



VILLA JOYA

Build on a Sloping Ground, 3 Single-Storey Buildings Under 2 Simple Roof and 1 Concrete Roof.

Living Room (Living Room, Dining Room, Kitchen)	70 m ²	x 1	70 m ²
Bed Room	18 m ²	x 6	108 m ²
Bath Room	8 m ²	x 6	48 m ²
Storage Room	7 m ²	x 1	7 m ²
Washroom	2 m ²	x 1	2 m ²
Equipment : Spa	10 m ²	x 1	10 m ²
Equipment : Gym	10 m ²	x 1	10 m ²
SURFACE TOTAL			255 m²
YOGA SHALA			20 m ²
SWIMMING POOL			80 m ²
PUMP ROOM	Dimensions adjusted to topography and design		
PARKING			40 m ²
LAND SURFACE			1000 m²
OUTDOOR DIMENSION DETAIL			
Sunken			21 m ²
Yoga shalla			20 m ²
Pergola			20 m ²
Stairs			30 m ²
Concrete roof	Maximum 40% of total surface area		
Natural stone floor & outdoor corridor			125 m ²
Outdoor pool deck floor			80 m ²
Natural stone wall			125 m ²
Aluminium door & window			150 m ²

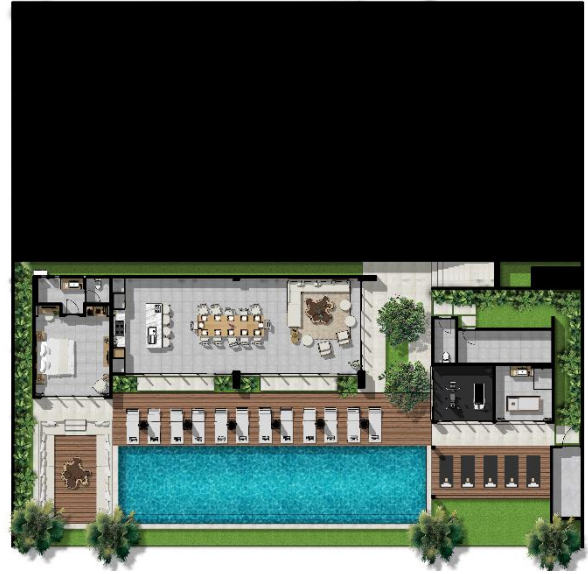
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GENERAL INFORMATION ON MATERIALS		
Foundations	RADIER	
Walls	Light Brick for masonry with cement finish coat	
Chainage and lintels	Reinforced concrete	
Framework and roofing	Roof structure	Structural steelwork
	Roof covering	asphalt shingles or clay tiles (natural or painted) and 40% maximum for flat roof – Total Surf : 460m ²
Building finishing	Exterior walls	Painting + 125 m 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	0.8m x H2.3m wooden on hinges
	Windows	11m ² framing Aluminium + glass 8mm
	Sliding doors	150m ² framing Aluminium + glass 8mm
	Handles, locks, and hasps	Solid stainless steel or equal
Plumbing and electricity	Window bolts and hooks	Solid stainless steel or equal
	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, 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 (put type)

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 + Air Conditioning 2PK + 2,5 PK
Interior arrangement _ Salon	Furniture	Seating for 12 people Coffee table
	Electricity	Hanging pendant light fixture Spot light 1 or 2 sockets
Interior arrangement _ Living room	Furniture	Seating for 12 persons Table
	Electricity	Hanging pendant light fixture Spot light 1 or 2 sockets
Interior arrangement _ 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 Conditioning 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	Tile 60cm x 60cm as per the materials catalog.
	Wall	Tile 60cm x 60cm and painting finish as per the materials catalog.
	Ceiling	High 2,6 meter - paint finishing
	Ventilation	1 VMC
Interior arrangement	Furniture	Wooden vanity top
		Wooden towel rack
		Spotlight
		LED strip light fixture for the vanity and mirror
	Equipement	2 power outlets for the vanity
		1 basin
		1 frameless backlit mirror
		1 chrome stainless steel faucet
		1 chrome stainless steel shower column
		1 sanitary fixture (Toto or similar)

STORAGE		
General	Floor	60cm x 60cm tiles according to the materials catalog
	Wall	Paint finish
	Ceiling	High 2,6 meter - Paint finish
	Ventilation	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

SPA		
General	Floors	Tiles 60cm x 60cm according to materials catalog
	Wall	Paint finish
	Ceiling	High 2,8 meter - paint finish
	Ventilation	1 Air Conditioning 0,7 pk
Interior design	Electricity	Spotlight 1 socket outlet
	Equipment	1 massage table 1 washbasin 1 frameless backlit mirror 1 chrome-plated stainless steel faucet 1 shower 1 curtain

GYM		
General	Floors	EPDM
	Wall	paint finish + 1 mirror wall
	Ceiling	High 2,8 meter - paint finish
	Ventilation	1 air-conditioning 0,7 pk
Interior design	Electricity	Spotlight 3 socket outlets
	Equipment	3 sports facilities (2 large, 1 small) 1 water fountain

YOGA		
General	Floors	20 m² Deck Wood
	Wall	Open concrete structure
	Ceiling	Pergola 3.0m wood slat without rain screen
Interior arrangement	Electricity	Wall light

GARDEN		
General	Floor	125m² stone paving 80 m² wooden decking 290m2 plants
	Landscape design	Lawn Clump of tropical plants 2 frangipanis 18 palm trees
Arrangement General	Furniture	Uncovered outdoor living area -or sunken (masonry seating with additional cushions) -or living room (stone terrace with sofa + coffee table) -or dining area (stone terrace with table + chairs) 12 deckchairs with mattresses 6 parasols
	Electricity	Circulation lighting Lighting for plant beds and trees Ambiance and decorative lighting
	Floor	1 statue

SWIMMING POOL		
	At 1.50m from the property boundary	
General General Furnishing	Interior finishing	Green Stone tiles
	Overflow	Green Stone tiles
	Filtration	Pumping system and sand filter
	Pump room	Will be further adjusted depending on land shape and design
Arrangement Arrangement	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	40m² 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 equal

Villa JOYA 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.

