

Curated premium-grade materials selected for optimal design and durability.

- High-quality selections within your specified budget
- Elegant, long-lasting aesthetic appeal
- Customizable materials and finishes to match lifestyle needs
- Guaranteed performance and long-term value

TOTO HAFELE

Lamptitude Panasonic





Landy Grand Construction Center Specification for

SPEC GRAND

MATERIAL LIST









₱ **Foundation Piles**

Spun piles, 0.22 m in diameter, at depths ≥ 21 meters (depending on soil report and engineering design)

Structural System (Footings / Columns / Beams / Slabs) Cast-in-place reinforced concrete with steel bars per engineering specificationsReadu-mixed concrete supplied by CPAC

specificationsReady-mixed concrete supplied by CPAC (standard strength)

Steel Reinforcement

SD40 deformed bars / RB25 or as per design

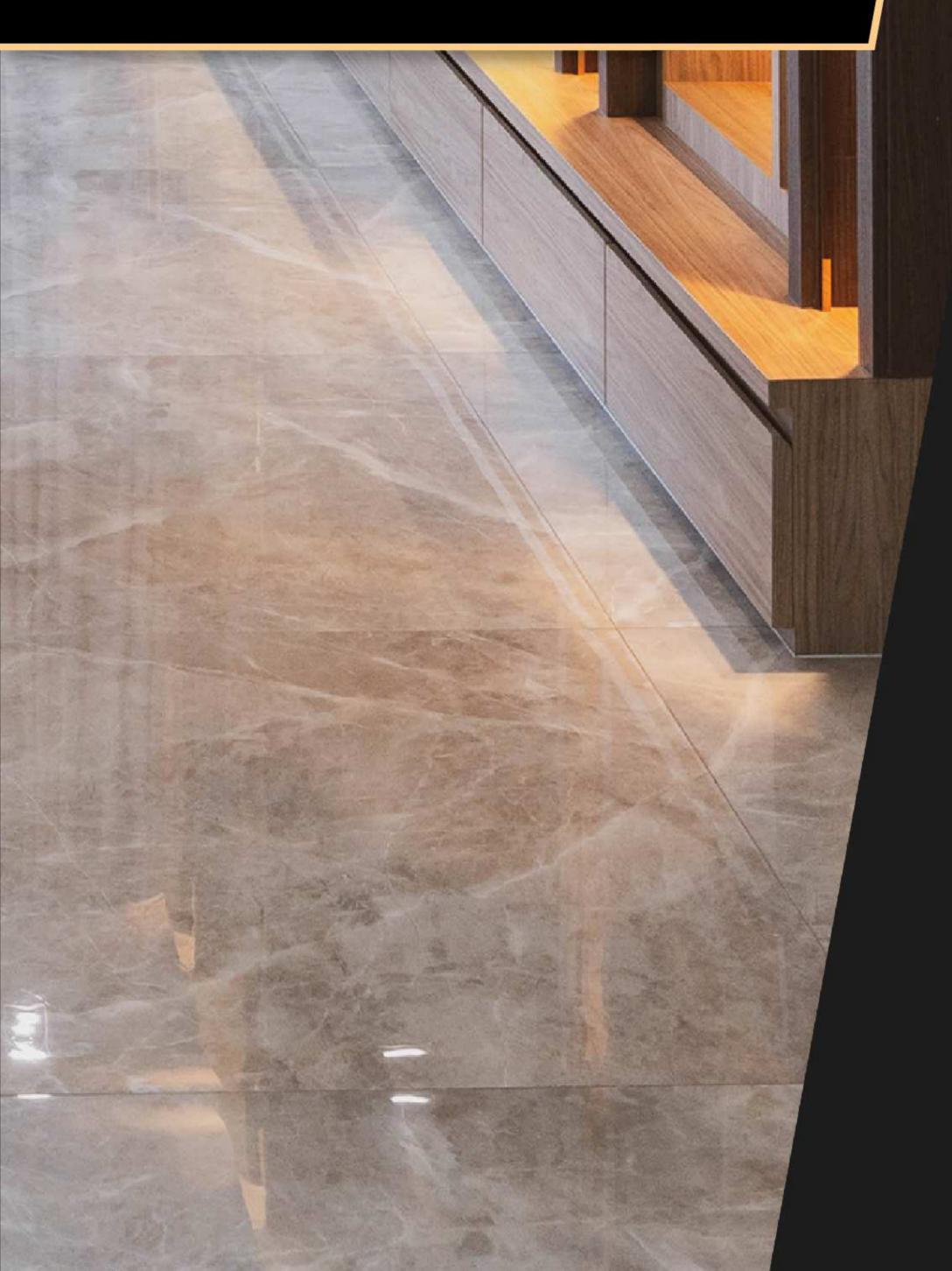
■ Ground Floor Slab

Sand compacted with termite-resistant sheet and 4 cm concrete topping

₱ Floor Construction

Slab on beam system (On Beam) with termite protection

GROUND FLOOR FINISHES

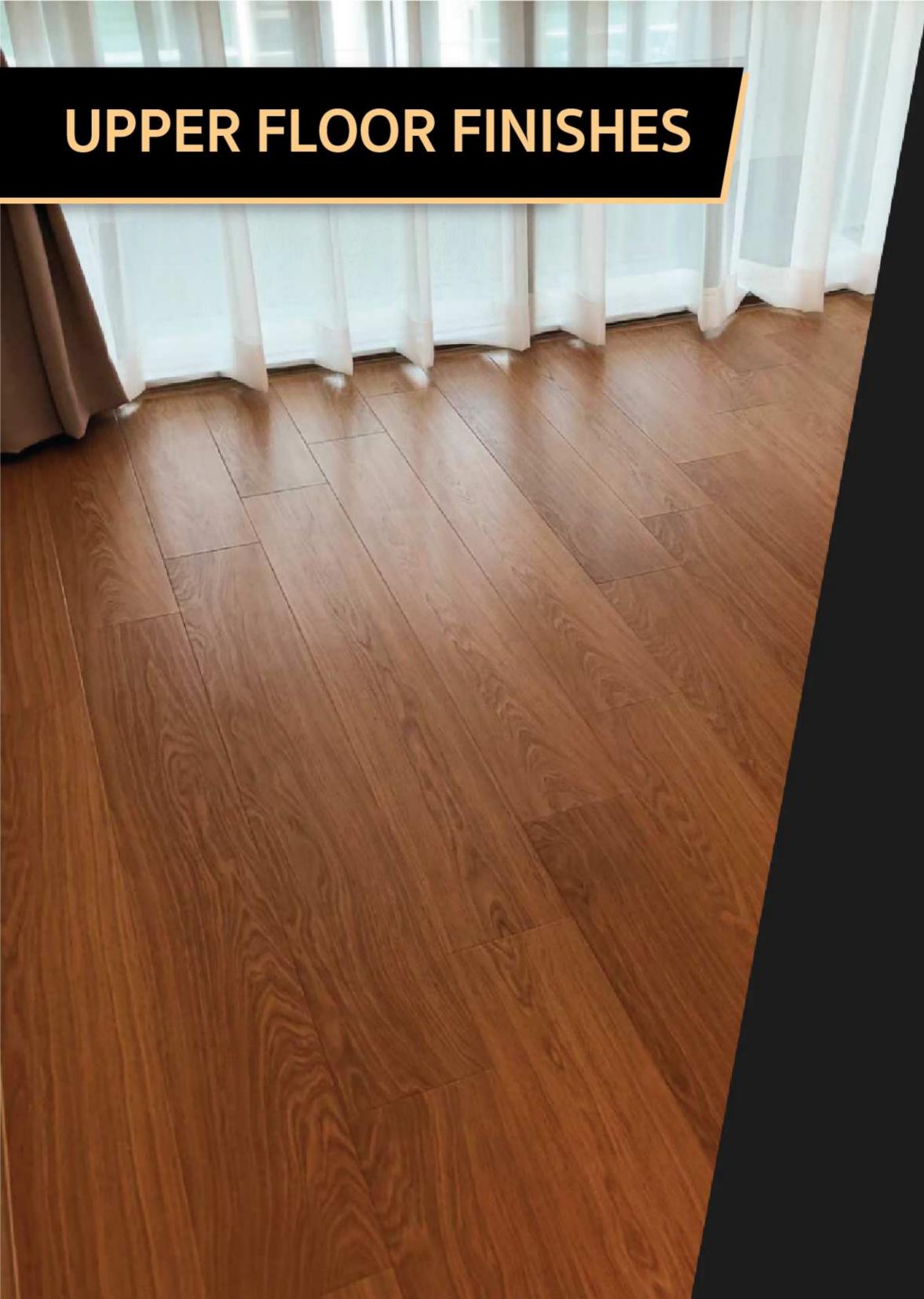




Multi-Purpose Room

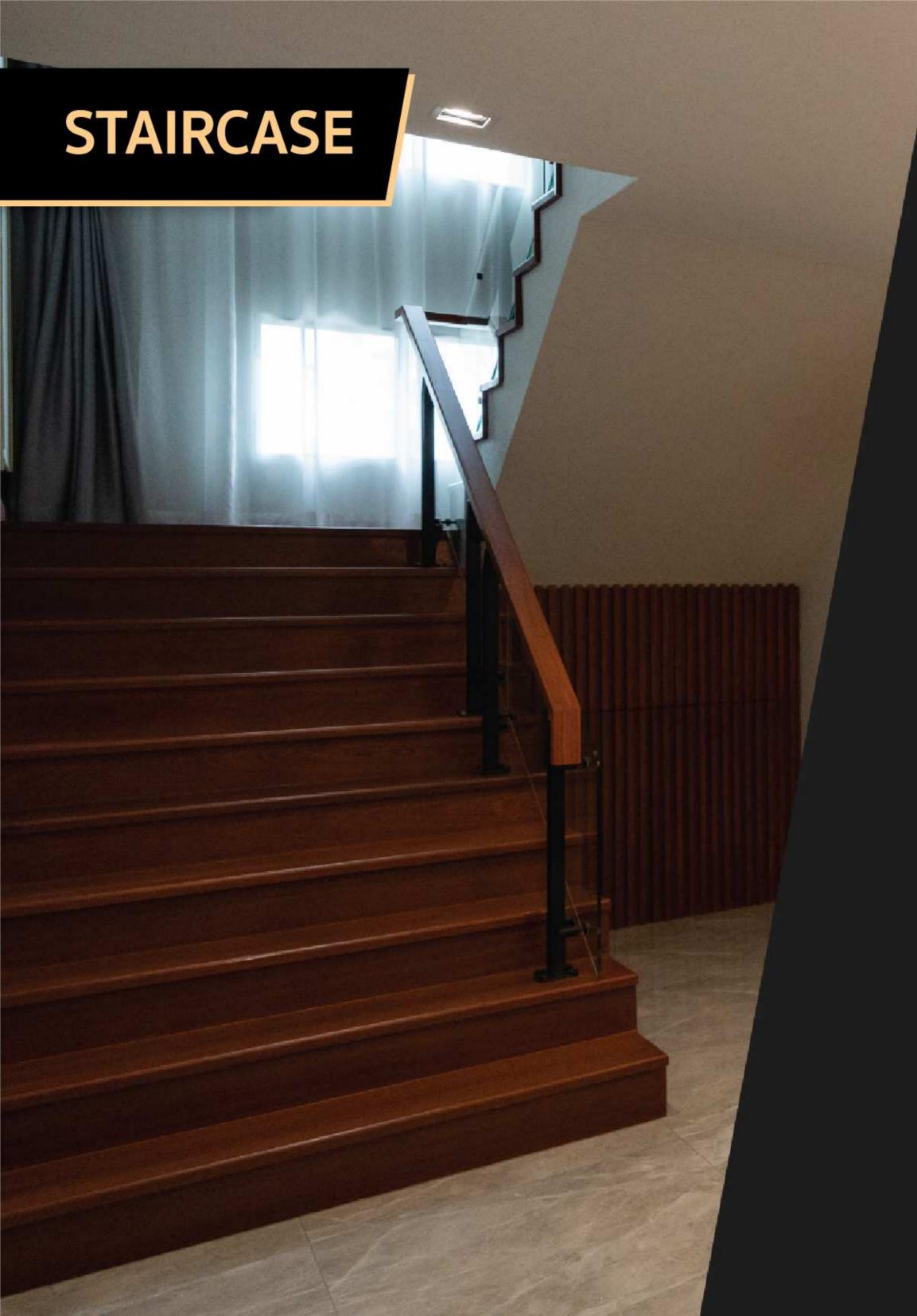
Homogeneous tiles, size 60x60 cm (~1,200 THB/sqm)

- Kitchen
 Homogeneous tiles, size 60x60 cm (~600 THB/sqm)
- Bedrooms / Living / Dining / Study / Prayer Room PERGO AQUA FLOORING – Grade J (Oak Series), with underlayment and 3" waterproof PVC skirting





- Stair Landings & Balconies
 Homogeneous tiles 40x40 or 60x60 cm (~400 THB/sqm)
- ✓ Upper Floor Bedrooms, Study, Prayer Room
 PERGO AQUA FLOORING Grade J with 3" waterproof PVC skirting





- Structure
 Concrete core
- Tread, Riser, Side Skirt, Handrail Hardwood
- Balustrade
 DECORA wrought iron or equivalent
- Wall Trim
 4" PVC trim (white or customized color)





Exterior Walls

Lightweight concrete block, 7.5 cm thick, plastered

■ Interior Walls

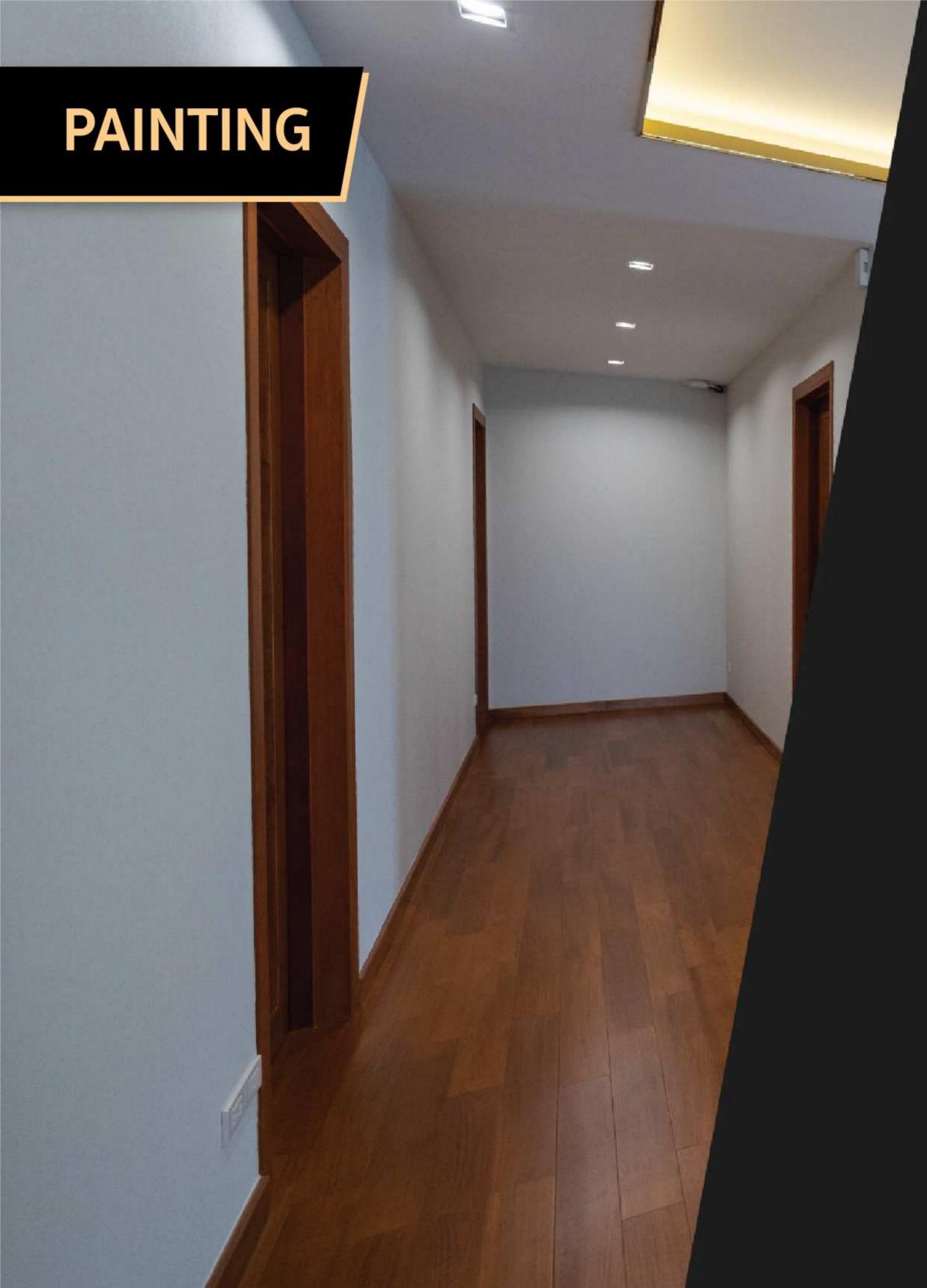
Same as exterior

Bathrooms

Full-height tiling, Homogeneous tiles, size 60x60 cm (~800 THB/sqm)

Partitions

12 mm gypsum board





■ Exterior

ICI DULUX WEATHERSHIELD POWERFLEXX 100% Acrylic Primer: DULUX MASAEL 743 (1 coat) + 2 topcoats

■ Interior

ICI DULUX INSPIRE 100% Acrylic
Primer: DULUX MASAEL 743 (1 coat) + 2 topcoats













FDCV cable in IMC conduit with HDPE sheathing (≤15m)

Internal Wiring

BANGKOK CABLE copper wires, PVC-insulated

Main Electrical Panel

Schneider brand, sized per load design

Switches & Sockets

Panasonic Refina series, 4 metallic white color options

Lighting Fixtures

Main rooms: Lamptitude 4" LED Downlight, Warm White 3000K

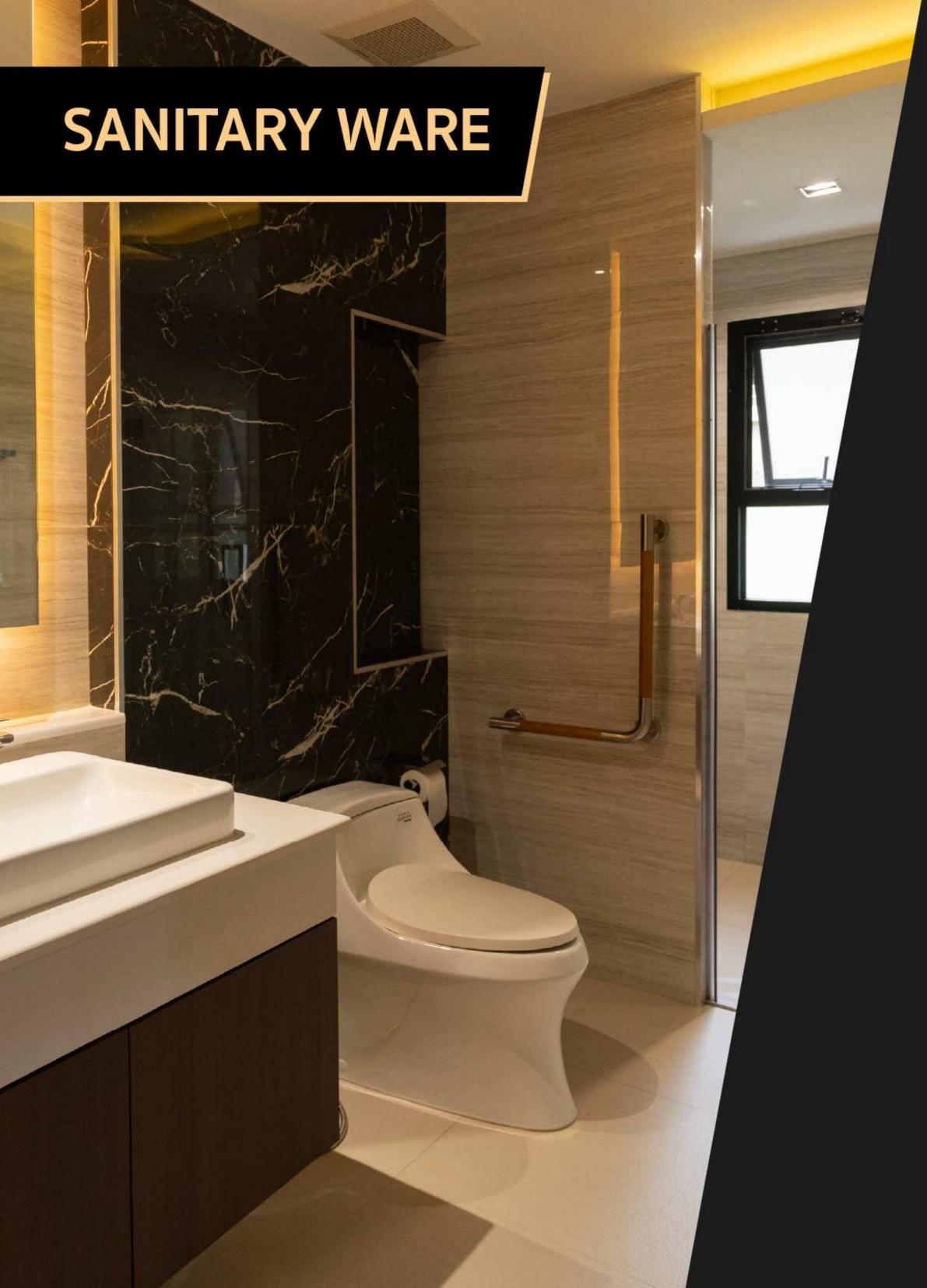
Kitchen/Bathroom: GU10 LED

Outdoor: EY W27 LED

Decorative Lighting: Pendant/Chandelier/Wall light (per design)

Connectivity Provisions

LAN port provided (1 per floor)





- Wash Basin
 TOTO counter-top or wall-mounted
- Shower System
 Rain shower + handheld set
- Bathtub (if included)
 TOTO with Air Jet and Hand Grip





Interior Ceilings

9 mm gypsum board, standard or recessed (C-Line) ceiling Ceiling height approx. 3.10 m

Bathroom Ceilings

Moisture-resistant gypsum board, aluminum trimmed

Eaves & Balconies

SMARTWOOD board (8–9 mm), double coated for weatherproofing





Insulation System

GODPOOL reflective foil + glass wool Radiant barrier: STAY COOL insulation

Roof Materials

CG CPAC MONIER

SCG PRESTIGE

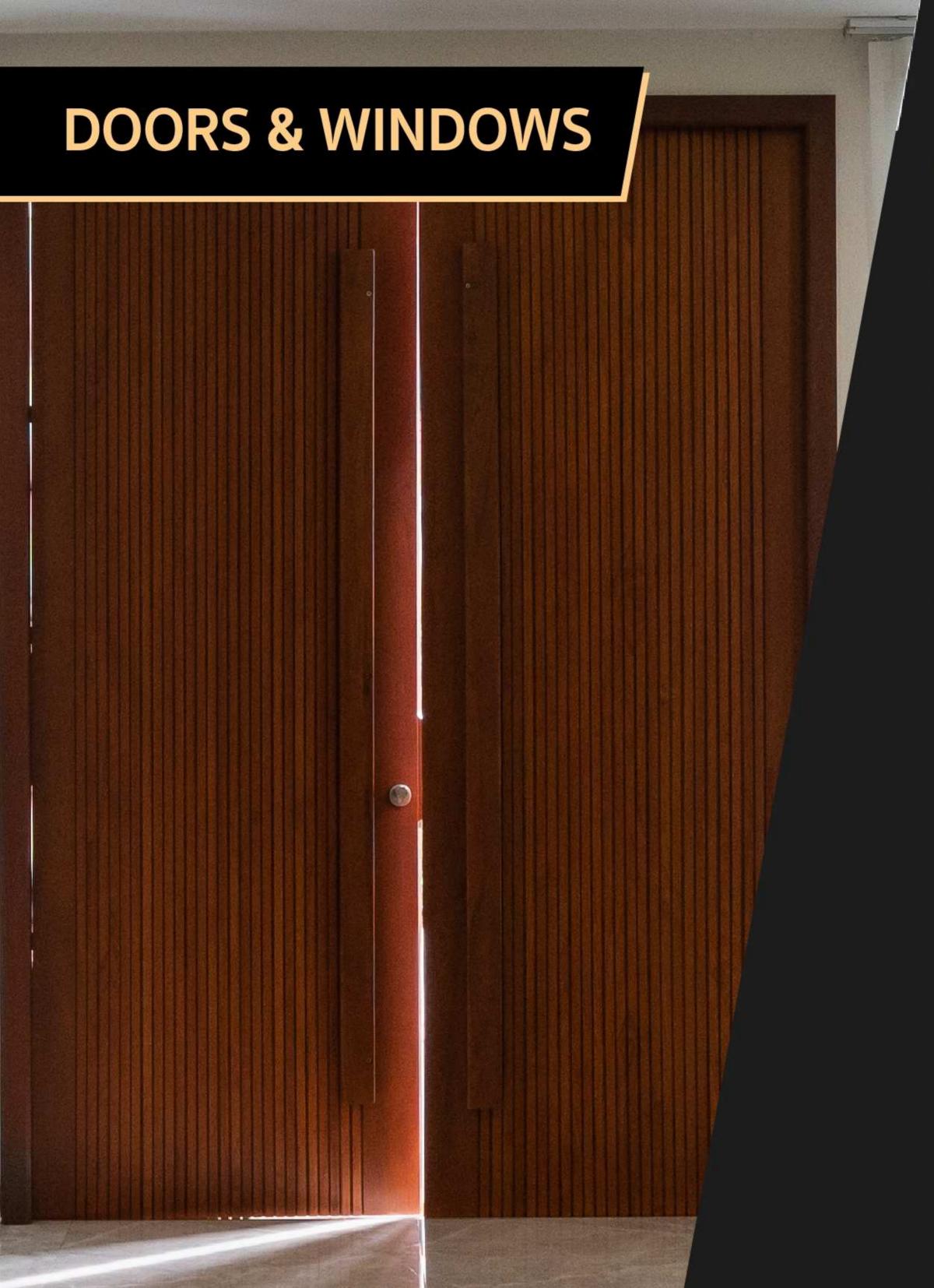
Metal Sheet + PU Foam

■ Structure

Galvanized steel truss (1.8–2.0 mm thick)

■ Gutters

UPVC gutters + accessories





- Main Door
 TOSTEM (2.40 m) or Teak Wood Door (Black Oak, Natural Oak)
- Interior Doors
 Teak wood door
- Windows / Sliding Doors
 UPVC frame with 6 mm. clear glass + insect screens
- Kitchen Door
 Swing UPVC door
- Bathroom Door
 Laminate with aluminum frame
- Bedroom Door
 UPVC with frosted glass

DOOR & WINDOW HARDWARE





- Main Entrance Handle
 2.20 m stainless steel pair handle with integrated lock
- Room Handles
 HAFELE stainless steel
- Hinges / Locks / Door Stoppers / Closers
 All HAFELE or equivalent

SWIMMING POOL (OPTIONAL)





■ Structure

Reinforced concrete construction

₱ **Filtration System**

Skimmer-type system with pump room

₱ Finishing

COTTO Mosaic . 1,200 THB/sqm