



## VILLA KELAPA

**Built on a Flat Land , a Single-Storey Building Under a Simple Roof**

Living Room (Living Room, Dining Room, Kitchen)	35 m <sup>2</sup>	x 1	35 m <sup>2</sup>
Bedroom	18 m <sup>2</sup>	x 1	18 m <sup>2</sup>
Bathroom	6 m <sup>2</sup>	x 1	6 m <sup>2</sup>
Storage	5 m <sup>2</sup>	x 1	5 m <sup>2</sup>
Washroom	2 m <sup>2</sup>	x 1	2 m <sup>2</sup>
<b>TOTAL BUILDING AREA</b>			<b>66 m<sup>2</sup></b>
SWIMMING POOL			25 m <sup>2</sup>
PUMP ROOM			Adjusted according to land shape and design
PARKING LOT			30m <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			35 m <sup>2</sup>
Outdoor pool deck floor			15 m <sup>2</sup>
Natural stone wall			30 m <sup>2</sup>
Aluminium door & window			50 m <sup>2</sup>



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GENERAL INFORMATION ON MATERIAL		
Fondations	RADIER	
Murs	Light Brick for masonry with cement finish coat	
Chainage et linteaux	Reinforced concrete	
Charpente et couverture	Roof structure	Metal framework
	Roof covering	asphalt shingles or clay tiles (natural or painted) – Surf :126 m²
Building finishing	Exterior walls	Painting and 110 m² 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 frame on hinges
	Windows	0.8m² 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 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 with paint finish
	Ventilation	1 Ceiling fans + 1 Air Conditioning 2,5 PK
Interior design _Living room	Furniture	Seating for 2 person Coffee table
	Electricity	Pendant lamp Ceiling spotlight 1 to 2 power outlets
Interior design_ Dining room	Furniture	Seating for 2 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 4 power outlets on the countertop
	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 Wooden headboard 3m x H1.2m 2 bedside tables 1 desk with seating, 0.6m x 1.2m 1 open wardrobe, 0.6m x 1.2m 1 armchair 80% of Blackout curtains
	Electricity	Bedside table lamp 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
	Equipment	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 ceiling 2,6 meter, paint finish
	Ventilation	1 VMC
Interior design	Furniture	Wooden vanity plan Wooden towel rack
	Electricity	Spotlight LED strip light for vanity and mirror 2 power outlets for vanity
	Equipment	1 basin 1 frameless backlit mirror 1 chrome-plated stainless steel faucet 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	High 2,6 meter, 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	Paint finish
	Ventilation	1 VMC or natural ventilation
Interior design	Electricity	Ceiling spotlight LED strip light for the mirror
	Equipment	1 terrazzo floor-standing sink 1 frameless mirror 1 chrome-plated stainless-steel faucet 1 sanitary toilet bowl

GARDEN		
General	Floor	30m <sup>2</sup> of natural stone for outdoor corridor 15m <sup>2</sup> wooden deck close to swimming pool 100m <sup>2</sup> of green spaces
	Vegetation	Lawn Clump of tropical plants 8 palm trees
Furnishing	Furniture	2 sun lounge chairs with cushions 1 parasols Outdoor living for 2 people
	Electricity	Lighting for pathways Lighting for plant beds and trees Ambiance and decorative lighting

SWIMMING POOL		
	Limit pool 1,5meter from land border	
General	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
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	30m <sup>2</sup> Concrete pavement (CEK THE M2)
	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 similar



## Villa KELAPA 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.

