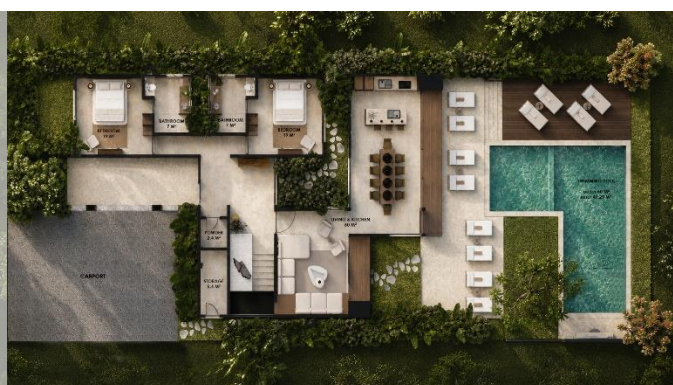




VILLA 6 BEDROOM PREMIUM

Build on Flat Land, Three Single-Storey Buildings Under a Simple Roof

Build On Flat Land, Three Single-Storey Buildings Under a Simple Roof			
Living Room (Living Room, Dining Room, Kitchen)	60 m ²	x 1	60 m ²
Bedroom			
Type 1	26 m ²	x 1	26 m ²
Type 2	19 m ²	x 4	76 m ²
Type 3	16 m ²	x 1	16 m ²
Bathroom			
Type 1	5.6 m ²	x 1	5.6 m ²
Type 2	7 m ²	x 4	28 m ²
Type 3	5.3 m ²	x 1	5.3 m ²
Storage	5.4 m ²	x 1	5.4 m ²
Powder Room	2.4 m ²	x 1	2.4 m ²
	224.7 m ²		
SURFACE TOTAL			
SWIMMING POOL		60 m ²	
PUMP ROOM		Dimensions adjusted to topography and design	
PARKING		73 m ²	
LAND SURFACE		600 m ²	
OUTDOOR DIMENSION DETAIL			
Natural stone floor & outdoor corridor		125 m ²	
Outdoor pool deck floor		27 m ²	
Natural stone wall		98 m ²	
Aluminium door & window		134 m ²	
Concrete roof		Maximum 30% of total surface area	



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GENERAL INFORMATION ON MATERIALS

Foundations	Masonry with concrete	
Walls	Light Brick for masonry with cement finish coat	
Chainage 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
Building finishing	Exterior walls	Painting + 98m ² stone facing (Tulung Agung, Batu Candi, Palimanan) + 21.5m ² (Brick expose) + 5.5m ² wood panelling
	Exterior ceiling	77.6m ² moisture resistant gypsum panelling 23m ² wood panelling 14m ² decorative wood stick
Doors and windows	Entrance Door	Gate Structure 2.5m x H3m, with wooden door 2.3m x H2.7m on hinges or pivot
	Door	Engineering Wood HPL finish 0.8m x H2.3m
	Windows	76.5m ² framing Aluminium + glass 8mm 32.2m ² frameless + glass 10mm
	Sliding doors	57.8m 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 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 + 10.43m ² white pebble under stairs
	Wall	Paint finish + 3.8m ² wood panelling
	Ceiling	High 2,8 meter paint finish
	Ventilation	2 Ceiling fans + Air Conditioning 2 pk + 2,5 pk
Interior design _Living room	Furniture	Seating for 12 people Coffee table
	Electricity	Pendant lamp Down led lamp 1 to 2 power outlets
	Equipment	1 Smart TV 55 inches
Interior arrangement _Dining room	Furniture	Seating for 12 people Dining Table
	Electricity	Pendant lamp Down led lamp 1 to 2 power outlets
Interior arrangement _Kitchen	Furniture	Furniture in HPL finish, 0.7m x 3.7m x H2.3m Kitchen island, 0.9m x 2.5m x H0.9m Countertop and backsplash in quadra
	Electricity	Pendant lamp LED strip lighting for kitchen backsplash and island, with 4 power outlets on the countertop and 2 on island
	Equipment	1 refrigerator/freezer 500L 1 gas stove with 2 burners 1 microwave 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 + 4.17m ² wallpaper on backsplash master bedroom
	Ceiling	High 2,8 meter paint finishing
	Ventilation	1 Air Conditioning 2 pk for 5 bedroom 1 Air Conditioning 1 ,5 pk for 1 bedroom
Interior design	Furniture	1 King bed of 1.8m x 2.0m and 1 pair twin bed 0.9x2.0m Wooden headboard for master bedroom 3.4m x H1.2m 2 bedside tables 1 makeup table 1 open wardrobe, 0.6m x H2.3m 1 armchair 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 additional power outlet 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	Tile 60cm x 60cm and painting finish according to the standard materials catalog.
	Ceiling	High 2,8 meter paint finishing
	Ventilation	1 VMC
Interior design	Furniture	Wooden towel rack
	Electricity	Down led lamp LED strip light for the vanity and mirror 2 power outlets for the vanity
	Equipement	1 sink 1 hanging mirror with black frame 1 chrome stainless steel faucet 1 chrome stainless steel shower column 1 sanitary toilet bowl (Toto or similar)

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 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 the 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	125m ² of natural stone for outdoor corridor 43.3m ² wooden decking 165m ² greenery
	Landscape design	Lawn Clump of tropical plants
Arrangement	Furniture	12 deckchairs with mattresses 6 outdoor table
	Electricity	Circulation lighting 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 + 0.2m children's 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	73m ² Concrete pavement
	Wall	Gray or beige textured finishing
	Electricité	Motion sensor lighting

COMMUNICATIONS		
General	Signage	Name of the villa in wooden letters at parking lot
	CCTV	4 cameras
	TV/internet connection	Telkom or similar

Villa 6 Bedroom Premium 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	6
Living Room / Dining Area	QTY
Umbrella's Holder	1
Emergency Light	1
Kitchen & Appliances	QTY
Garbage Can 50L	1
Sauce dish (Piring Sambal)	14
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	14
Flat Plate	14
Small Dessert Plate	14
Coffee Cups	14
Mug	14
Scissors	1
Ladle	1
Wooden Spoon	2
Spatula	2
Drinking Glass	14
White Wine Glass	14
Beer glass	14

Knife Set	1
Large Salad Bowl	3
Spoon	14
Table Knife	14
Forks	14
Soup Spoon	14
Coffee Spoon	14
Cutlery Tray	2
Peeler	1
Bottle Opener	1
Glass Water Pitcher	1
Gas Regulator	1
CO2 Detector	1
Fire Detector	7
Fire Extinguisher	1
First Aid Kit	1
Serving Tray	2
Bedroom	QTY
Flash Light	6
Safety Box	6
Hangers (1 set of 8)	6
Iron	1
Ironing Board	1
Bathroom	QTY
Hair Dryer	6
Toilet Brush	6
Drinking Bottle (Glass)	6
Drinking Cup (Glass)	12
Storage Unit	QTY
Ladder	1
Big Outside Bin	1
Shelving Rack	2
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