

# Villa Specification

## TWO BEDROOM VILLA



On entering your two bedroom villa the gate opens onto an ornamental fish pond with a stunning 8m x 3m swimming pool stretching out before you. At the end of the pool there is a beautiful Bale for lounging within, afternoon massages or romantic evening cocktails. By the side of the pool is a large decked area with loungers to soak up the sun during the day.

Floating over the edge of the pool is magnificent open living and dining area for relaxation and entertainment. This houses comfortable sofas with a flat screen TV system and lighting to set the mood. The dining area provides seating for 8 people with the well appointed kitchen set off from here.

The master suite is situated at the far end of the property looking out over the garden and the pool. It contains a semi-outdoor bathroom with double vanity basins as well as a rain-shower and luxurious bathtub. The suite itself contains a super king size bed with the highest quality Egyptian cotton as well as built in wardrobes and down lighters.

The guest suite overlooks the pool and can be set up as a super king or two singles with the finest Egyptian cotton. The en-suite contains a rain-shower and looks out onto a small garden. Built in wardrobes and down lighters set the mood for the rest of the room.

### SPECIFICATIONS

Covered Area : 127 sqm  
Uncovered Area : 67 sqm  
Total Area : 194 sqm  
Approximate Land Size : 240 sqm

## **DETAILS**

### **Living Room**

Living Room + Dining + kitchen :	49.65 sqm
Panel Room :	4.53 sqm
Storage :	2 sqm

### **Bedrooms**

Master Bed room + Walk in Robe	23 sqm
Master Bathroom	14.5 sqm
Bedroom 1	23 sqm
Bathroom 1	8.5 sqm

### **Pool & Decking**

Bale / Floating Bale	6 sqm
Swimming Pool	35 sqm
Pump Room	6 sqm
Pool Deck	28 sqm
Open Pool Shower	4 sqm

### **External**

Landscape  
Built in Furniture  
Kitchen Set  
kitchen Appliances

## **MATERIAL AND SUGGESTIONS**

### Structure

Wall / Body of wall : Brick wall plaster finish  
End of Wall : Indian stone combination with wood combination  
Column : Concrete column with Indian Slate Stone Finishes  
Roof structure : Bengkirai Wood  
Roof rafter structure : Bamboo Expose  
Roof Cover : Alang - alang / Thatch roof  
Window and door frame : Merbau wood  
Floor : BODE tiles - Travertine texture  
Bed Room Wood Floor : Merbau wood minimum 30 mm  
Decorative stone : Indian Stone Combination  
Swimming Pool : Green slate stone random combination to Indian Slate Stone  
Pool Edge : black lava stone for edge of infinity overflow system  
Pool Deck : Iron Wood - Option for Non finishing Merbau Wood Decking

### Sanitary and hardware

Sanitary : Toto - design choose by architects / owner - or Optional for AXOR Product  
Hardware : Handerson /CISA

Kitchen Hardware : Blum product - Austria

Kitchen set / Built in furniture / Kitchen Appliances

Material : HPL - By Metric Kitchen

Stove : Modena 4 burners

Fridge : LG

Oven : Ariston stainless

Microwave : Built in - Ariston

Counter Top : Black Absolute granite

Plumbing / Electrical

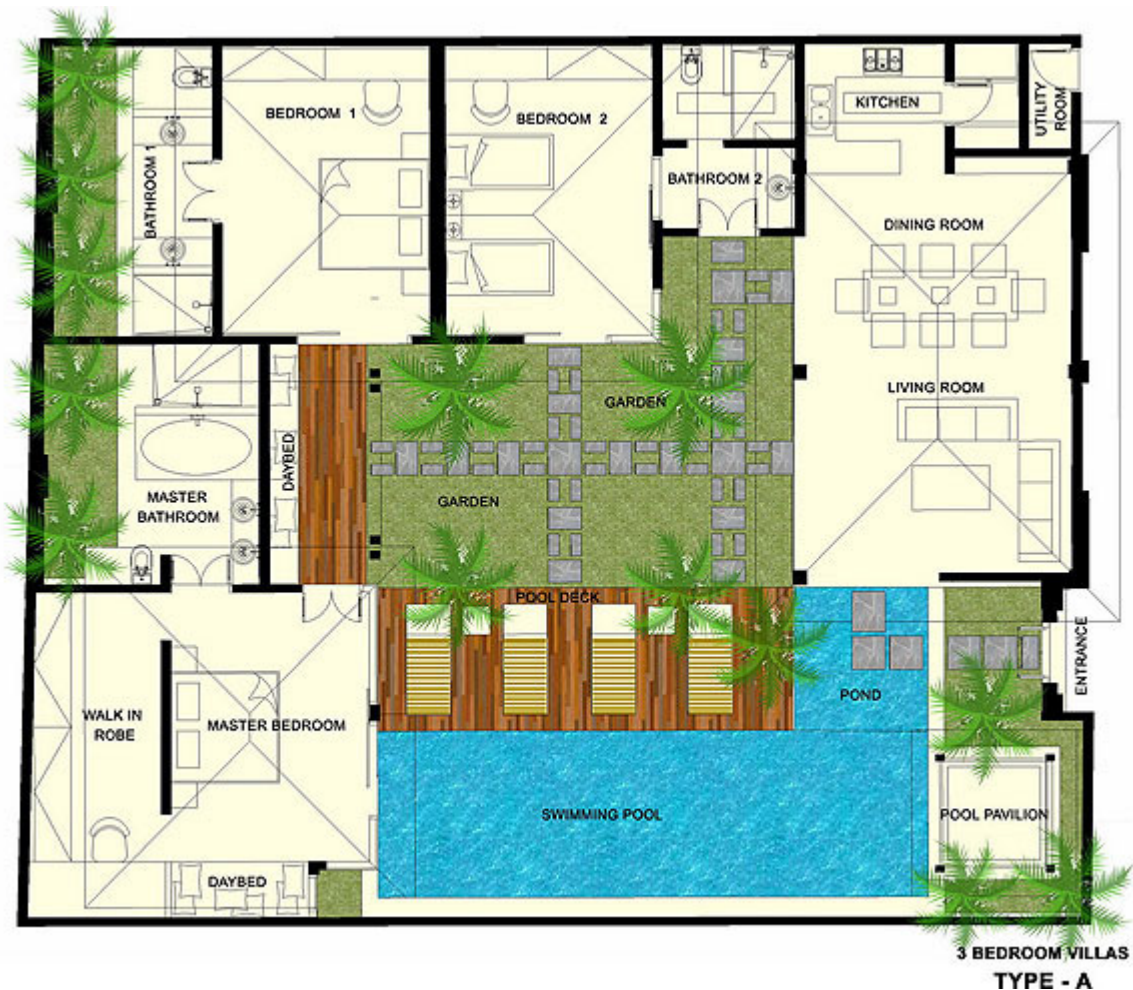
Hot Water : Electric Water Heater

Pump : Hayward standard

AC :Mitsubishi option : trane Air Conditioner free CFC ducting system

Lighting : by light com or equal

## THREE BEDROOM VILLA



On entering your three bedroom villa the gate opens onto an ornamental fish pond with a stunning 8m x 3m swimming pool stretching out before you. At the end of the pool there is a beautiful Bale for lounging within, afternoon massages or romantic evening cocktails. By the side of the pool is a large decked area with loungers to soak up the sun during the day.

Floating over the edge of the pool and overlooking the tropical garden is a magnificent open living and dining area for relaxation and entertainment. This houses comfortable sofas with a flat screen TV system and lighting to set the mood. The dining area provides seating for 8 people with the well appointed kitchen set off from here.

The master suite is situated at the far end of the property looking directly onto the pool. It contains a semi-outdoor bathroom with double vanity basins as well as a rain-shower and luxurious bathtub. The suite itself contains a super king size bed with the highest quality Egyptian cotton as well as built in wardrobes and down lighters.

The first guest suite overlooks the pool and contains a super king bed with the finest Egyptian cotton. The en-suite is a semi-outdoor with double vanity basins and contains a rain-shower. Built in wardrobes and down lighters set the mood for the rest of the room.

The second suite overlooks the pool and can be set up as a super king or two singles with the finest Egyptian cotton. The en-suite contains a rain-shower and looks out onto a small garden.

Built in wardrobes and down lighters set the mood for the rest of the room.

In the middle of the property is a beautiful tropical garden with a full size day bed to read your latest novel or indulge in a cold glass of wine as the sun begins to fade.

## **SPECIFICATIONS**

Covered Area : 169 sqm  
Uncovered Area : 57 sqm  
Total Area : 226 sqm  
Approximate Land Size : 320 sqm

## **DETAILS**

### **Living Room**

Living Room + Dining + kitchen : 49.65 sqm  
Panel Room : 4.53 sqm  
Storage : 2 sqm

### **Bedrooms**

Master Bed room + Walk in Robe : 23  
Master Bathroom : 14.5 sqm  
Bedroom 1 : 23 sqm  
Bathroom 1 : 8.5 sqm

### **Pool & Decking**

Bale / Floating Bale : 6 sqm  
Swimming Pool : 35 sqm  
Pump Room : 6 sqm  
Pool Deck : 28 sqm  
Open Pool Shower : 4 sqm

### **External**

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