



## VILLA 2 BEDROOM OFFPLAN

Build on Flat Land, a Single-Storey Building with a Simple Roof

|                                        |                    |     |                                             |
|----------------------------------------|--------------------|-----|---------------------------------------------|
| Living & Kitchen                       | 30 m <sup>2</sup>  | x 1 | 30 m <sup>2</sup>                           |
| Bedroom                                | 14 m <sup>2</sup>  | x 2 | 28 m <sup>2</sup>                           |
| Bathroom                               | 5 m <sup>2</sup>   | x 2 | 10 m <sup>2</sup>                           |
| Storage                                | 1.9 m <sup>2</sup> | x 1 | 1.9 m <sup>2</sup>                          |
| Powder Room                            | 1.9 m <sup>2</sup> | x 1 | 1.9 m <sup>2</sup>                          |
| <b>TOTAL BUILDING AREA</b>             |                    |     | <b>71.8 m<sup>2</sup></b>                   |
| SWIMMING POOL                          |                    |     | 25 m <sup>2</sup>                           |
| PUMP ROOM                              |                    |     | Adjusted according to land shape and design |
| PARKING LOT                            |                    |     | 30 m <sup>2</sup>                           |
| <b>TOTAL LAND AREA</b>                 |                    |     | <b>300 m<sup>2</sup></b>                    |
| <b>OUTDOOR DIMENSION DETAIL</b>        |                    |     |                                             |
| Natural stone floor & outdoor corridor |                    |     | 60 m <sup>2</sup>                           |
| Outdoor pool deck floor                |                    |     | 20 m <sup>2</sup>                           |
| Natural stone wall                     |                    |     | 11 m <sup>2</sup>                           |
| Aluminium door & window                |                    |     | 52 m <sup>2</sup>                           |



| GENERAL INFORMATION ON MATERIAL |                           |                                                                                                          |
|---------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------|
| Foundations                     | Masonry and concrete      |                                                                                                          |
| Walls                           | Light Brick masonry       |                                                                                                          |
| Bond beam and lintels           | Reinforced concrete       |                                                                                                          |
| Framework and roofing           | Roof structure            | Light metal framework                                                                                    |
|                                 | Roof covering             | Asphalt shingles or clay tiles (natural or painted) and 30% maximum for flat roof – Total Surf : 149.8m² |
| Building finishing              | Exterior walls            | Paint + 11m² stone facing (Tulung/Agung/Batu Candi/ Palimanan)                                           |
|                                 | Exterior ceiling          | 145.4 m² moisture resistant gypsum panelling                                                             |
| Doors and windows               | Entrance Door             | Gate Structure 3m x H3m, with wooden door 1.4m x H2.2m on hinges or pivot                                |
|                                 | Doors                     | Engineering Wood HPL finish<br>0.8m x 2.3m, 0.9m x 2.8m                                                  |
|                                 | Windows                   | 2m² framing Aluminium + glass 8mm                                                                        |
|                                 | Sliding doors             | 50m² framing Aluminium + glass 8mm                                                                       |
|                                 | Handles, locks, and hasps | Solid stainless steel or equal                                                                           |
|                                 | Window bolts and hooks    | Solid stainless steel or equal                                                                           |
| Plumbing and electricity        | Water supply              | Water well for an autonomous water reserve with a depth of 60 meters                                     |
|                                 | Water network / tube      | pipe PVC                                                                                                 |
|                                 | Hot water                 | Electric water heater 50 Liter per bedroom and kitchen 10 Liter                                          |
|                                 | Power Supply              | Power supply from the municipal grid namely PLN, protection provided by an electrical panel              |
|                                 | Switches and wall sockets | Brand Architech or equal                                                                                 |
|                                 | Lighting                  | Low-consumption lamp, LED                                                                                |

| LIVING ROOM                  |             |                                                                                                                                                                                                                  |
|------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General                      | Floor       | 60cm x 60cm tiles according to the standard materials catalog                                                                                                                                                    |
|                              | Wall        | Paint finish + 12.5m² textured wall                                                                                                                                                                              |
|                              | Ceiling     | High 2,8 meter paint finish                                                                                                                                                                                      |
|                              | Ventilation | 1 Ceiling fan + 1 Air Conditioning 2,5 PK                                                                                                                                                                        |
| Interior design _Living room | Furniture   | Seating for 4 person<br>Coffee table                                                                                                                                                                             |
|                              | Electricity | Pendant lamp<br>Downlight lamp<br>1 to 2 power outlets                                                                                                                                                           |
|                              | Equipment   | 1 Smart TV 55 inches                                                                                                                                                                                             |
|                              | Furniture   | Seating for 4 person<br>Coffee table                                                                                                                                                                             |
| Interior design _Dining room | Electricity | Pendant lamp<br>Downlight lamp<br>1 to 2 power outlets                                                                                                                                                           |
|                              | Furniture   | Furniture in HPL finish, 0.7m x 4m x H2.8m<br>Countertop and backsplash in solid surface                                                                                                                         |
|                              | Electricity | LED strip lighting for kitchen backsplash, with 4 power outlets on the countertop<br>Downlight lamp                                                                                                              |
| Interior design _Kitchen     | Equipment   | 1 refrigerator/freezer 500L<br>1 gas stove with 2 burners<br>1 microwave<br>1 carbon filter hood<br>1 water dispenser<br>1 stainless-steel sink with drainer<br>1 chrome-plated stainless steel faucet mixer tap |

| BEDROOM         |             |                                                                                                           |
|-----------------|-------------|-----------------------------------------------------------------------------------------------------------|
| General         | Floor       | 60cm x 60cm tiles according to the standard materials catalog                                             |
|                 | Wall        | Paint finish according to the standard materials catalog                                                  |
|                 | Ceiling     | High 2,8 meter paint finishing                                                                            |
|                 | Ventilation | 1 Air Conditioning 1 PK                                                                                   |
| Interior design | Furniture   | 1 King bed of 1.8m x 2.0m<br>2 bedside tables<br>1 open wardrobe, 0.6m x 1.2m<br>80% of Blackout curtains |
|                 | Electricity | Bedside table lamp                                                                                        |

|  |           |                                                                                                                                                             |
|--|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |           | Downlight lamp<br>LED strip light for curtain box<br>2 power outlets per bedside table<br>1 power outlet for the desk<br>1 power outlet for TV and Internet |
|  | Equipment | 1 Smart TV 32 inches                                                                                                                                        |

| BATHROOM        |             |                                                                                                                                                                                    |
|-----------------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General         | Floor       | 60cm x 60cm tiles according to the standard materials catalog and white pebble with wood area shower                                                                               |
|                 | Wall        | 60cm x 60cm tiles and paint finish according to the materials catalog                                                                                                              |
|                 | Ceiling     | High 2,8 meter paint finish                                                                                                                                                        |
|                 | Ventilation | 1 VMC                                                                                                                                                                              |
| Interior design | Furniture   | Wooden vanity plan                                                                                                                                                                 |
|                 | Electricity | Downlight lamp<br>LED strip light for vanity and mirror<br>2 power outlets for vanity                                                                                              |
|                 | Equipment   | 1 sink<br>1 hanging mirror with black frame<br>1 chrome-plated stainless steel faucet<br>1 chrome-plated stainless steel shower column<br>1 sanitary toilet bowl (Toto or similar) |

| STORAGE |             |                                                               |
|---------|-------------|---------------------------------------------------------------|
| General | Floor       | 60cm x 60cm tiles according to the standard materials catalog |
|         | Wall        | Paint finish                                                  |
|         | Ceiling     | High 2,8 meter Paint finish                                   |
|         | Ventilation | Natural ventilation block                                     |

| POWDER ROOM     |             |                                                                                                  |
|-----------------|-------------|--------------------------------------------------------------------------------------------------|
| General         | Floor       | 60cm x 60cm tiles according to the standard materials catalog                                    |
|                 | Wall        | Paint finish according to materials catalog                                                      |
|                 | Ceiling     | High 2,6 meter Paint finish                                                                      |
|                 | Ventilation | Natural ventilation block                                                                        |
| Interior design | Electricity | Downlight lamp                                                                                   |
|                 | Equipment   | 1 sink<br>1 frameless mirror<br>1 chrome-plated stainless-steel faucet<br>1 sanitary toilet bowl |

| GARDEN     |             |                                                                                                                                |
|------------|-------------|--------------------------------------------------------------------------------------------------------------------------------|
| General    | Floor       | 60m² of natural stone for outdoor corridor (pebble stone 20 m²)<br>20m² wooden deck close to swimming pool<br>90m² of greenery |
|            | Landscape   | Lawn<br>Clump of tropical plants                                                                                               |
| Furnishing | Furniture   | 4 deckchairs with mattresses                                                                                                   |
|            | Electricity | Lighting for pathways<br>Lighting for plant beds and trees<br>Ambiance and decorative lighting                                 |

Commented [am1]: Actual area: 34,7m2, outdoor floor stone: 3,2m2

| SWIMMING POOL |             |                                                             |
|---------------|-------------|-------------------------------------------------------------|
| General       | Pool tiles  | Green Stone tiles                                           |
|               | Pool system | Skimmer                                                     |
|               | Pump room   | Will be further adjusted depending on land shape and design |
| Furnishing    | Depth       | 1,4m for the adults' swimming area                          |
|               | Electricity | Bulkhead light fixture with white light                     |



INVEST IN PARADISE

| BOUNDARY WALL |                 |                                  |
|---------------|-----------------|----------------------------------|
| General       | Wall foundation | Masonry                          |
|               | Boundary wall   | Concrete block wall              |
|               | Wall finishing  | Gray or beige textured finishing |

| PARKING LOT |             |                                  |
|-------------|-------------|----------------------------------|
| General     | Floor       | 30m² Concrete pavement           |
|             | Wall        | Gray or beige textured finishing |
|             | Electricity | Motion sensor lighting           |

| COMMUNICATION |                        |                                                    |
|---------------|------------------------|----------------------------------------------------|
| General       | Signage                | Name of the villa in wooden letters at parking lot |
|               | TV/internet connection | Telkom or similar                                  |
|               | CCTV                   | 4 CAMERA                                           |



INVEST IN PARADISE

**Villa 2 Bedroom Offplan Template Design Example**

This design template is a proposal that conforms to Magnitude standards. It will then be adapted to the characteristics of the selected land parcel such as architectural proportions, access, views, etc., and tailored to the personal aesthetic preferences of our investor client, encompassing materials of choice and additional requirements.





INVEST IN PARADISE

Equipment List :

|                            |     |
|----------------------------|-----|
| Number of Bedroom          | 2   |
| Living Room / Dining Area  | QTY |
| Umbrella's Holder          | 1   |
| Emergency Light            | 1   |
| Kitchen & Appliances       | QTY |
| Garbage Can 50L            | 1   |
| Sauce dish (Piring Sambal) | 6   |
| Toaster                    | 1   |
| Kettle                     | 1   |
| Blender                    | 1   |
| Tea Pot                    | 1   |
| Coffee Maker               | 1   |
| Rice Cooker                | 1   |
| Kitchen Towel              | 3   |
| Pan Set                    | 1   |
| Oven Dishes                | 1   |
| Oven glove                 | 2   |
| Dish Drainer               | 1   |
| Big Frying Pan             | 1   |
| Cutting Board              | 1   |
| Bowls                      | 6   |
| Flat Plate                 | 6   |
| Small Dessert Plate        | 6   |
| Coffee Cups                | 6   |
| Mug                        | 6   |

|                     |     |
|---------------------|-----|
| Scissors            | 1   |
| Ladle               | 1   |
| Wooden Spoon        | 2   |
| Spatula             | 2   |
| Drinking Glass      | 6   |
| White Wine Glass    | 6   |
| Beer glass          | 6   |
| Knife Set           | 1   |
| Large Salad Bowl    | 2   |
| Spoon               | 6   |
| Table Knife         | 6   |
| Forks               | 6   |
| Soup Spoon          | 6   |
| Coffee Spoon        | 6   |
| Cutlery Tray        | 2   |
| Peeler              | 1   |
| Bottle Opener       | 1   |
| Glass Water Pitcher | 1   |
| Gas Regulator       | 1   |
| CO2 Detector        | 1   |
| Fire Detector       | 3   |
| Fire Extinguisher   | 1   |
| First Aid Kit       | 1   |
| Serving Tray        | 2   |
| Bedroom             | QTY |
| Flash Light         | 2   |

|                           |     |
|---------------------------|-----|
| Safety Box                | 2   |
| Hangers (1 set of 8)      | 2   |
| Iron                      | 1   |
| Ironing Board             | 1   |
| Bathroom                  | QTY |
| Hair Dryer                | 2   |
| Toilet Brush              | 2   |
| Drinking Bottle ( Glass ) | 2   |
| Drinking Cup ( Glass)     | 4   |
| Storage Unit              | QTY |
| Ladder                    | 1   |
| Big Outside Bin           | 1   |
| Shelving Rack             | 1   |
| Miscellaneous             | QTY |
| Wet floor sign            | 1   |
| Cleaning Equipment        | QTY |
| Lot of rags               | 1   |
| Broom                     | 2   |
| Outside broom             | 1   |
| Bucket                    | 2   |
| Mop (and bucket + mop)    | 1   |
| Broomstick Lidi           | 1   |
| Super Squeegee 3in1       | 2   |
| Plastic duster            | 1   |
| Powder room               | QTY |
| Toilet Brush              | 1   |