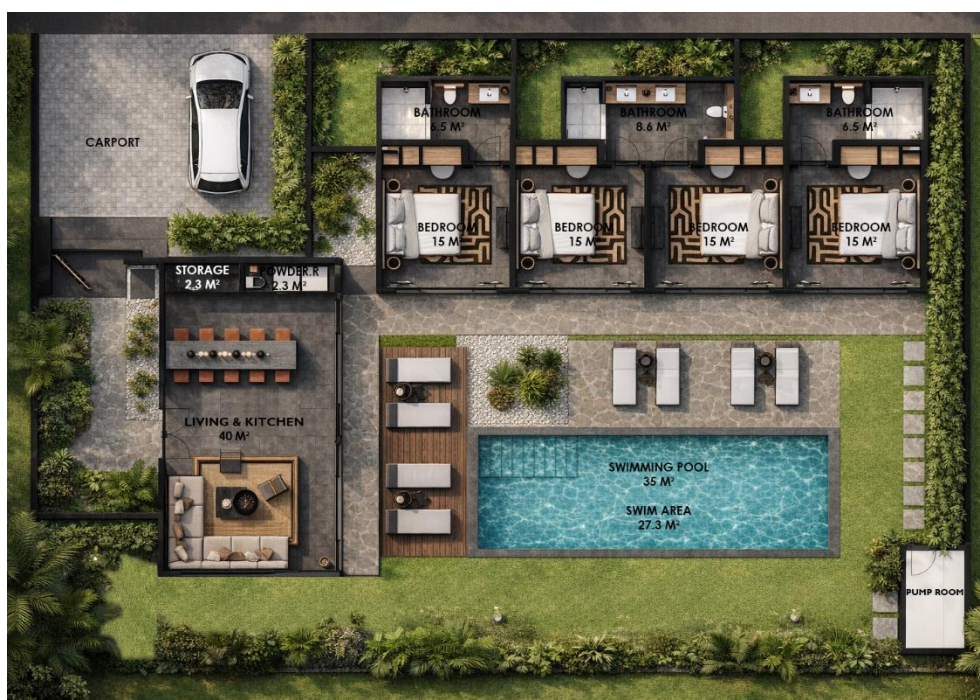




VILLA 4 BEDROOM OFFPLAN

Built on a Flat Land, Two Single-Storey Detached Buildings Under Two Roofs

Living & Kitchen	40 m ²	x 1	40 m ²
Bedroom	15 m ²	x 4	60 m ²
Bathroom			
Type 1	6.5 m ²	x 2	21.6 m ²
Type 2	8.6 m ²	x 1	
Storage	2.3 m ²	x 1	2.3 m ²
Powder Room	2.3 m ²	x 1	2.3 m ²
TOTAL BUILDING AREA			126.2 m²
SWIMMING POOL			35 m ²
PUMP ROOM			Adjusted according to land shape and design
PARKING LOT			35 m ²
TOTAL LAND AREA			450 m²
OUTDOOR DIMENSION DETAIL			
Natural stone floor & outdoor corridor			87 m ²
Swimming pool deck floor			16 m ²
Natural stone wall			60 m ²
Aluminium door & window			65 m ²



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GENERAL INFORMATION ON MATERIAL		
Foundations	Mansory with concrete	
Walls	Light Brick for masonry with cement finish coat	
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 : 228.1m ²
Building finishing	Exterior walls	Painting + 60m ² stone facing (Tulung Agung, Batu Candi, Palimanan)
	Exterior ceiling	Wood panelling 70,5m ²
Doors and windows	Entrance Door	Gate Structure 2.5m x H2.80m, with wooden door 1.4m x H2.40m on hinges or pivot
	Doors	Engineering wood HPL finish 0.8m x 2.3m, 1.5 x 2.3m
	Windows	11.6m ² frameless + glass 10mm
	Sliding doors	65 m ² 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 reservoir
	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 + 5.4m ² stone facing (Tulung Agung, Batu Candi, Palimanan)
	Ceiling	High 3 meter paint finish
	Ventilation	2 Air Conditioning 2 PK
Interior design _Living room	Furniture	Seating for 8 person Coffee table
	Electricity	Pendant lamp Down led lamp 1 to 2 power outlets
	Equipment	1 Smart TV 55 inches
Interior design _ Dining room	Furniture	Seating for 8 people Dining Table
	Electricity	Pendant lamp Down led lamp 1 to 2 power outlets
Interior design _Kitchen	Furniture	Furniture in HPL finish 0.7m x 4.5m x H2.7m Countertop and backsplash in solid surface
	Electricity	LED strip lighting for kitchen backsplash with 4 power outlets on the countertop
	Equipment	1 refrigerator/freezer 500L 1 gas stove with 3 burners 1 microwave 1 oven 1 carbon filter hood 1 water dispenser 1 stainless-steel sink with drainer 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 2,8meter paint finishing
	Ventilation	1 Air Conditioner 1,5 pk
Interior design	Furniture	1 King bed of 1.8m x 2.0m Wooden headboard 2.8m x H1m 2 bedside tables 1 desk with seating, 0.6m x 1.05m 1 open wardrobe, 0.6m x 1.2m

		80% of Blackout curtains
	Electricity	Bedside pendant lamp Down led lamp LED strip light for headboard and curtain box 2 power outlets per bedside table 1 power outlet for the desk 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
	Wall	60cm x 60cm tiles and paint finish according to the standard materials catalog
	Ceiling	High 2.8 meter paint finishing
	Ventilation	1 VMC
Interior design	Furniture	Wooden vanity plan Wooden towel rack
	Electricity	Down led lamp LED strip light for vanity and mirror 1-4 power outlets for vanity
	Equipment	1 sink for 2 bathroom 2 sink for 1 bathroom 1 hanging mirror with black frame for 2 bathroom 2 hanging mirror with black frame for 1 bathroom 1 chrome-plated stainless steel faucet for 2 bathroom 2 chrome-plated stainless steel faucet for 1 bathroom 1 chrome-plated stainless steel shower column for 2 bathroom 2 chrome-plated stainless steel shower column for 1 bathroom 1 sanitary toilet bowl (Toto or equal)

STORAGE		
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 ameter 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 standard materials catalog
	Ceiling	High 2.8 meter paint finish
	Ventilation	Natural ventilation block
Interior design	Electricity	Down led lamp
	Equipment	1 lavatory standard ceramic 1 frameless mirror 1 chrome-plated stainless-steel faucet 1 sanitary toilet bowl

GARDEN		
General	Floor	87m² of natural stone for outdoor corridor 16m² wooden deck close to swimming pool 140m² of greenery
	Landscape design	Lawn Clump of tropical plants
Furnishing	Furniture	8 deckchairs with mattresses 4 parasols
	Electricity	Lighting for pathways Lighting for plant beds and trees Ambiance and decorative lighting

SWIMMING POOL		
General	Pool tiles	Green Stone tiles
	Pool system	Skimmer
	Filtration	By sand filter
	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

BOUNDARY WALL		
General	Wall foundation	Masonry
	Boundary wall	Concrete block wall
	Wall finishing for side walls	Gray or beige textured finishing

PARKING LOT		
General	Floor	35m ² 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
	CCTV	4 CAMERAS
	TV/internet connection	Telkom or equal

Villa 4 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.



Equipment List :

Number of Bedroom	4
Living Room / Dining Area	QTY
Umbrella's Holder	1
Emergency Light	1
Kitchen & Appliances	QTY
Garbage Can 50L	1
Sauce dish (Piring Sambal)	10
Toaster	1
Kettle	1
Blender	1
Tea Pot	1
Coffee Maker	1
Rice Cooker	1
Kitchen Towel	3
Pan Set	1
Oven Dishes	3
Oven glove	2
Dish Drainer	1
Big Frying Pan	1
Cutting Board	1
Bowls	10
Flat Plate	10
Small Dessert Plate	10
Coffee Cups	10
Mug	10

Scissors	1
Ladle	1
Wooden Spoon	2
Spatula	2
Drinking Glass	10
White Wine Glass	10
Beer glass	10
Knife Set	1
Large Salad Bowl	3
Spoon	10
Table Knife	10
Forks	10
Soup Spoon	10
Coffee Spoon	10
Cutlery Tray	2
Peeler	1
Bottle Opener	1
Glass Water Pitcher	1
Gas Regulator	1
CO2 Detector	1
Fire Detector	5
Fire Extinguisher	1
First Aid Kit	1
Serving Tray	2
Bedroom	QTY
Flash Light	4
Safety Box	4

Hangers (1 set of 8)	4
Iron	1
Ironing Board	1
Bathroom	QTY
Hair Dryer	4
Toilet Brush	4
Drinking Bottle (Glass)	4
Drinking Cup (Glass)	8
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