



## VILLA MANARA

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

Living Room (Living Room, Dining Room, Kitchen)	70 m <sup>2</sup>	x 1	70 m <sup>2</sup>
Bedroom	18 m <sup>2</sup>	x 6	108 m <sup>2</sup>
Bathroom	8 m <sup>2</sup>	x 6	48 m <sup>2</sup>
Storage	7 m <sup>2</sup>	x 1	7 m <sup>2</sup>
Washroom	2 m <sup>2</sup>	x 1	2 m <sup>2</sup>
Equipment : Spa or Gym	10 m <sup>2</sup>	x 1	10 m <sup>2</sup>
<b>SURFACE TOTAL</b>	<b>245 m<sup>2</sup></b>		
YOGA SHALA	20 m <sup>2</sup>		
SWIMMING POOL	80 m <sup>2</sup>		
PUMP ROOM	Dimensions adjusted to topography and design		
PARKING	40m <sup>2</sup>		
<b>LAND SURFACE</b>	<b>900 m<sup>2</sup></b>		
<b>OUTDOOR DIMENSION DETAIL</b>			
Sunken	21 m <sup>2</sup>		
Yoga shalla	20 m <sup>2</sup>		
Pergola	20 m <sup>2</sup>		
Natural stone floor & outdoor corridor	115 m <sup>2</sup>		
Outdoor pool deck floor	80 m <sup>2</sup>		
Natural stone wall	110 m <sup>2</sup>		
Aluminium door & window	130 m <sup>2</sup>		



#### PT MAGNITUDE CONSTRUCTION BALI

Jl. Hanoman N.14 – Ubud 80571 – Gianyar Regency – INDONESIA

Email: [info@magnitudeconstruction.com](mailto:info@magnitudeconstruction.com)

[www.magnitudeconstruction.com](http://www.magnitudeconstruction.com)

### 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	Metal framework
	Roof covering	asphalt shingles or clay tiles (natural or painted) – Total Surf : 482m <sup>2</sup>
Building finishing	Exterior walls	Painting + 110 m <sup>2</sup> 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
	Indoor	Engineering Wood 0.8m x H2.3m wooden on hinges
	Outdoor	Solid Wood 0.8m x H2.3m wooden on hinges
	Windows	4.8m <sup>2</sup> framing Aluminium + glass 8mm
	Sliding doors	130m <sup>2</sup> 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

### 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 people 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 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	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
	Electricity	Spotlight LED strip light fixture for the vanity and mirror 2 power outlets for the vanity
	Equipment	1 basin 1 frameless backlit mirror 1 chrome stainless steel faucet 1 chrome stainless steel shower column 1 sanitary fixture

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
	Equipment	1 terrazzo floor-standing sink 1 frameless mirror 1 chrome-plated stainless-steel faucet 1 sanitary toilet bowl

SPA OR GYM			
General	Floor	Tiles 60cm x 60cm	EPDM
	Wall	Paint finishing	
	Ceiling	High 2,8 meter - paint finishing	
	Ventilation	air conditioning 0,7pk	
Interior arrangement	Electricity	Spot light 1 socket	Spot light 3 sockets
	Equipement	1 massage table 1 basin 1 frameless mirror 1 chrome stainless steel faucet 1 sheer curtain	3 sports equipment 1 mirror wall

YOGA SHALA		
General	Floor	20 m² Deck Wood
	Wall	Structure concrete open
	Ceiling	Pergola 3.0m wood lame
Interior arrangement	Electricity	Wall light

GARDEN		
General	Floor	115m² stone paving 80 m² wooden decking 290m2 plants
	Landscape design	Lawn Clump of tropical plants 4 frangipanis 16 palm trees
Arrangement	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) 10 deckchairs with mattresses 5 parasols
	Electricity	Circulation lighting Lighting for plant beds and trees Ambiance and decorative lighting

SWIMMING POOL		
General	Interior finishing	Green Stone tiles
General Furnishing	Overflow	Green Stone tiles
	Filtration	Pumping system and sand filter
	Pump room	Will be further adjusted depending on land shape and design
	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
Arrangement	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	40m <sup>2</sup> 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 MANARA 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.

