



VILLA JADE

Build on a Slightly Sloping Plot of Land, 2 Single-Storey Buildings with a Simple Roof

Based on a Singly Sloping Plot of Land, 2 single storey buildings with a simple roof.			
Living Room (Living Room, Dining Room, Kitchen)	44 m ²	x 1	44 m ²
Bedroom	18 m ²	x 2	36 m ²
Bathroom	6 m ²	x 2	12 m ²
Storage	6 m ²	x 1	6 m ²
Washroom	2 m ²	x 1	2 m ²
TOTAL BUILDING AREA	100 m ²		
SWIMMING POOL	30 m ²		
PUMP ROOM	Adjusted according to land shape and design		
PARKING LOT	38m ²		
TOTAL LAND AREA	400 m ²		
OUTDOOR DIMENSION DETAIL			
Sunken	9 m ²		
Natural stone floor & outdoor corridor	35 m ²		
Outdoor pool deck floor	30 m ²		
Natural stone wall	50 m ²		
Aluminium door & window	70 m ²		
Concrete roof	Maximum 40% of the total surface area		



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GENERAL INFORMATION ON MATERIAL		
Foundations	RADIER	
Walls	Light Brick for masonry with cement finish coat	
Bond beam and lintels	Reinforced concrete	
Framework and roofing	Roof structure	Metal framework
	Roof covering	asphalt shingles or clay tiles (natural or painted) and 40% maximum for flat roof – Total Surf : 198 m ²
Building finishing	Exterior walls	Painting + 50m ² stone facing (Tulung Agung, Batu Candi, Palimanan)
	Exterior ceiling	white water-repellent panelling
Doors and windows	Entrance Door	Gate Structure 2.5m x H3m, with wooden door 1.4m x H2.50m on hinges or pivot
	Doors	Engineering Wood 0.8m x H2.3m wooden on hinges
	Windows	2m ² framing Aluminium + glass 8mm
	Sliding doors	70 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 without bathub, 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 materials catalog
	Wall	Paint finish
	Ceiling	High 2,8 meter , paint finish
	Ventilation	2 Ceiling fans + 2 Air Conditioning 1,5PK
Interior design _Living room	Furniture	Seating for 4 person Coffee table
	Electricity	Pendant lamp Ceiling spotlight 1 to 2 power outlets
Interior design _ Dining room	Furniture	Seating for 4 people Dining Table
	Electricity	Pendant light fixture Ceiling spotlight 1 to 2 power outlets
Interior design _Kitchen	Furniture	Furniture in veneer finish, 0.7m x 3.7m x H2.3m Kitchen island, 0.9m x 2.5m x H0.9m Countertop and backsplash in local marble
	Electricity	Ceiling spotlight 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 3 burners 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 materials catalog
	Wall	Paint finish according to the materials catalog
	Ceiling	High 2,8 meter paint finishing
	Ventilation	1 Air Conditioner 1,5 PK
Interior design	Furniture	1 King bed of 1.8m x 2.0m and 1 pair twin bed 0.9x2.0m
		Wooden headboard 3.4m x H1.2m
		2 bedside tables
		1 desk with seating, 0.6m x 1.2m
	Electricity	1 open wardrobe, 0.6m x 1.2m
		1 armchair
		80% of Blackout curtains
		Bedside table lamp
	Equipment	Ceiling spotlight
		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
		1 Smart TV 32 inches

BATHROOM		
General	Floor	60cm x 60cm tiles according to the materials catalog
	Wall	60cm x 60cm tiles and paint finish according to the materials catalog
	Ceiling	High 2,6 meter paint finish
	Ventilation	1 VMC
Interior design	Furniture	Wooden vanity plan
		Wooden towel rack
		Spotlight
		LED strip light for vanity and mirror
	Electricity	2 power outlets for vanity
		1 sink
		1 frameless backlit mirror
		1 chrome-plated stainless steel faucet
	Equipment	1 chrome-plated stainless steel shower column
		1 sanitary toilet bowl (Toto or similar)

STORAGE		
General	Floor	60cm x 60cm tiles according to the materials catalog
	Wall	Paint finish
	Ceiling	Paint finish
	Ventilation	1 natural ventilation through perforated brick

WASHROOM		
General	Floor	60cm x 60cm tiles according to the materials catalog
	Wall	Paint finish according to materials catalog
	Ceiling	High 2,6 meter Paint finish
	Ventilation	1 VMC natural ventilation
Interior design	Electricity	Ceiling spotlight
		LED strip light for the mirror
		1 terrazzo floor-standing sink
		1 frameless mirror
	Equipment	1 chrome-plated stainless-steel faucet
		1 sanitary toilet bowl

GARDEN		
General	Floor	35m ² of natural stone for outdoor corridor 30m ² wooden deck close to swimming pool 197m ² of greenery
	Landscape design	Lawn Clump of tropical plants 3 frangipaniers 3 palm trees
Furnishing	Furniture	Uncovered outdoor living space of your choice (please choose one of the following): - sunken (brick seating with added cushions); or - lounge (stone terrace with sofa + coffee table); or - dining area (stone terrace with dining table + chairs) 4 deckchairs with mattresses 2 parasols
	Electricity	Circulation lighting Lighting for plant beds and trees Ambiance and decorative lighting

SWIMMING POOL		
General		Green Stone tiles
	Interior finishing	Green Stone tiles
	Overflow	Pumping system and sand filter
	Filtration	Pumping system and sand filter by Hayward
	Pump room	Will be further adjusted depending on land shape and design
Furnishing	Depth	1,4m for the adults' swimming area 0,4m for the children's area 0,2m for the lounge chair area submerged in the water
	Electricity	Bulkhead light fixture with white light

BOUNDARY WALL		
General	Wall foundation	RADIAL
	Boundary wall	Design and materials selected according to design and urban coherence.
	Wall finishing for side walls	Gray or beige textured finishing
	Wall finishing for top side of the wall	Concrete mix covering the top of boundary wall to level the concrete blocks

PARKING LOT		
General	Floor	38m ² Concrete pavement
	Wall	Gray or beige textured finishing
	Electricity	Motion sensor lighting

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

Villa JADE 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.

