

BUILDING SPECIFICATIONS

1. **Foundation**
Reinforced concrete
2. **Superstructure**
Reinforced concrete and steel
3. **Roof**
Reinforced concrete roof with loose stone topping and timber fascia / reinforced concrete roof with planter and timber fascia / expanded metal mesh with creeper
Cabana roof
Reinforced concrete with timber
4. **Floor**
Entrance foyer
Cementitious tile
Living & Study room
Cementitious floor
Bedrooms
Cementitious floor
Corridors
Cementitious tile
Bathrooms
Cementitious floor
Driveway
Cementitious tile
Cabanas
Timber
Pool deck
Timber and stone
5. **Walls**
Interior
Timber cladding / glass / stone / tiles / cement plaster with emulsion paint
Exterior
Timber / glass / stone cladding / expanded metal mesh with creeper / off-form concrete / cement plaster with emulsion paint
6. **Ceiling**
Ceiling board or ceiling board with skim coat and emulsion paint / off-form concrete / timber
7. **Doors**
Timber / glass with steel frame in (or and) timber cladding / glass with powder-coated aluminium frame / frameless glass
8. **Windows**
Glass with powder-coated aluminium frames
9. **Boundary Walls**
Rubble wall with stone cladding / bamboo or other green fence
10. **Ironmongery**
High quality imported ironmongery
11. **Kitchen**
Countertop
Stone / terrazzo or equivalent
Kitchen cabinet
Timber and concrete
Appliances
AEG, De Dietrich, Miele, Bosch or equivalent
Sink
Stainless steel / terrazzo
12. **Sanitaryware**
TOTO or equivalent / custom made basins and bathtubs
13. **Water Heater**
Air to Water Heat Pumps: AVC, Rheem or equivalent
14. **Air Conditioning**
Ducted concealed type, Daikin, York or Mitsubishi equivalent
15. **Water Installation**
Cold
Polypropylene PN 16, Aquatherm, Fusiotherm or equivalent
Hot
Polypropylene PN 16, Aquatherm, Fusiotherm or equivalent
Waste
UPVC pipes, Snow or equivalent

16. **Electrical Installation**
Single PVC or double PVC insulated wire in PVC high impact conduit
17. **Electrical Outlet**
MK, Clipsal, Berker or equivalent
18. **Additional Items**
Cable TV
Coaxial cable RG 7C, RG 59, 2V
Internet, wireless internet access
UTP cat 5E, cat 6
Telephone
Double polyethylene insulation wire in high impact conduit
Power supply 380 V / 10,500 A
Septic Tank
Central STP System
19. **Furnishing (built-in)**
Full suites of interior
20. **Furnishing (loose)**
Full suites of loose furniture optional

Disclaimer

The information contained in this brochure is subject to change as may be approved by the authorities and cannot form part of an offer or contract. All plans are subject to any amendments approved by the relevant authority. Floor areas are approximate and subject to final survey. Illustrations in this brochure are artist's impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, its owners or agents cannot be held responsible for any inaccuracy.

Other Disclaimer Notes

- Materials indicated are generally applied. Specifically detailed elements may have trims, edges, bulkheads and other such elements in compatible materials to suit design and functional requirements.
- Off-form concrete surface is subject to imperfection in general, due to the nature of material and construction process. There will be tonality differences, honeycomb holes, uneven surfaces with rough edges which are done intentionally.
- Stone is a natural material containing veins with tonality differences. There will be colour and markings caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided.
- Similarly, terrazzo is made from natural stone chips and is prone to tonality differences.
- Natural timber with various grains and tonality differences are inherent properties of this material. While timber will be pre-selected before installation, this non-conformity cannot be totally avoided. Due to exposure to weathering, natural discolouration or difference in tonality is unavoidable. Timber requires regular maintenance.
- Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage in certain pieces of heat-strengthened glass. It is not possible to detect this defect prior to the breakage, which may occur in all heat-strengthened glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.
- Layout / location of furnitures, mechanical & electrical services and equipments are subject to the Architect's sole discretion and final design.
- The developer reserves the right to replace materials to a reasonable degree in order to comply with the EarthCheck certification standards.
- 2-bedroom pool villas – the Purchaser is liable to pay annual fee, subscription fee and such other fees to the local cable TV & internet service providers or any other relevant authorities. The Vendor is not responsible for making arrangements with the local cable TV & internet service providers or any other relevant authorities for the service connection for cable TV subscription channels or for the service connection for internet access.

SALES OFFICE

Jakarta

Talavera Office Park 10th floor
Jalan TB Simatupang Kavling 22-26
Jakarta 12430, Indonesia

Contact:

Tel +62 21 7592 4475 (Tiessa Audia)
Fax +62 21 7592 4476

PROJECT TEAM

DEVELOPER

PT. Bukit Lagoi Villa, Jakarta, Indonesia

HOTEL OPERATOR

Alila Hotels & Resorts, Singapore

MASTERPLANNING, ARCHITECTURE AND INTERIOR DESIGN

WOHA, Singapore

CIVIL & STRUCTURAL ENGINEER

PT. Atelier Enam Struktur, Jakarta, Indonesia

LANDSCAPE ARCHITECT

Salad Dressing, Singapore

MECHANICAL & ELECTRICAL ENGINEER

ARUP Singapore Pte Ltd / PT Meltech Consultindo Nusa

QUANTITY SURVEYOR

KPK Quantity Surveyors (1995) (S) Pte Ltd / PT Korra Antarbuana

SUSTAINABLE DESIGN CONSULTANT

ARUP Singapore Pte Ltd

PROJECT MANAGER

Project Systems International Ltd, Singapore

LIGHTING CONSULTANT

Lighting Planners Associates (S) Pte Ltd, Singapore

www.alilavillasbintan.com



A MEMBER OF
DESIGN HOTELS

Alila
HOTELS AND RESORTS