

GD&ASSOCIATES

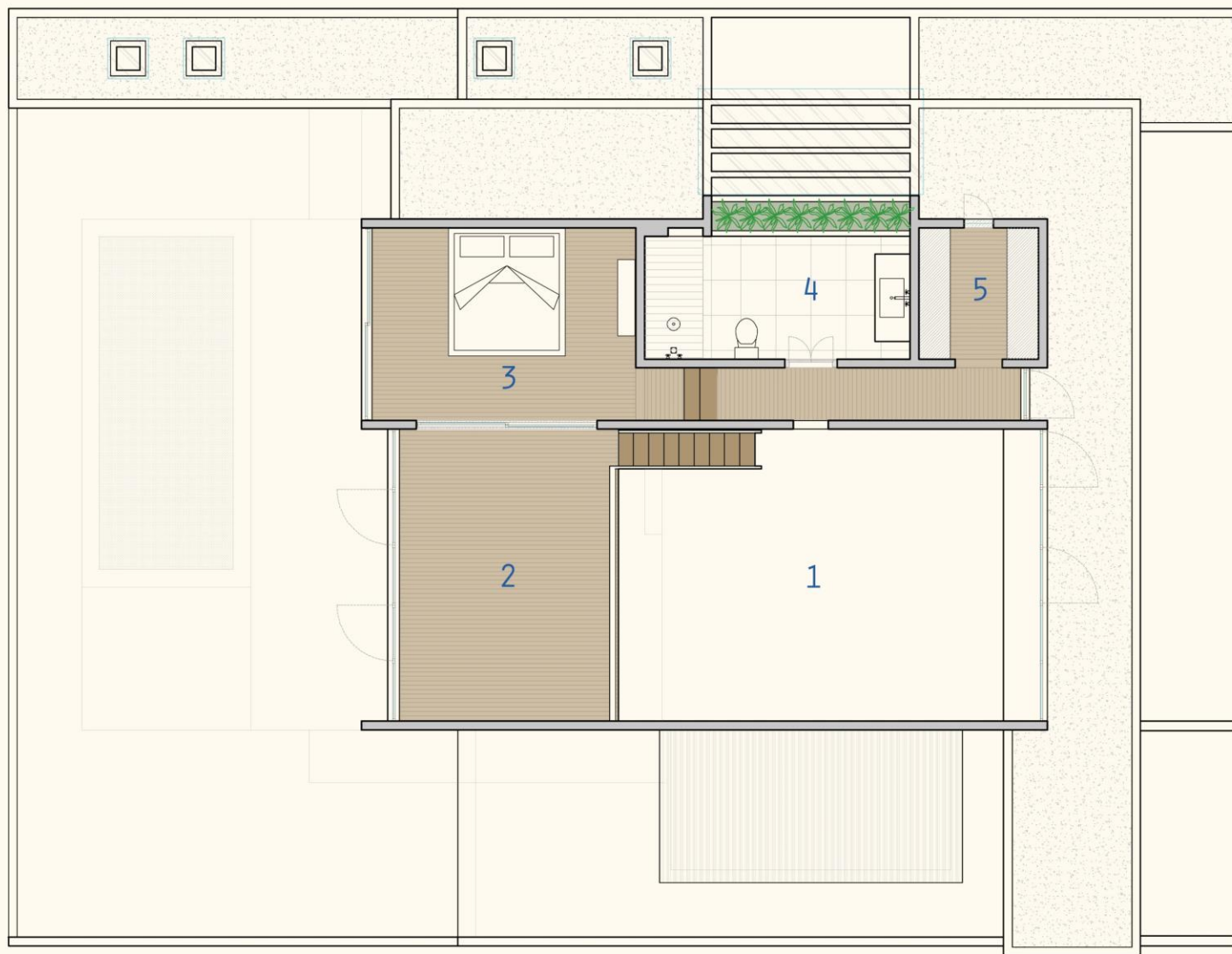






- 1-PARKING
- 2-KITCHEN DINING
- 3-LIVING ROOM
- 4-BEDROOM
- 5-BATHROOM
- 6-STORAGE
- 7-LAUNDRY
- 8-TECHNICAL ROOM
- 9-OUTDOOR DECK

TYPICAL LAYOUT
FIRST FLOOR



- 1-VOID
- 2-MEZZANINE
- 3-BEDROOM
- 4-BATHROOM
- 5-WALK-IN

TYPICAL LAYOUT
SECOND FLOOR

VILLAS ON PLOT 1, PLOT 3 AND PLOT 4

THE FIRST FLOOR FEATURES TWO BEDROOMS WITH A SHARED SPACIOUS BATHROOM, A DINING/LIVING/KITCHEN AREA BENEATH A 7 METER CEILING WITH A COVERED STONE DECK IN THE GARDEN FUNCTIONING AS AN OUTDOOR EXTENSION OF THE DINING AREA.

ON THE BACK SIDE OF THE VILLA A WOODEN DECK SURROUNDS A 6.3X2.9 METERS SWIMMING POOL OVERLOOKING THE RICE PADDIES. ADDITIONAL FACILITIES INCLUDE LAUNDRY ROOM, STORAGE AREA, TECHNICAL ROOM, STAFF TOILET AND A PRIVATE PARKING FOR A CAR AND MOTORBIKES.

ON THE SECOND FLOOR IS LOCATED THE THIRD BEDROOM WITH ENSUITE BATHROOM, WALK-IN WARDROBE AND A MULTI-PURPOSE MAZZANINE OVERLOOKING THE DINING/KITCHEN AREA.

THE TOTAL LIVING SPACE AREA FOR THESE PLOTS IS 280 METER SQUARE ON PLOTS RANGING BETWEEN 340 AND 350 METER SQUARE.

THESE PROPERTIES ARE LISTED WITH A PRICE OF 490.000 USD (5% DISCOUNT FOR OFF PLAN SALE)

VILLA ON PLOT 2

THIS PLOT HAS AN EXTENSION OF 415 METER SQUARE, MAKING IT THE BIGGEST PLOT OF THE DEVELOPMENT. ON THIS PLOT THE SECOND FIRST FLOOR BEDROOM IS SEPARATED FROM THE BUILDING AND LOCATED IN THE GARDEN, WITH ITS ENSUITE BATHROOM AND SEPARATE ACCESS.

THE TOTAL LIVING SPACE AREA FOR THIS PLOTS IS 320 METER SQUARE.

THIS PROPERTY IS LISTED WITH A PRICE OF 580.000 USD (5% DISCOUNT FOR OFF PLAN SALE)

TERMS OF PAYMENT AVAILABLE ON REQUEST























SPECIFICATION

ELECTRICITY SUPPLY 11.000 KW SINGLE PHASE / DRILLED WELL 60 METERS WITH SUBMERSIBLE PUMP YORK

CONCRETE WATER TANK WITH PUMP GROUNDFOOS / SEPTIK TANK BIOSEPTIK

SWIMMING POOL 6,3X2,9 METERS WITH HAYWARD HARDWARE

AIR CONDITIONING GREE / BATHROOM HARDWARE TOTO&ATESON

WATER HEATER ARISTON / KITCHEN HARDWARE MODENA/SAMSUNG

ROOF ASPHALT ROYAL SOVERIGN GAF WITH VERDAN INSULATION LAYER

WINDOWS ALLUMINIUM EX YKK / ELECTRICAL HARDWARE EX ARCHITECH SERIE INFINITY

MATERIALS

STRUCTURE: CONCRETE AND METAL PROFILES

FLOORS: CERMIC TILES (VENUS-GRANITE), LAMINATED WOOD (BEDROOMS), ULIN WOOD (DECK), VULCANIC STONE (EXTERIOR)

WALLS: PLASTER AND PAINT (DULUX), ACCENT WITH LOCAL NATURAL STONE

ROOF: METAL STRUCTURE, ASPHALT LAYER, INSULATION, BANGKIRAI WOOD FINISHING

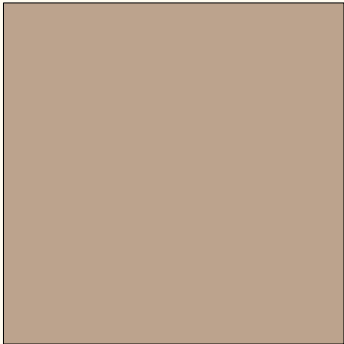
BEDROOMS CABINetry : SOLID WOOD STRUCTURE WITH TEAK WOOD AND VENEER ACCENT

KITCHEN AND BATHROOMS: QUADRA MARBLE, SOLID WOOD STRUCTURE WITH TEAK WOOD AND VENEER ACCENT

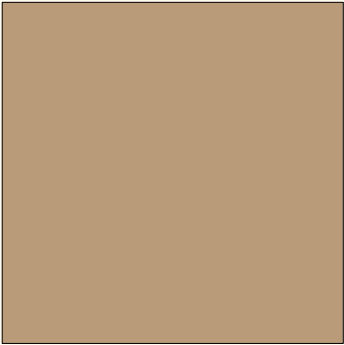
POOL: GREEN STONE SUKABUMI, VULCANIC STONE BORDER

NOTE: SOME MATERIALS AND BRANDS MIGHT CHANGE ACCORDING TO AVAILABILITY OR DEVELOPER DISCRETION – LOOSE FURNITURE NOT INCLUDED

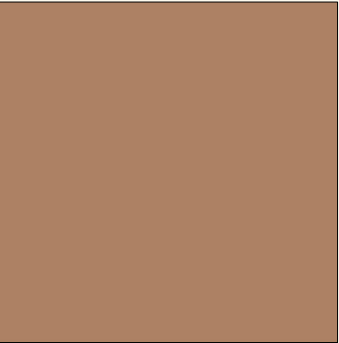
WALL PAINT OPTIONS



HIGHLAND PLAINS



BROWNINGTON COURT



AFTERNOON TEA

WOOD FINISHING



BANGKIRAI



FLOORING



TEAK NATURAL

STONE



RIVER GREVEL



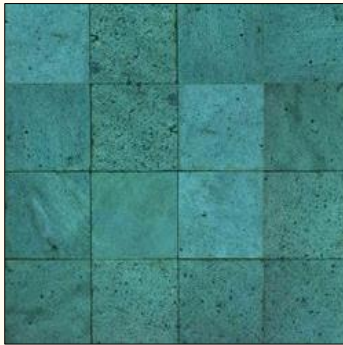
BLACK ANDESIT BAKAR



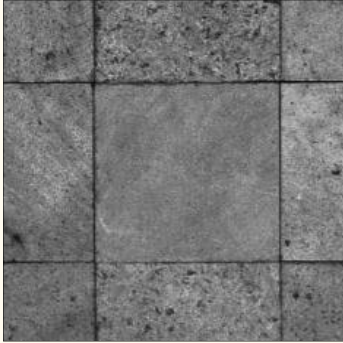
QUADRA PALAZZO GRIS



PARAS KEROBOKAN BROWN



SUKABUMI GREEN



CANDI BLACK

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