

# LANDY GRAND

## SPEC GRAND\*



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** **HÄFELE**

Lamp**titude**® **Panasonic**





Landy Grand Construction  
Center Specification for  
**SPEC GRAND**

# MATERIAL LIST





# GENERAL STRUCTURE

## Foundation Piles

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

## Structural System (Footings / Columns / Beams / Slabs)

Cast-in-place reinforced concrete with steel bars per engineering specifications  
Ready-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

## Garage & Storage

Homogeneous tiles 40x40 (~400 THB/sqm)



# UPPER FLOOR FINISHES

## ▮ 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



# STAIRCASE

## ▮ Structure

Concrete core

## ▮ Tread, Riser, Side Skirt, Handrail

Hardwood

## ▮ Balustrade

DECORA wrought iron or equivalent

## ▮ Wall Trim

4" PVC trim (white or customized color)



# WALLS

## 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



# PAINTING

## 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

## Steel Structures / Railings / Ceilings / Doors / Gates

ICI SUPERCOITE anti-rust paint system (2 primers + 2 topcoats)





# ELECTRICAL SYSTEM

## ▮ Main Cable System

FDCV cable in IMC conduit with HDPE sheathing ( $\leq 15\text{m}$ )

## ▮ 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)



# SANITARY WARE



## General Toilet

TOTO CW885UV1 with Soft-Close seat and CEFIONTECT coating

## Master Toilet

TOTO CW923J2VR2 with CEFIONTECT

## Wash Basin

TOTO counter-top or wall-mounted

## Shower System

Rain shower + handheld set

## Bathtub (if included)

TOTO with Air Jet and Hand Grip



# CEILING WORK

## 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





# ROOFING

## 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



# DOORS & WINDOWS

## ▤ 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

\*Conditions are as specified by the company.

\*We reserve the right to make changes without prior notice.