

LANDY GRAND SPEC SIGNATURE PLUS*



Curated high-quality materials that fulfill both design aesthetics and functional excellence.

- Standardized specifications aligned with your project budget
- Material choices adjustable to match your needs
- Focused on quality, beauty, durability
- Exceptional value and cost-efficiency

KOHLER®

HÄFELE
FINDING BETTER WAYS

PHILIPS **Panasonic**



Landy Grand Construction
Center Specification for
SPEC SIGNATURE PLUS

MATERIAL LIST



GENERAL STRUCTURE

/// Piling Work

Spun piles 0.22 m diameter, depth ≥ 21 m (depending on soil survey and engineer's design)

/// Foundation, Columns, Beams, Slabs

Reinforced concrete cast in place. Structural steel as per engineer's design. Concrete from CPAC with specified compressive strength.

/// Steel Reinforcement

SD40 Deformed Bar / RB25 or equivalent.

/// Lower Slab

With anti-termite sheet and ready-mix concrete topping (4 cm)

/// On-Ground Floor Slab

Designed with beams (On Beam) and termite protection.



GROUND FLOOR FINISHES

Multi-purpose Room

Homogeneous Tiles 0.60 x 0.60 m (~800 THB/sqm)

Kitchen

Homogeneous Tiles 0.60 x 0.60 m (~600 THB/sqm)

Bedrooms

PERGO AQUA FLOORING (Grade J) — Nordic Sand Oak, Vintage Grey Oak, etc. Installed with sound insulation and 3” waterproof PVC skirting.

Bathrooms

Homogeneous Tiles 0.60 x 0.60 m (600 THB/sqm)

UPPER FLOOR FINISHES

▤ Stair Landings & Balconies

Homogeneous Tiles 0.40 x 0.40 or 0.60 x 0.60 m (~400 THB/sqm)

▤ Upper Bedrooms, Study, Hall, Shrine Room

PERGO AQUA FLOORING (Grade J) + waterproof 3" PVC skirting

STAIRCASE

▤ Structure

Concrete Core, tiled riser

▤ Tread

Hardwood

▤ Riser

Hardwood

▤ Side Skirt

Hardwood

▤ Handrails / Balustrade

DECORA Iron or equivalent

▤ Trim/Nosings

Decorative hardwood



WALLS

Exterior

Lightweight Concrete Block, 7.5 cm, plastered

Interior

Same as above

Bathrooms (non-wet area)

Homogeneous Tiles 0.60 x 0.60 m (600 THB/sqm)

Partitions

12 mm gypsum board

PAINTING

Exterior

ICI DULUX WEATHERSHIELD POWERFLEXX 100% acrylic

Base coat: DULUX MASAEL 743 (1 coat) + topcoat (2 coats)

Interior

ICI DULUX INSPIRE 100% acrylic

Base coat: DULUX MASAEL 743 + 2 coats finish

Steel Work / Metal / Ceilings / Doors / Fences

ICI SUPERCOITE anticorrosive system (2 coats primer + 2 coats finish)



ELECTRICAL SYSTEM

Wiring

Main cable ≤ 25 m, grounded per standard Internal cable :
Bangkok Cable PVC insulated

Breakers

Schneider Board, sized per circuit capacity

Switches & Outlets

Panasonic Refina or equivalent – 4 options in Metallic White Series

Lights

Living: 4" Warm White LED (EY W27 3000K)

Kitchen/Bath: GU10 LED

Terrace: LED EY W27

Decorative: Pendant / Downlight (as per design)

Internet

Provision included

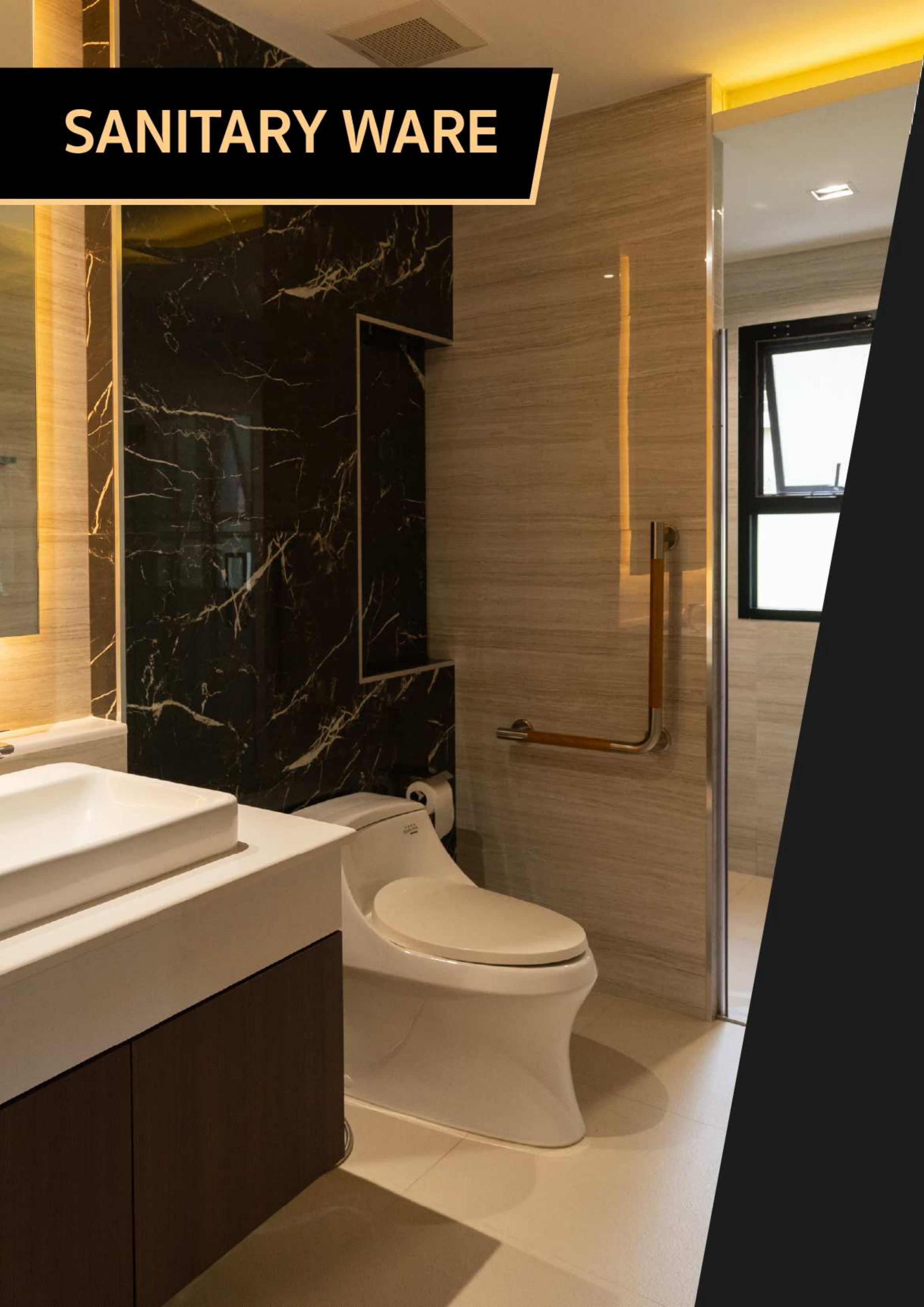
SANITARY WARE

/// Toilet
KOHLER

/// Basin
KOHLER

/// Shower
KOHLER

/// Bathtub
American Standard WINPLUS



CEILING WORK

Interior

9 mm gypsum board, painted or recessed (C-Line)

Bathrooms & Balcony

Moisture-resistant board, aluminum trim

Eaves / Exterior

SMARTWOOD 8–9 mm with weatherproof paint



ROOFING

▮ Insulation

GODPOOL system

▮ Tiles

SCG CPAC MONIER or

SCG PRESTIGE or

Metal Sheet with PU-foam

▮ Steel Framing

Galvanized steel

A close-up photograph of a wooden door with horizontal grain. Two vertical, light-colored handles are mounted on the door.

DOORS & WINDOWS

▮ Main Door

TOSTEM or Tesk Wood

▮ Interior Doors

Tesk Wood

▮ Sliding Doors / Windows

UPVC with insect screens

A close-up photograph of a modern, cylindrical door handle with a brushed metal finish, mounted on a wooden door.

DOOR & WINDOW HARDWARE

▮ Main Entrance Handle

1.20 m stainless (HAFELE)

▮ Room Handles

HAFELE stainless lever set

▮ Locks / Hinges / Closers / Stoppers

All HAFELE or equal

SWIMMING POOL (OPTIONAL)



Structure

Reinforced concrete with engineering

Filtration System

Skimmers & equipment room

Tiles

COTTO mosaic (1,200 THB/sqm)