

AI HOUSE

SPESIFIKASI MATERIAL

www.Lokanataaestetika.com

DATE

25/01/2025

CLIENT

IBU INDAH & BPK ANGGA

REVISION

FINAL

LOCATION

JL. PERTIWI BUNTU, DEPOK

LAYOUT

1st FLOOR



Lantai fin. Niro granite l'Pietra GIP04
– Alpine Grey (30x60 cm) Structured



Tanah subur fin. Rumput gajah
mini/ rumput jepang



Lantai fin. Niro Granite Finewood GFN03
– Beaver Brown (15x90 cm) Debossed



Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



Lantai fin. Niro Granite Cementum
GCM04 – Grey (60x60cm) Matt



Lantai fin. Niro Granite Hardrock
GHR01 - Dove (60x60 cm) Matt



LAYOUT

2nd FLOOR

1



Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt

2



Lantai fin. Niro Granite Hardrock
GHR01 - Dove (60x60 cm) Matt

3



Lantai fin. Mulia Signature - arkansas
stone (40x40 cm) Matt Embossed



LAYOUT
ROOFTOP



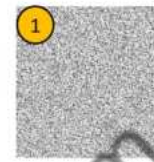
Lantai beton aci ekspose
membran bakar



Lantai fin. Niro Granite Cementum
GCM04 – Grey (60x60cm) Matt



SPECIFICATION MATERIAL FACADE



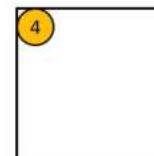
Dinding aci kamprot



Dinding fin. Wall panel Phomi – slate stone (1150 x 575 mm)



Dinding fin. Cat eksterior Nippon Weathershield - carter black



Dinding fin. Cat eksterior Nippon Weathershield - Reticent White



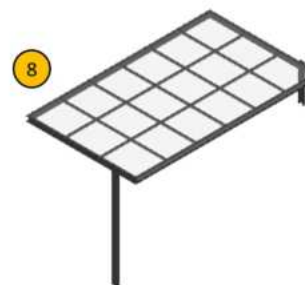
Dinding aci ekspose fin. Clear coating MU 200 KlirKote/setara



Pagar sliding plat besi fin. Cat hitam



Signage + box paket beton fin. Aci kamprot + pintu plat besi cat hitam



Kanopi rangka UNP 15 + hollow 4x6 cm fin. Cat hitam + penutup atap kaca tempered

SPECIFICATION

FACADE



Lampu dinding taman LED 2 arah
6 Watt (Warm white)



Lampu downlight outbow LED
panel 7 Watt 4000K (Natural white)



Lampu spotlight LED panel 5 Watt
3000K (warm white)



Lampu spotlight taman LED 8
Watt (warm white)

(a)



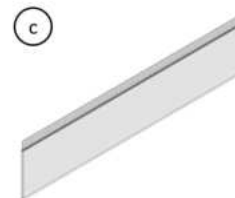
Jendela frame alumunium 4 inch
Daun jendela alumunium fin. Cat
hitam ex. Alexindo/setara
+ kaca bening 6 mm ex. asahi

(b)



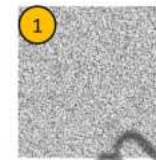
Jendela frame alumunium 4 inch
Daun jendela alumunium fin. Cat
hitam ex. Alexindo/setara
+ kaca bening 6 mm ex. asahi

(c)



Jendela frameless kaca bening 6
mm sticker sandblast ex. Asahi +
ram nyamuk

SPECIFICATION MATERIAL FACADE



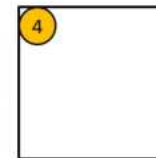
Dinding aci kamrpot



GRC Timberplank 8 x 100 x 2440 mm fin. Cat Propan fiberkote wanut brown (1 lapis)



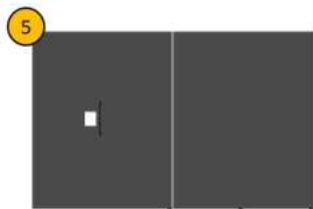
Dinding fin. Cat eksterior Nippon Weathershield - carter black



Dinding fin. Cat eksterior Nippon Weathershield - Reticent White



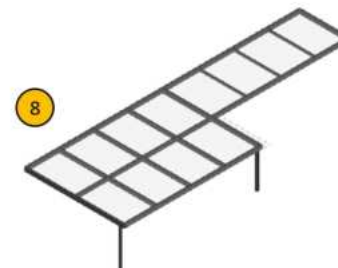
Dinding aci ekspose fin. Clear coating MU 200 KlirKote/setara



Pagar sliding plat besi fin. Cat hitam



Bak sampah beton fin. Aci kamrpot + pintu plat besi dicat hitam



Kanopi rangka hollow 5x10 cm fin. Cat hitam + penutup atap kaca tempered

SPECIFICATION ELEKTRICAL FACADE



Lampu dinding taman LED 2 arah
6 Watt (Warm white)



Lampu downlight outbow LED
panel 7 Watt 4000K (Natural white)



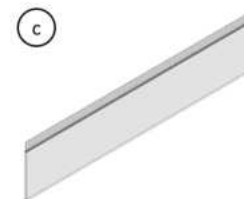
Lampu spotlight LED panel 5 Watt
3000K (warm white)



Jendela frame aluminium 4 inch
Daun jendela aluminium fin. Cat
hitam ex. Alexindo/setara
+ kaca bening 6 mm ex. asahi

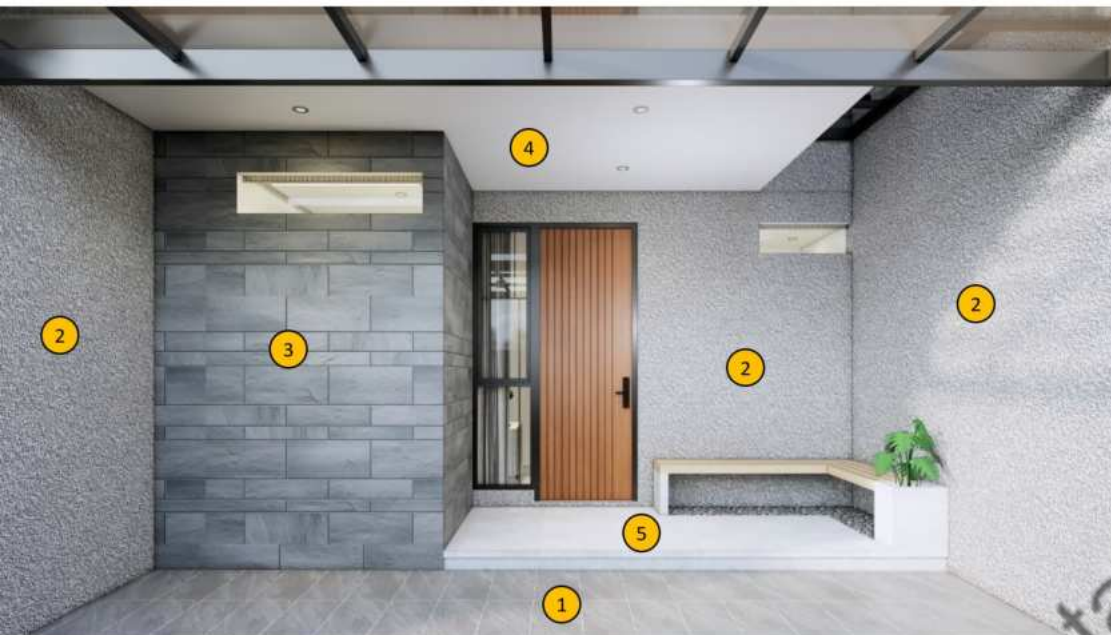


Jendela frame aluminium 4 inch
Daun jendela aluminium fin. Cat
hitam ex. Alexindo/setara
+ kaca bening 6 mm ex. asahi

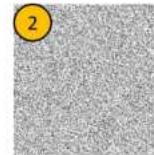


Jendela frameless kaca bening 6
mm sticker sandblast ex. Asahi +
ram nyamuk

SPECIFICATION MATERIAL CARPORT



Lantai fin. Niro granite l'Pietra GIP04
– Alpine Grey (30x60 cm) Structured



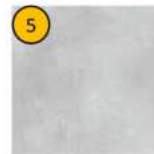
Dinding aci kamrpot



Dinding fin. Wall panel Phomi –
slate stone (1150 x 575 mm)



Plafon GRC fin. Cat interior
Nippon Vinilex - Brilliant White

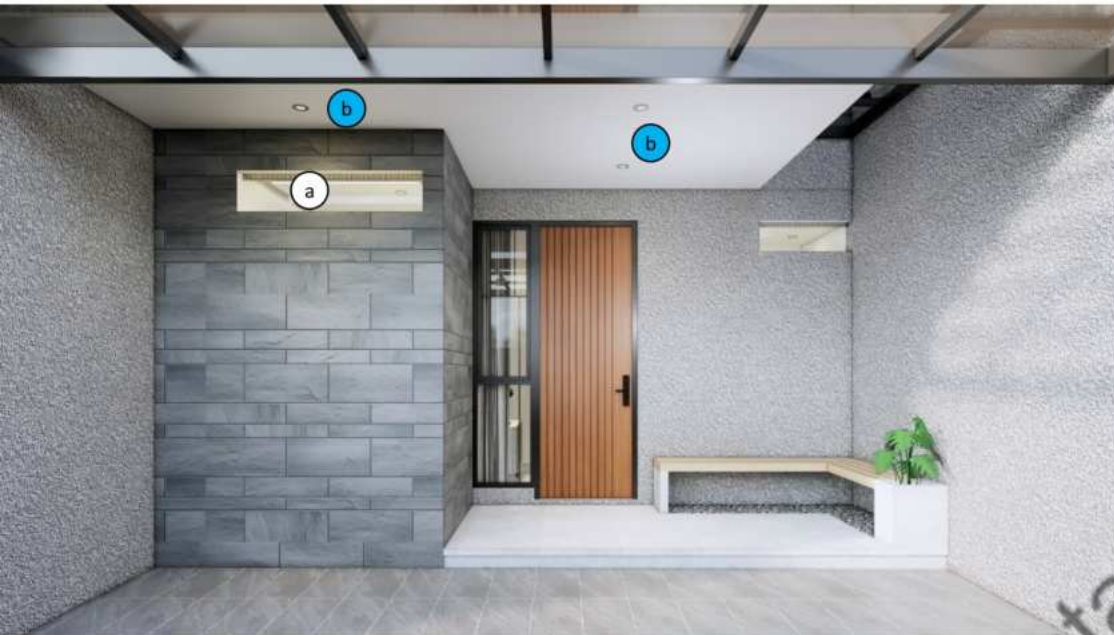


Lantai fin. Niro Granite Cementum
GCM04 – Grey (60x60cm) Matt



Tanah subur fin. Rumput gajah
mini/ rumput jepang

SPECIFICATION MATERIAL CARPORT



a



Lampu downlight outbow
LED panel 7 Watt 4000K
(Natural white)

b



Lampu spotlight LED
panel 5 Watt
3000K (warm white)



a

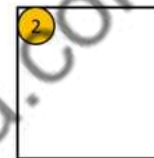


Jendela
frameless kaca
bening 6 mm
sticker
sandblast ex.
Asahi + ram
nyamuk

SPECIFICATION MATERIAL FOYER



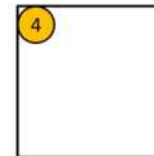
Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



Dinding fin. Cat interior Nippon Spotless -
Reticent White



Dinding fin. Puffin Paint Stucoat Wash -
Rattan



Plafon gypsum fin. Cat interior Nippon Vinilex
- Brilliant White



Lampu spotlight LED
panel 5 Watt
3000K (warm white)

SPECIFICATION MATERIAL POWDER ROOM



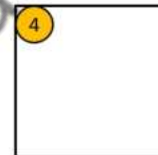
1
Lantai fin. Niro Granite
Hardrock GHR01 - Dove (60x60
cm) Matt



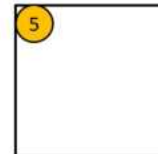
2
Dinding fin. Niro Granite
Hardrock GHR01 - Dove (60x60
cm) Matt



3
Dinding fin. Roman Granit
GT602170R dBrooklyn Bone
(60x60) Matt



4
Plafon GRC fin. Cat interior Nippon
Vinilex - Brilliant White

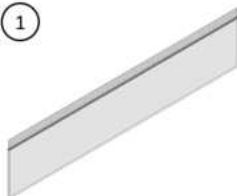


5
Plafon tangga beton fin. Cat interior
Nippon Vinilex - Brilliant White

SPECIFICATION MATERIAL POWDER ROOM



1



Jendela frameless kaca bening
6 mm sticker sandblast ex.
Asahi + ram nyamuk



Paloma Floor Drain
FDP 2101



Closet TOTO
CW633J / SW633JP



Shower set Brezzio FCBZ 1303



Wastafel TOTO LW248JT1+
TOTO TX109LRR Single Lever
Lavatory Faucet

a



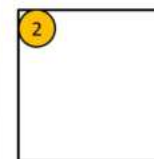
Lampu spotlight LED
panel 5 Watt
3000K (warm white)

SPECIFICATION MATERIAL

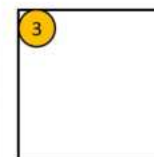
LIVING AREA



Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



Dinding fin. Cat interior Nippon
Spotless - Reticent White



Plafon gypsum fin. Cat interior
Nippon Vinilex - Brilliant White

a



Lampu downlight LED
panel 10 Watt
4000K (natural white)

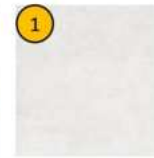
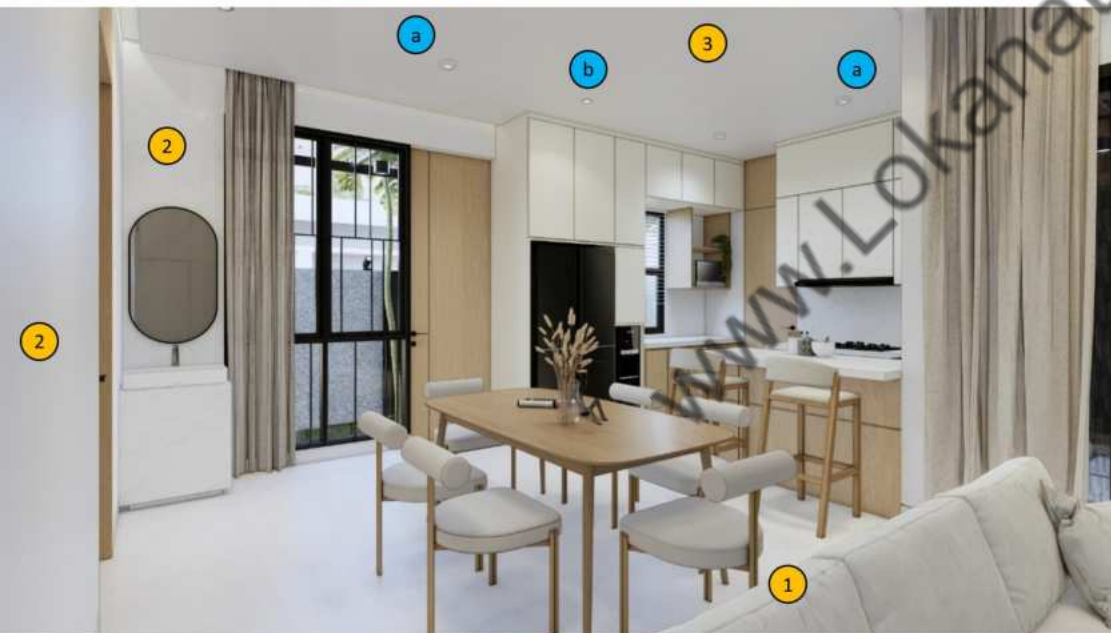
b



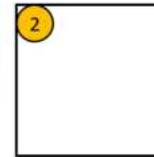
Lampu spotlight LED
panel 5 Watt
3000K (warm white)

SPECIFICATION MATERIAL

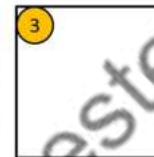
DINING AREA



1
Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



2
Dinding fin. Cat interior Nippon Spotless -
Reticent White



3
Plafon gypsum fin. Cat interior Nippon Vinilex
- Brilliant White

a



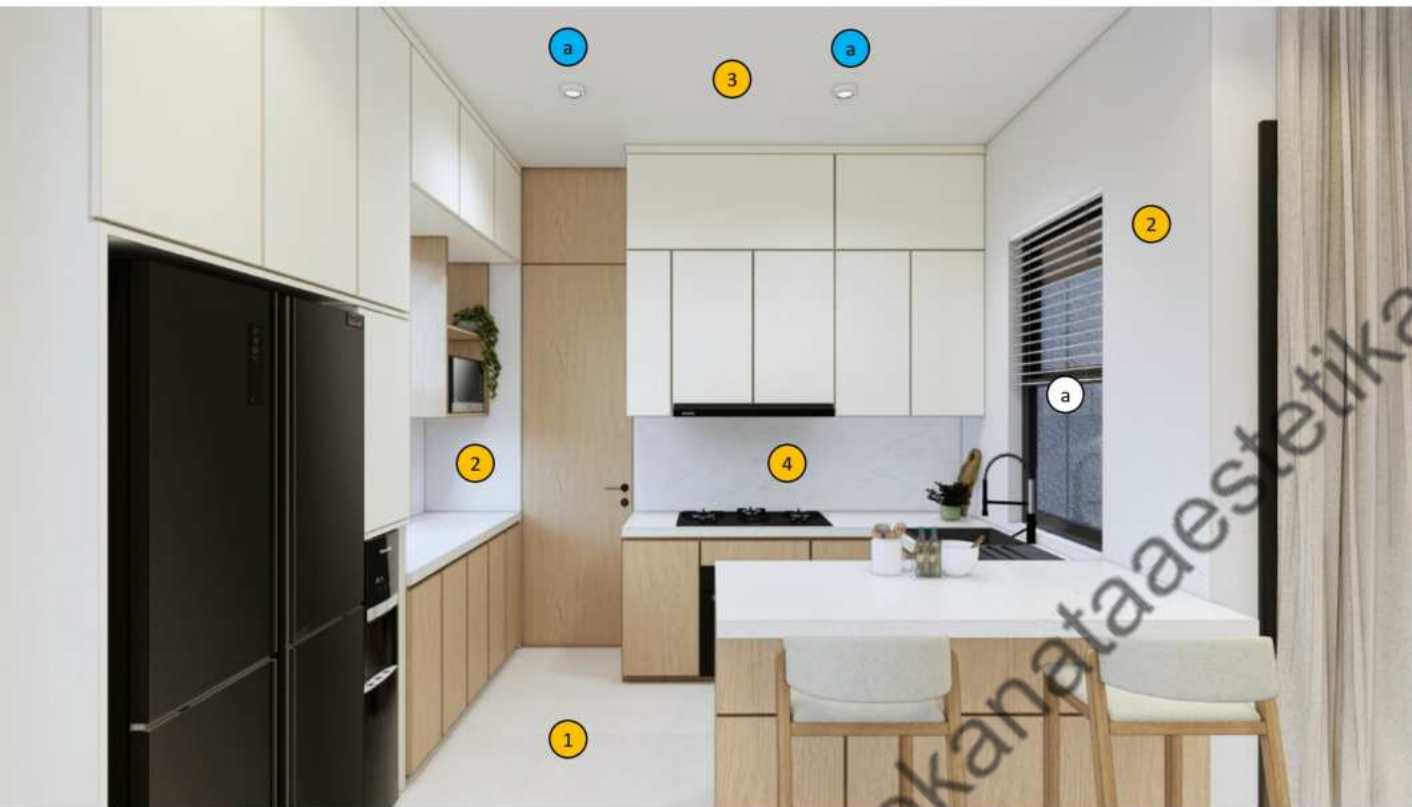
Lampu downlight LED
panel 10 Watt
4000K (natural white)

b

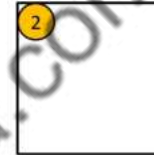


Lampu spotlight LED
panel 5 Watt
3000K (warm white)

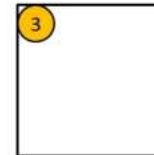
SPECIFICATION MATERIAL KITCHEN



1
Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



2
Dinding fin. Cat interior Nippon Spotless -
Reticent White



3
Plafon gypsum fin. Cat interior Nippon Vinilex
- Brilliant White



4
Dinding Fin. Granit Tianium – Santorini
(60x120) Glossy

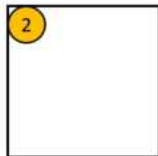
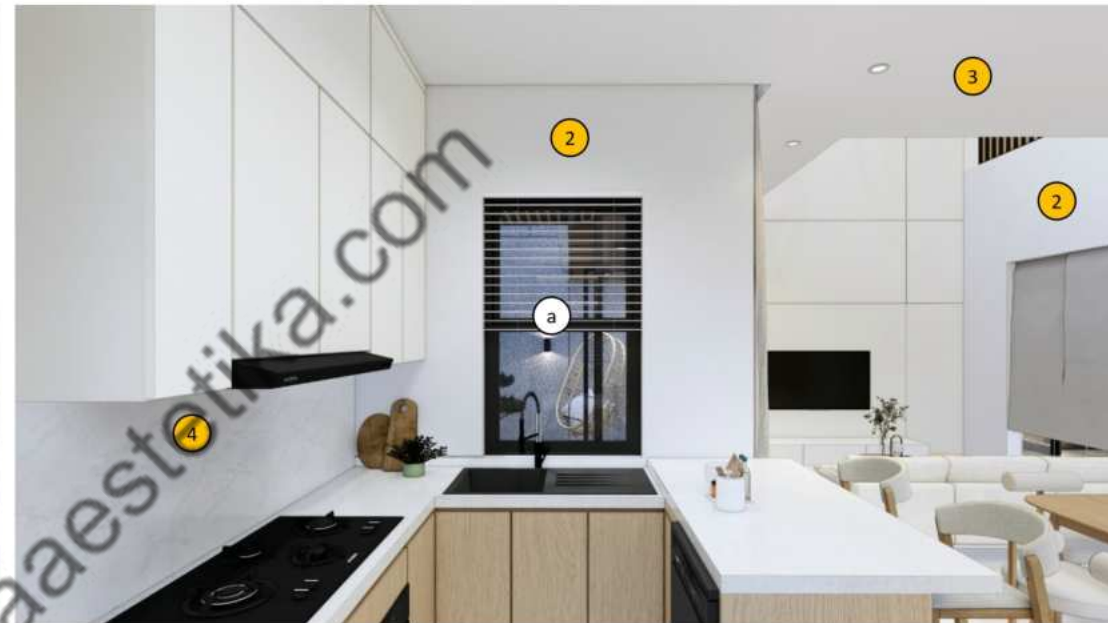
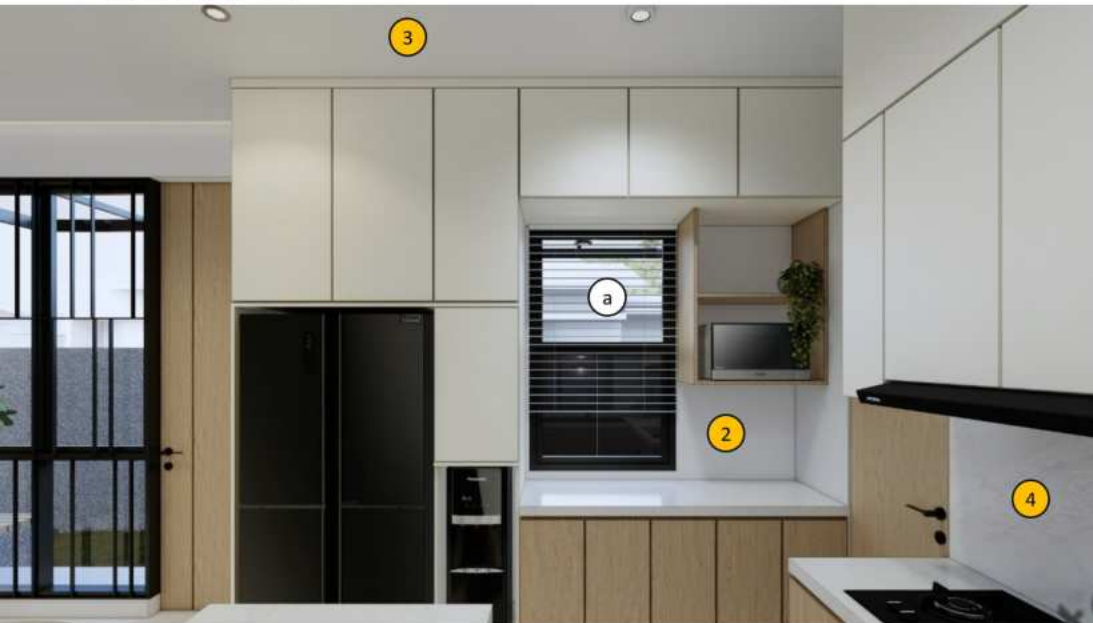


a
Lampu downlight LED
panel 10 Watt
4000K (natural white)



a
Frame alumunium 4 inch
fin. Cat hitam
Daun jendela alumunium
ex. Alexindo/setara + kaca
bening 6 mm

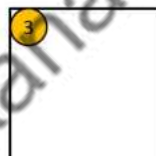
SPECIFICATION MATERIAL KITCHEN



Dinding fin. Cat interior Nippon Spotless - Reticent White



Frame alumunium 4 inch fin. Cat hitam
Daun jendela alumunium ex. Alexindo/setara + kaca bening 6 mm



Plafon gypsum fin. Cat interior Nippon Vinilex - Brilliant White

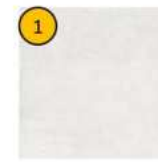


Dinding Fin. Granit Tianium – Santorini (60x120) Glossy

SPECIFICATION MATERIAL STORAGE

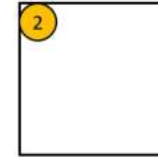


1



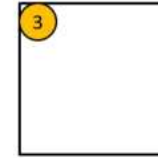
Lantai fin. Niro Granite
Clay Art GCA01 – Lilac
(60x60 cm) Matt

2



Dinding fin. Cat interior
Nippon Spotless -
Reticent White

3



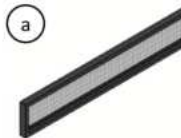
Plafon gypsum fin. Cat
interior Nippon Vinilex -
Brilliant White

a



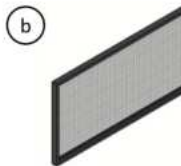
Lampu downlight LED
panel 10 Watt
4000K (natural white)

a



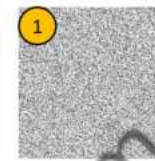
Frame aluminium 4
inch cat hitam +
perforated metal

b

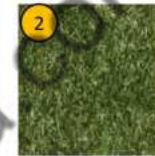


Frame aluminium 4
inch cat hitam +
perforated metal

SPECIFICATION MATERIAL INNERCOURT



Dinding aci kamrpot



Tanah subur fin. Rumput gajah mini/ rumput jepang



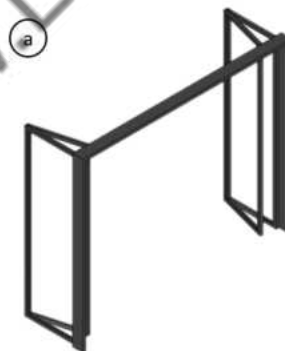
Lantai fin. Niro Granite Finewood GFN03 – Beaver Brown (15x90 cm) Debossed



Lampu dinding taman LED 2 arah
6 Watt (Warm white)

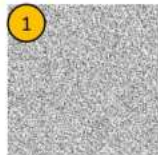


Lampu downlight outbow LED
panel 7 Watt 4000K (Natural white)



Kusen aluminium 4 inch cat hitam + daun
pintu lipat aluminium 4 inch + kaca bening
6mm ex. Alexindo/setara

SPECIFICATION MATERIAL INNERCOURT



Dinding aci kamrpot



Tanah subur fin. Rumput gajah mini/ rumput jepang



Lantai fin. Niro Granite Finewood GFN03 – Beaver Brown (15x90 cm) Debossed



Dinding aci ekspose



Lampu dinding taman LED 2 arah 6 Watt (Warm white)

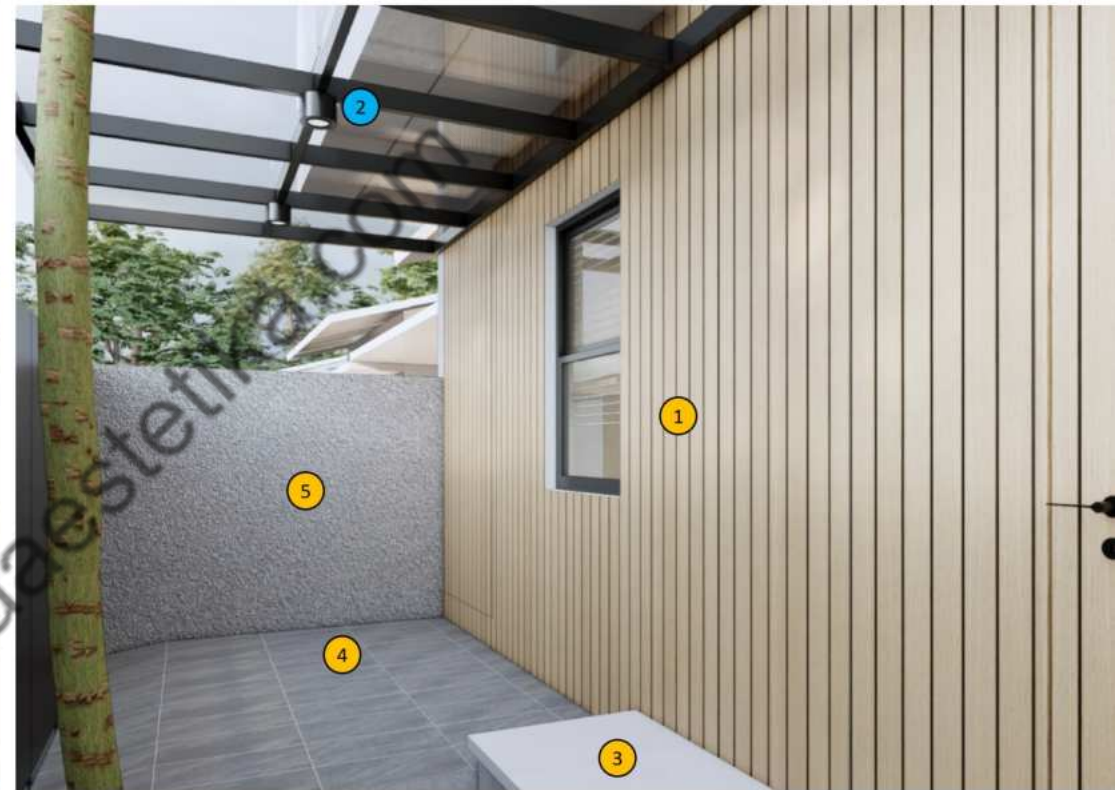


Lampu downlight outbow LED panel 7 Watt 4000K (Natural white)



Kusen alumunium 4 inch cat hitam + daun pintu lipat alumunium 4 inch + perforated metal ex. Alexindo/setara

SPECIFICATION MATERIAL SIDEYARD



1 GRC Timberplank 8 x 100 x 2440 mm fin. Cat Propan fiberkote wanut brown (1 lapis)



2 Tanah subur fin. Rumput gajah mini/ rumput jepang



3 Lantai fin. Niro Granite Cementum GCM04 – Grey (60x60cm) Matt



4 Lantai fin. Niro granite l'Pietra GIP04 – Alpine Grey (30x60 cm) Structured



5 Lantai fin. Batu split



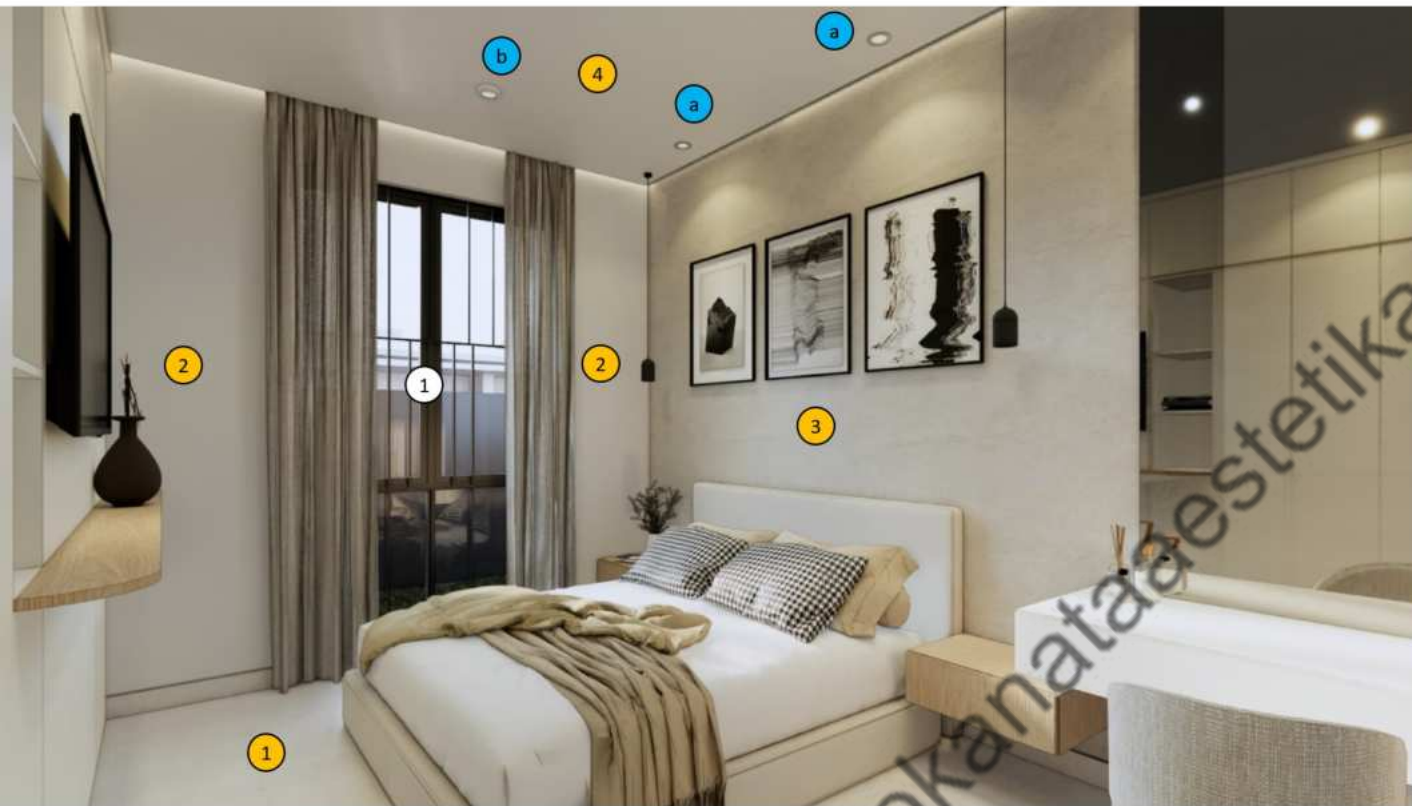
1 Lampu dinding taman LED 2 arah 6 Watt (Warm white)



2 Lampu downlight outbow LED panel 7 Watt 4000K (Natural white)

SPECIFICATION MATERIAL

MASTER BEDROOM



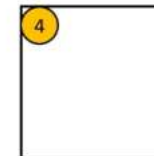
Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



Dinding fin. Cat interior Nippon Spotless -
Reticent White



Dinding fin. Puffin Paint Stucoat Wash -
Rattan



Plafon gypsum fin. Cat interior Nippon Vinilex
- Brilliant White

a



Lampu spotlight LED
panel 5 Watt
3000K (warm white)

b



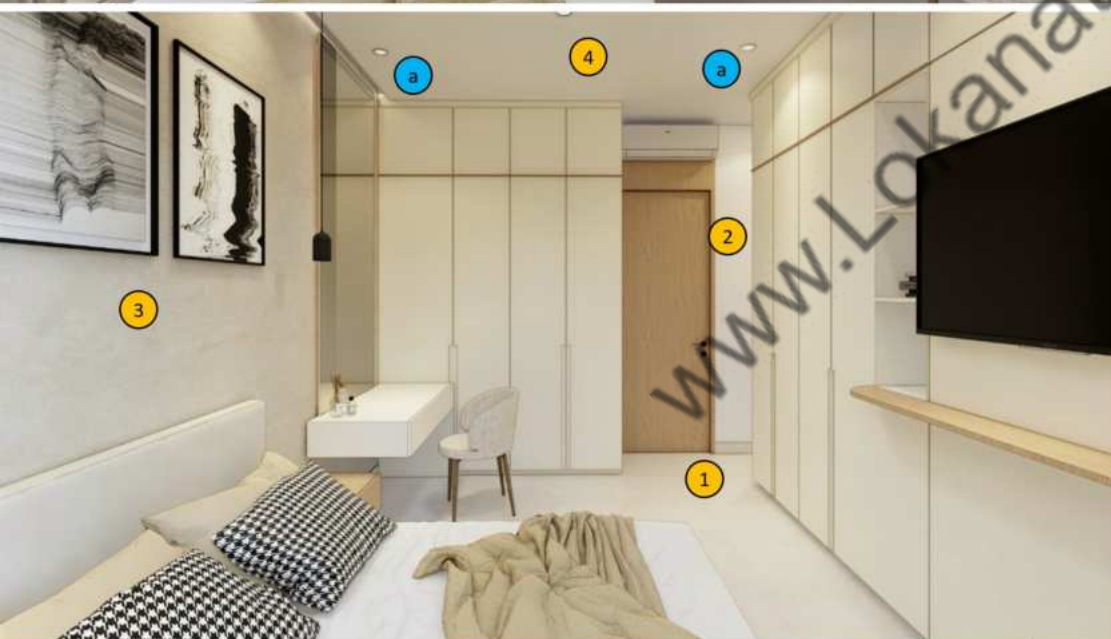
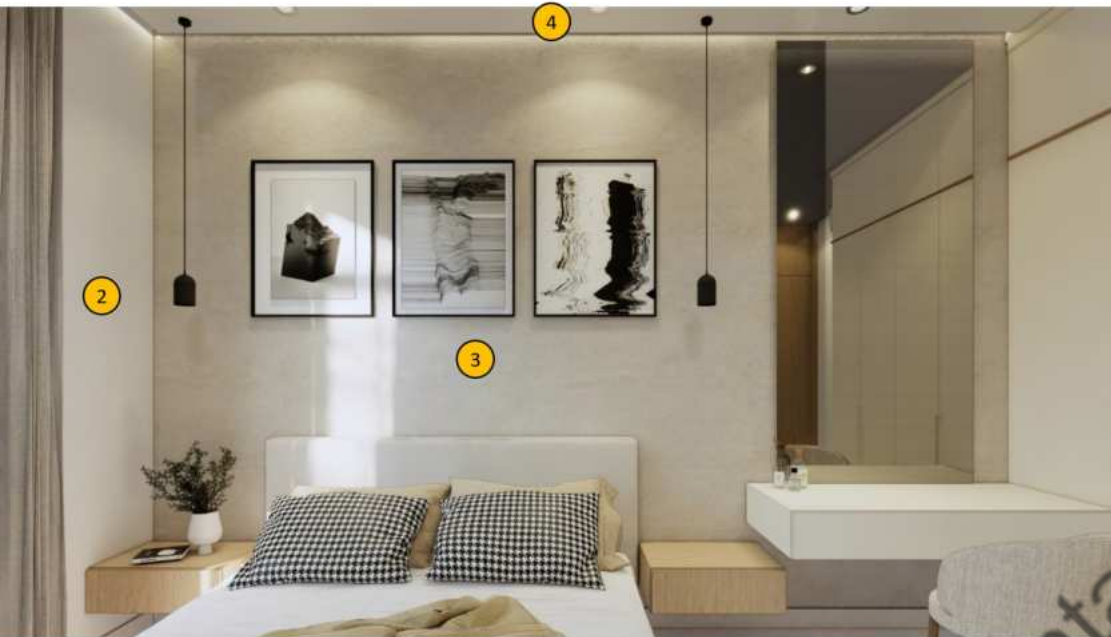
Lampu downlight LED
panel 10 Watt
4000K (natural white)

1

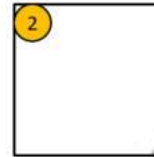


Jendela frame alumunium 4 inch
Daun jendela alumunium fin. Cat
hitam ex. Alexindo/setara
+ kaca bening 6 mm ex. asahi

SPECIFICATION MATERIAL MASTER BEDROOM



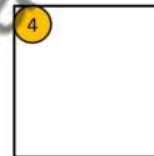
Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



Dinding fin. Cat interior Nippon Spotless -
Reticent White



Dinding fin. Puffin Paint Stucoat Wash -
Rattan



Plafon gypsum fin. Cat interior Nippon Vinilex
- Brilliant White



Lampu spotlight LED
panel 5 Watt
3000K (warm white)

SPECIFICATION MATERIAL MASTER BATHROOM



- 1 Lantai fin. Niro Granite Hardrock GHR01 - Dove (60x60 cm) Matt
- 2 Dinding fin. Niro Granite Hardrock GHR01 - Dove (60x60 cm) Matt
- 3 Dinding fin. Roman Granit GT602170R dBrooklyn Bone(60x60) Matt
- 4 Plafon GRC fin. Cat interior Nippon Vinilex - Brilliant White
- a Lampu downlight LED panel 10 Watt 4000K (natural white)
- b Lampu spotlight LED panel 5 Watt 3000K (warm white)



Closet Ceramax C3923 Putih + Jet Shower TOTO TX403SMCRB



Paloma Floor Drain FDP 2101



Paloma Floor Drain FDP 5106



Shower set Paloma FCP 1809T

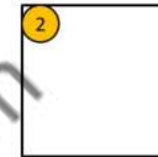


Wastafel TOTO LW643J

SPECIFICATION MATERIAL STAIRS



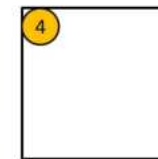
1
Lantai fin. Niro Granite
Clay Art GCA01 – Lilac
(60x60 cm) Matt



2
Dinding fin. Cat interior Nippon
Spotless - Reticent White



3
Dinding fin. Puffin Paint Stucoat Wash -
Rattan

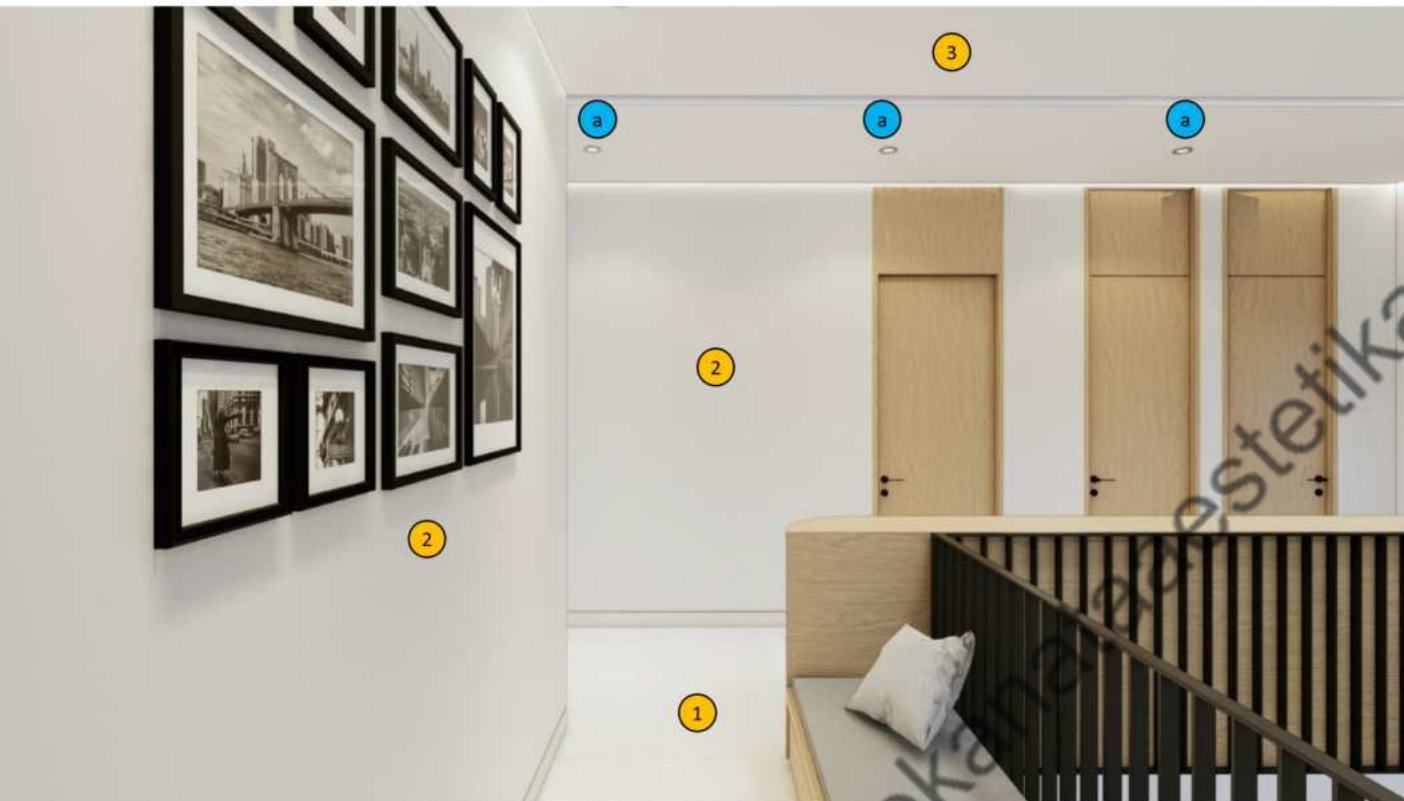


4
Plafon gypsum fin. Cat interior
Nippon Vinilex - Brilliant White

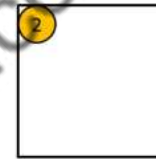


a
Jendela frame alumunium 4 inch
Daun jendela alumunium fin. Cat
hitam ex. Alexindo/setara
+ kaca bening 6 mm ex. asahi

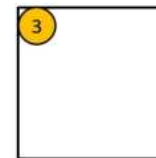
SPECIFICATION MATERIAL HALLWAY



Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



Dinding fin. Cat interior Nippon
Spotless - Reticent White

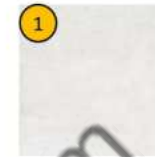
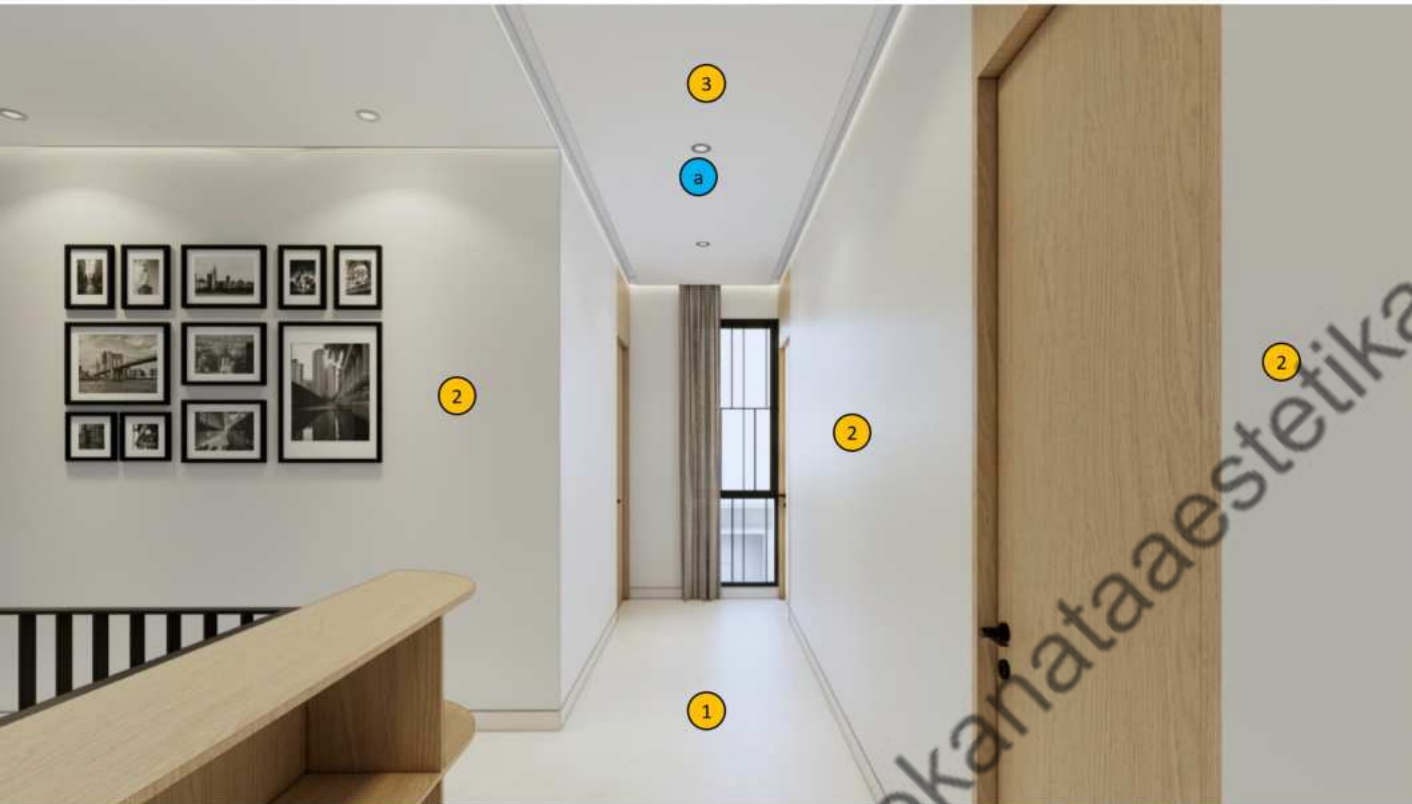


Plafon gypsum fin. Cat interior
Nippon Vinilex - Brilliant White

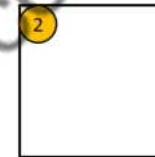


Lampu spotlight LED
panel 5 Watt
3000K (warm white)

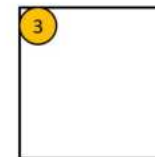
SPECIFICATION MATERIAL HALLWAY



Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



Dinding fin. Cat interior Nippon
Spotless - Reticent White

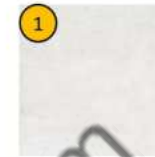
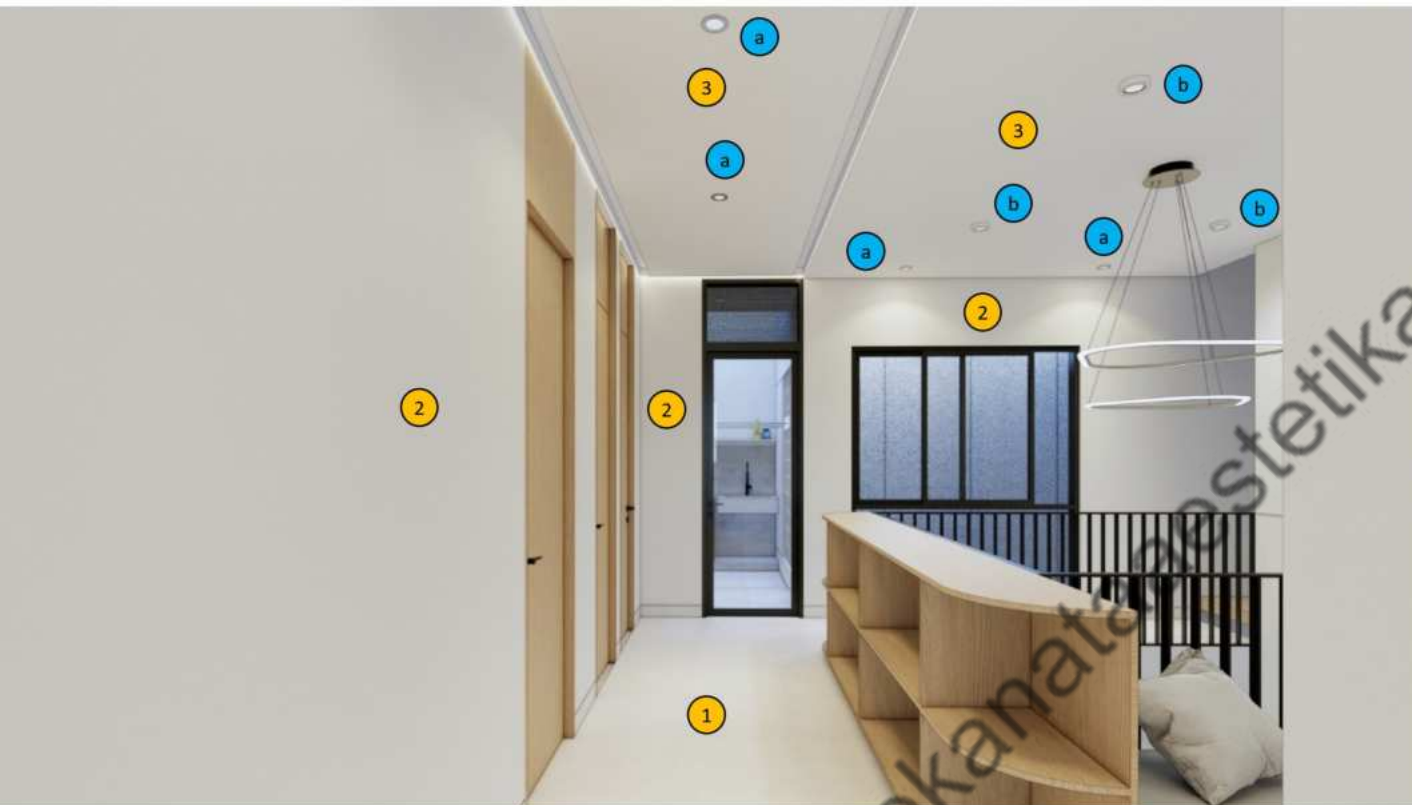


Plafon gypsum fin. Cat interior
Nippon Vinilex - Brilliant White

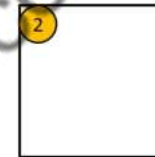


Lampu spotlight LED
panel 5 Watt
3000K (warm white)

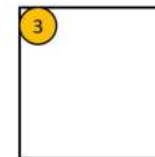
SPECIFICATION MATERIAL HALLWAY



1
Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



2
Dinding fin. Cat interior Nippon
Spotless - Reticent White



3
Plafon gypsum fin. Cat interior
Nippon Vinilex - Brilliant White



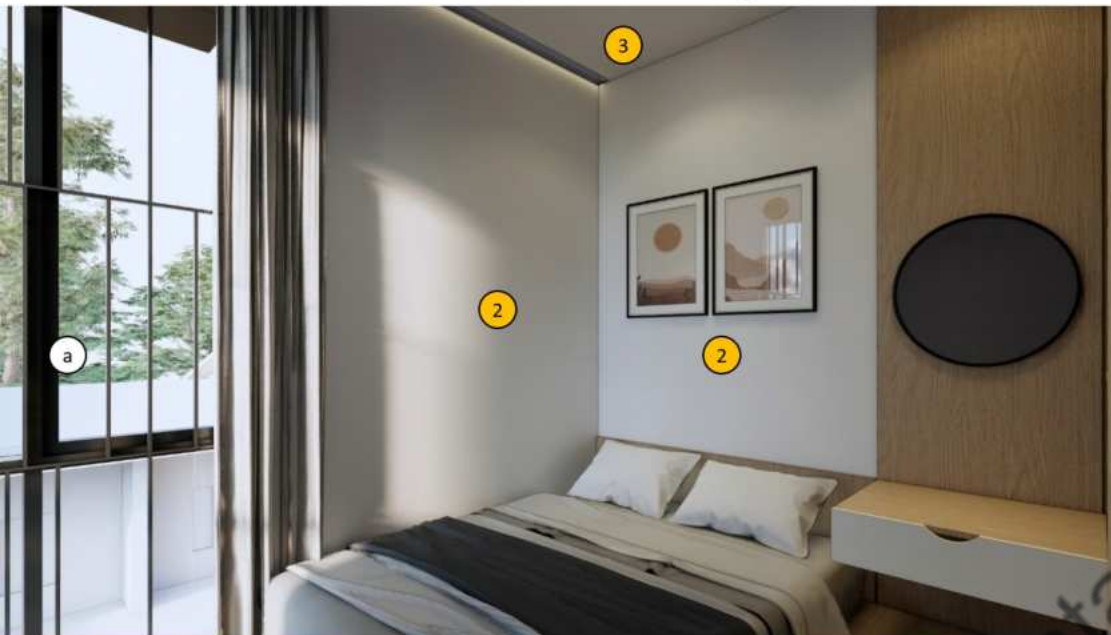
Lampu spotlight LED
panel 5 Watt
3000K (warm white)



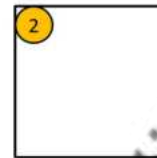
Lampu downlight LED
panel 10 Watt
4000K (natural white)

SPECIFICATION MATERIAL

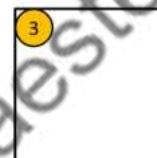
CHILD BEDROOM (HOOK FAÇADE)



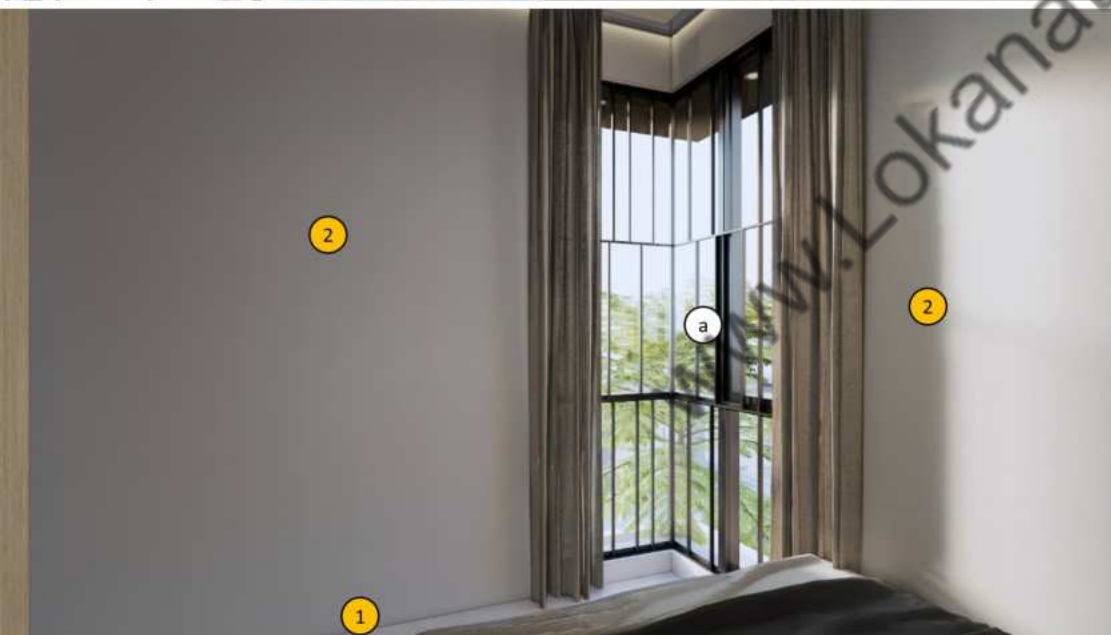
Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



Dinding fin. Cat interior Nippon
Spotless – Reticent White



Plafon gypsum fin. Cat interior
Nippon Vinilex - Brilliant White



a



Lampu downlight LED
panel 10 Watt
4000K (natural white)

b



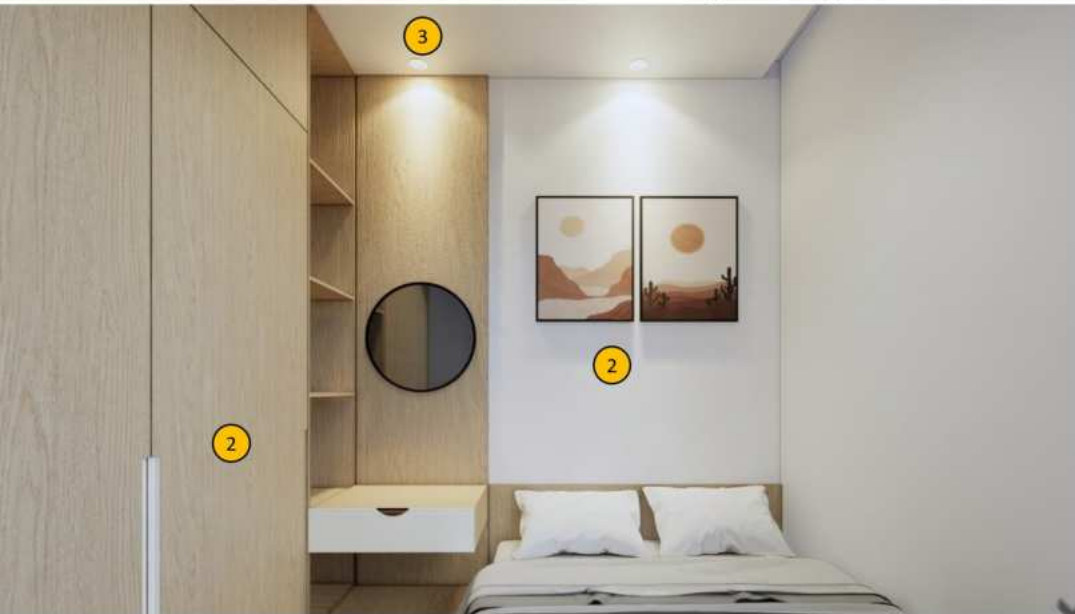
Lampu spotlight LED
panel 5 Watt
3000K (warm white)

a

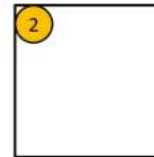


Jendela frame alumunium 4 inch
Daun jendela alumunium fin. Cat
hitam ex. Alexindo/setara
+ kaca bening 6 mm ex. asahi

SPECIFICATION MATERIAL CHILD BEDROOM (SIDE FAÇADE)



1
Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



2
Dinding fin. Cat Interior Nippon
Spotless – Reticent White



3
Plafon gypsum fin. Cat interior
Nippon Vinilex – Brilliant White



Lampu downlight LED
panel 10 Watt
4000K (natural white)



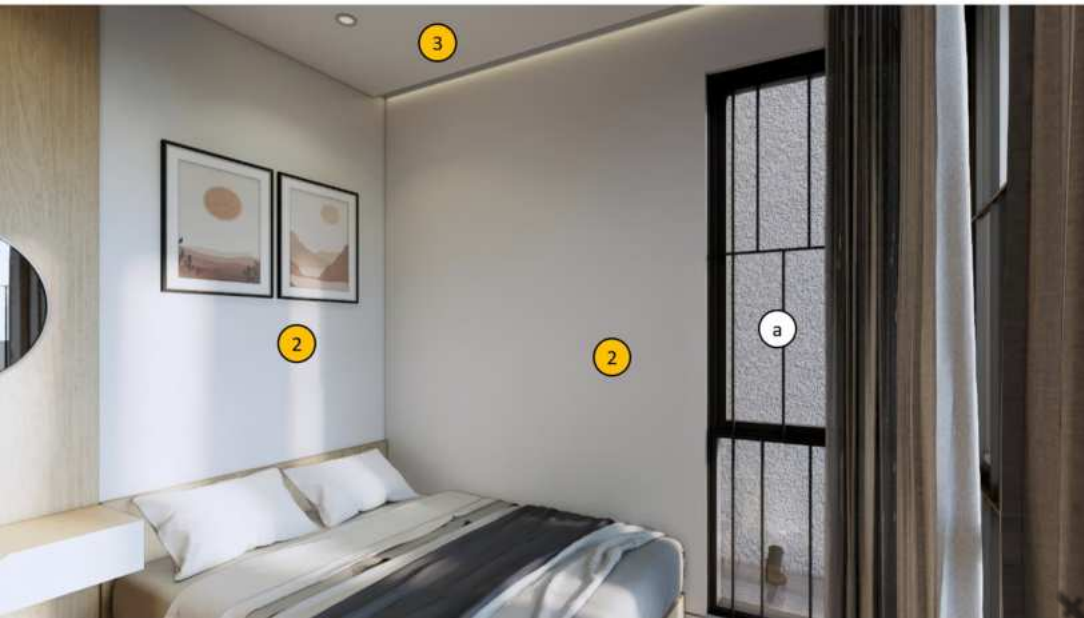
Lampu spotlight LED
panel 5 Watt
3000K (warm white)



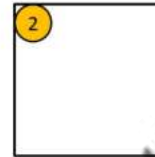
Jendela frame alumunium 4 inch
Daun jendela alumunium fin. Cat
hitam ex. Alexindo/setara
+ kaca bening 6 mm ex. asahi

SPECIFICATION MATERIAL

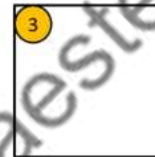
CHILD BEDROOM (FRONT FAÇADE)



Lantai fin. Niro Granite Clay Art
GCA01 – Lilac (60x60 cm) Matt



Dinding fin. Cat interior Nippon
Spotless + Reticent White



Plafon gypsum fin. Cat interior
Nippon Vinilex - Brilliant White



Lampu downlight LED
panel 10 Watt
4000K (natural white)



Lampu spotlight LED
panel 5 Watt
3000K (warm white)



Jendela frame aluminium 4 inch
Daun jendela aluminium fin. Cat
hitam ex. Alexindo/setara
+ kaca bening 6 mm ex. asahi



SPECIFICATION MATERIAL BATHROOM



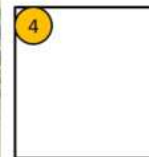
Lantai fin. Niro Granite
Hardrock GHR01 - Dove (60x60
cm) Matt



Dinding fin. Niro Granite
Hardrock GHR01 - Dove (60x60
cm) Matt



Dinding fin. Niro Granite
Granulo – GNL01 Branco
(60x60cm) Matt



Plafon GRC fin. Cat interior
Nippon Vinilex - Brilliant White

a



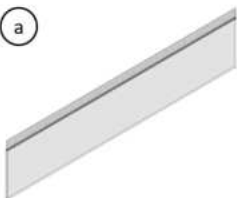
Lampu downlight LED
panel 10 Watt
4000K (natural white)

b



Lampu spotlight LED
panel 5 Watt
3000K (warm white)

a



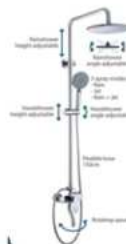
Jendela frameless kaca bening 6
mm sticker sandblast ex. Asahi +
ram nyamuk



Paloma Floor Drain
FDP 2101



Closet TOTO CW633J / SW633JP
+ Jet Shower TOTO TX403SMCRB

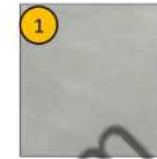


Shower set Brezzio FCBZ 1303



Wastafel TOTO LW248JT1+
TOTO TX109LRR Single Lever
Lavatory Faucet

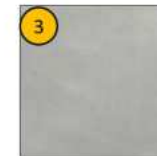
SPECIFICATION MATERIAL LAUNDRY ROOM



Lantai fin. Mulia Signature - arkansas stone (40x40 cm) Matt Embossed



Dinding fin. Cat interior Nippon Spotless - Reticent White



Dinding fin. Mulia Signature - arkansas stone (40x40 cm) Matt Embossed



Onda Kran Air Tembok /
Taman A 870 GKU

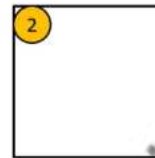


PALOMA FDP 3101 Floor Drain
Strainer

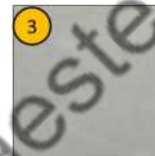
SPECIFICATION MATERIAL LAUNDRY ROOM



Lantai fin. Mulia Signature - arkansas stone (40x40 cm) Matt Embossed



Dinding fin. Cat interior Nippon Spotless - Reticent White



Dinding fin. Mulia Signature - arkansas stone (40x40 cm) Matt Embossed



Onda Kran Air Tembok / Taman A 870 GKU



PALOMA FDP 3101 Floor Drain Strainer



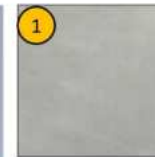
Lampu downlight LED panel 10 Watt 4000K (natural white)



Kusen aluminium 4 inch cat hitam + kaca 6mm sticker sandblast + perforated metal

SPECIFICATION MATERIAL

MAID BEDROOM



Lantai fin. Mulia Signature - arkansas stone (40x40 cm) Matt Embossed



Dinding fin. Cat interior Nippon Spotless - Reticent White



Plafon gypsum fin. Cat interior Nippon Vinilex - Brilliant White

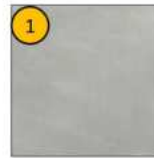


Jendela frame alumunium 4 inch
Daun jendela alumunium fin. Cat hitam ex. Alexindo/setara
+ kaca bening 6 mm ex. asahi



Lampu downlight LED panel 10 Watt
4000K (natural white)

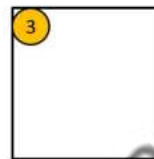
SPECIFICATION MATERIAL MAID BATHROOM



Lantai fin. Mulia Signature - arkansas stone (40x40 cm) Matt Embossed



Dinding fin. Mulia Signature - arkansas stone (40x40 cm) Matt Embossed



Plafon GRC fin. Cat interior Nippon Vinilex - Brilliant White



Jendela frameless kaca bening 6 mm sticker sandblast ex. Asahi + ram nyamuk



PALOMA FDP 3101 Floor Drain Strainer



TOTO Shower TX423MEB



Shower Spray With Stop Valve (White) TX403SB



Closet TOTO CW53J/SW53JP



Lampu downlight LED panel 10 Watt 4000K (natural white)

■ Thank You!

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