



VILLA LUNA

On a Sloping Plot of Land, Two Buildings, an Asphalt Roof and a Flat Concrete Roof

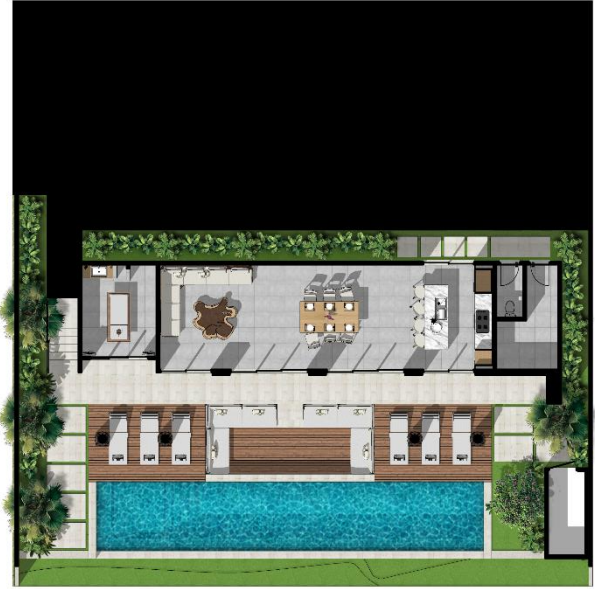
Living Room (Living Room, Dining Room, Kitchen)	49 m ²	x 1	49 m ²
Bedroom	18 m ²	x 3	54 m ²
Bathroom	6 m ²	x 3	18 m ²
Storage	7 m ²	x 1	7 m ²
Washroom	2 m ²	x 1	2 m ²
Equipment : Spa or Gym	10 m ²	x 1	10 m ²
TOTAL BUILDING AREA			140 m²
SWIMMING POOL			50 m ²
PUMP ROOM		Adjusted according to land shape and design	
PARKING LOT			38m ²
TOTAL LAND AREA			500 m²
OUTDOOR DIMENSION DETAIL			
Sunken			12 m ²
Natural stone floor & outdoor corridor			80 m ²
Stairs			30 m ²
Concrete roof		Maximum 40% of total surface area	
Outdoor pool deck floor			30 m ²
Natural stone wall			50 m ²
Aluminium door & window			90 m ²

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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 : 272m ²
Building finishing	Exterior walls	Painting + 50m ² stone facing (Tulung Agung/Batu Candi/ Palimanan)
	Exterior ceiling	58m ² 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	9,3m ² framing Aluminium + glass 8mm
	Sliding doors	90m 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, 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 1,5 PK
Interior design _Living room	Furniture	Seating for 6 person Coffee table
	Electricity	Pendant lamp Ceiling spotlight 1 to 2 power outlets
Interior design_ Dining room	Furniture	Seating for 6 person Coffee table
	Electricity	Pendant lamp 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 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 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 2,6 meter paint finishing
	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 sink 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	High 2,6 meter Paint finish
	Ventilation	1 VMC 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

SPA / GYM			
General	Floor	60cm x 60cm tiles according to the materials catalog	EPDM
	Wall	Paint finishing	
	Ceiling	Paint finishing	
	Ventilation	1 Air Conditioning	
Interior design	Electricity	Ceiling spotlight 1 power outlet for the desk	Ceiling spotlight 3 power outlet for the desk
	Equipment	1 massage table 1 washbasin 1 backlit frameless mirror 1 chrome-plated stainless steel faucet	3 sports facilities 1 mirror wall

GARDEN		
General	Floor	80m ² of natural stone for outdoor corridor 30m ² wooden deck close to swimming pool 135m ² of greenery
	Landscape design	Lawn Clump of tropical plants 2 frangipaniers 5 palm trees
	Railing	Steel
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) 6 deckchairs with mattresses 3 parasols
	Electricity	Lighting for pathways Lighting for plant beds and trees Ambient 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	45m 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
	TV/internet connection	Telkom or similar
	CCTV	4 CAMERA

Villa LUNA 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.

