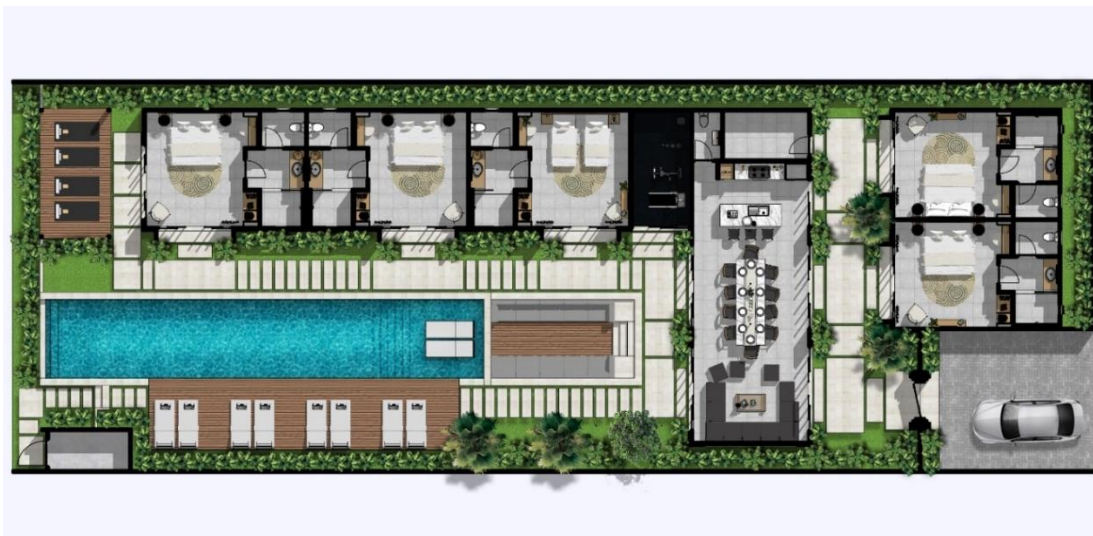




## VILLA MANGGIS

**Build on Flat Land, 2 Single-Storey Buildings Under a Simple Roof**

Living Room (Living Room, Dining Room, Kitchen)	63 m <sup>2</sup>	x 1	63 m <sup>2</sup>
Bedroom	18 m <sup>2</sup>	x 5	90 m <sup>2</sup>
Bathroom	8 m <sup>2</sup>	x 5	40 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 TOTALE</b>		<b>212 m<sup>2</sup></b>
	SWIMMING POOL		70 m <sup>2</sup>
	PUMP ROOM		Adjusted according to land shape and design
	YOGA SHALA		15.5 m <sup>2</sup>
	PARKING		40 m <sup>2</sup>
	<b>LAND SURFACE</b>		<b>700 m<sup>2</sup></b>
<b>OUTDOOR DIMENSION DETAIL</b>			
Sunken			<b>18 m<sup>2</sup></b>
Yoga shalla			<b>15.5 m<sup>2</sup></b>
Natural stone floor & outdoor corridor			<b>100 m<sup>2</sup></b>
Outdoor pool deck floor			<b>50 m<sup>2</sup></b>
Natural stone wall			<b>90 m<sup>2</sup></b>
Aluminium door & window			<b>110 m<sup>2</sup></b>



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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 terracotta tiles (natural or painted) – Total Surf : 387m <sup>2</sup>
Building finishing	Exterior walls	Painting + 90 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
	Doors	1.40m x H2.50m Wooden frame on hinges
	Windows	9m <sup>2</sup> framing Aluminium + glass 8mm
	Sliding doors	110m <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 50Liter per Bathroom without bathub, and 10L for kitchen
	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 + 2 Air Conditioning 2PK
Interior design _Living room	Furniture	Seating for 10 person Coffee table
	Electricity	Pendant lamp Ceiling spotlight 1 to 2 power outlets
Interior design_ Dining room	Furniture	Seating for 10 person Coffee table
	Electricity	Hanging pendant light fixture Spot light 1 or 2 sockets
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 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 - 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 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	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	Carrelage 60cm x 60cm selon catalogue matériaux	EPDM
	Wall	Paint finishing	
	Ceiling	High 2,8 meter paint finishing	
	Ventilation	1 Air Conditioning 0.7PK	
Interior design	Electricity	Ceiling spotlight 1 power outlet for the desk	Ceiling spotlight 1 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	115m <sup>2</sup> stone paving 80 m <sup>2</sup> wooden decking 290m <sup>2</sup> plants
	Landscape design	Lawn Clump of tropical plants 1 frangipanis 10 palm trees
Furnishing	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
	Equipment	1 statue

SWIMMING POOL		
General	Interior finishing	Green Stone tiles
	Overflow	Green Stone tiles
	Filtration	Pumping system and sand filter
Aménagement Furnishing	Pump room	Will be further adjusted depending on land shape and design
Aménagement General	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
	Interior finishing	20cm x 20cm Green Stone tiles

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
	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 MANGGIS 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.

