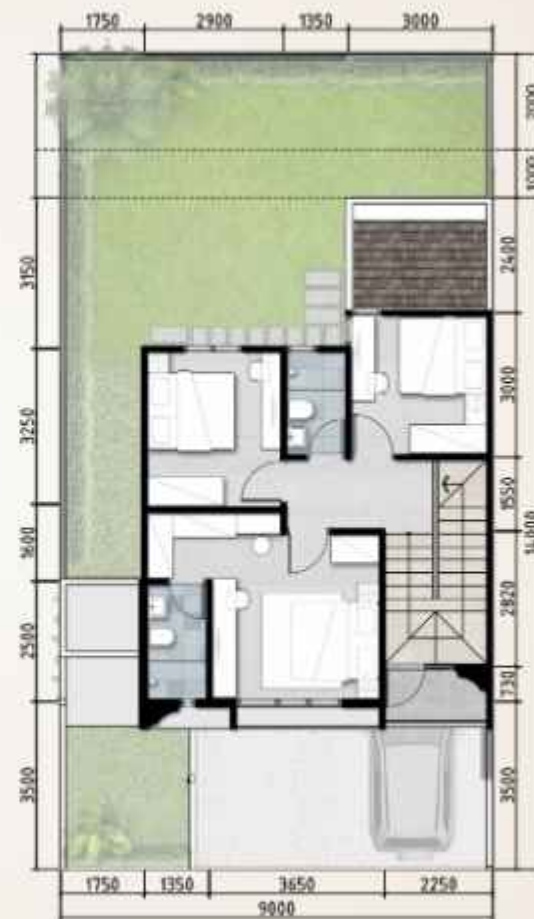
 1

 3

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LANTAI DASAR



LANTAI ATAS

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SITEPLAN Phase-1



LEGENDA :

Type 231 (12x20)	Type 175 (10x18)	Type 123 (9x17)	Type 123 (9x15)
RC Type 231	RC Type 175	RC Type 123	Type 123 (9x14)
Type 231 Hoek	Type 175 Hoek	Type 123 Hoek	

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

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)



MARKETING GALLERY

Jl. Sinar Mas Land Boulevard no. 1
Grand City - Balikpapan 76129

For Inquiry Call : 0542 8810 999

MARKETING POINT SAMARINDA

Jl. A. Yani no. 20
Samarinda 75117

For Inquiry Call : 0541 2460 888

www.grandcitybalikpapan.id

Member of

