



VILLA PALMERA

Build on a Sloping Plot of Land, Three Single-Storey Buildings Under Two Simple Roof and a Concrete Flat

Living Room (Living Room, Dining Room, Kitchen)	63 m ²	x 1	63 m ²
Bedroom	18 m ²	x 5	90 m ²
Bathroom	8 m ²	x 5	40 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	222 m²
YOGA SHALA	15.5 m ²
SWIMMING POOL	70 m ²
PUMP ROOM	Adjusted according to land shape and design
PARKING	40m ²
LAND SURFACE	700 m²

OUTDOOR DIMENSION DETAIL	
Sunken	18m ²
Yoga shalla	15.5 m ²
Stairs	30 m ²
Natural stone floor & outdoor corridor	110 m ²
Concrete roof	Maximum 40% of the total surface area
Outdoor pool deck floor	50 m ²
Natural stone wall	110 m ²
Aluminium door & window	115 m ²

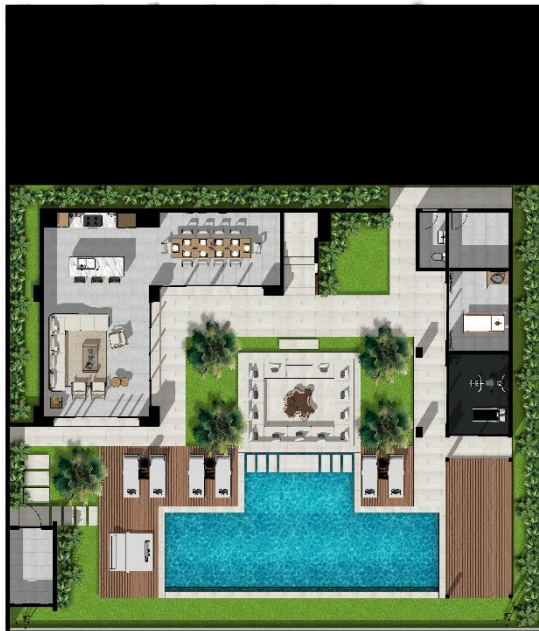
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GENERAL INFORMATION ON MATERIAL

Foundations	RADIER	
Walls	Light Brick for masonry with cement finish coat	
Bond beam and lintels	Reinforced concrete	
Framework and roofing	Roof structure	Reinforced concrete + steel structure
	Roof covering	asphalt shingles or clay tiles (natural or painted) and 40% maximum for flat roof (85 m ²) - Total Surf : 237m ²
Building finishing	Exterior walls	Painting + 110 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 frame on hinges
	Windows	10m ² framing Aluminium + glass 8mm
	Sliding doors	115m ² 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 (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 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 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 1,5PK
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 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		
General	Floor	60cm x 60cm tiles according to the materials catalog
	Wall	Paint finish
	Ceiling	High 2,8 meter - Paint finish
	Ventilation	1 VMC
Interior design	Electricity	Spotlight 1 socket outlet
	Equipment	1 massage table 1 washbasin 1 frameless backlit mirror 1 chrome-plated stainless steel faucet 1 curtain

GYM		
General	Floor	EPDM
	Wall	Paint finish
	Ceiling	High 2,8 - Paint finish
	Ventilation	1 VMC
Interior design	Electricity	Spotlight 3 socket outlet
	Equipment	3 sports facilities 1 mirror wall

YOGA		
General	Floor	20 m ² Deck Wood
	Wall	Open concrete structure
	Ceiling	Pergola 2.8m wood slat without rain screen
Interior design	Electricity	Wall light

GARDEN		
General	Floor	115m ² stone paving 50 m ² wooden decking 290m ² plants
	Landscape design	Lawn Clump of tropical plants 2 frangipanis 14 palm trees
Design	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		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	40m ² 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 PALMERA 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.

