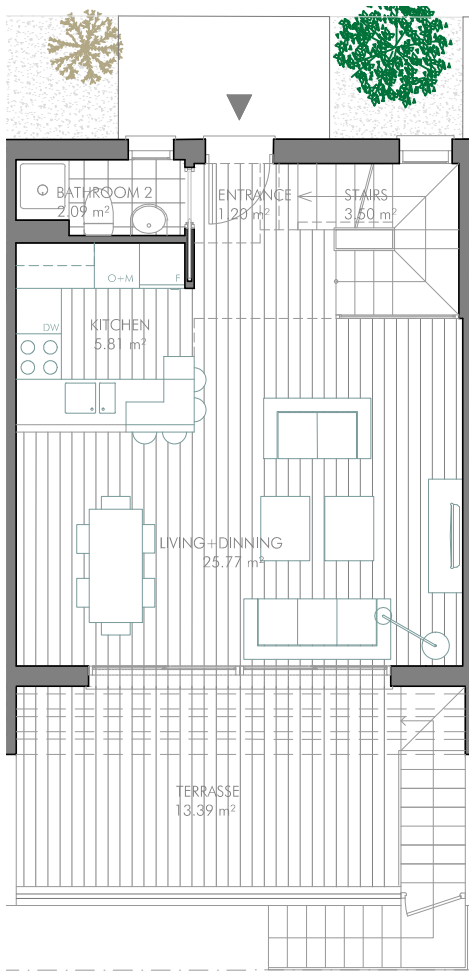
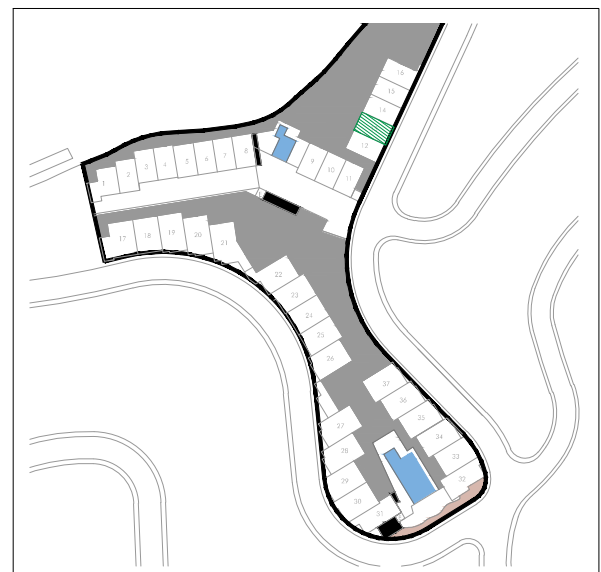
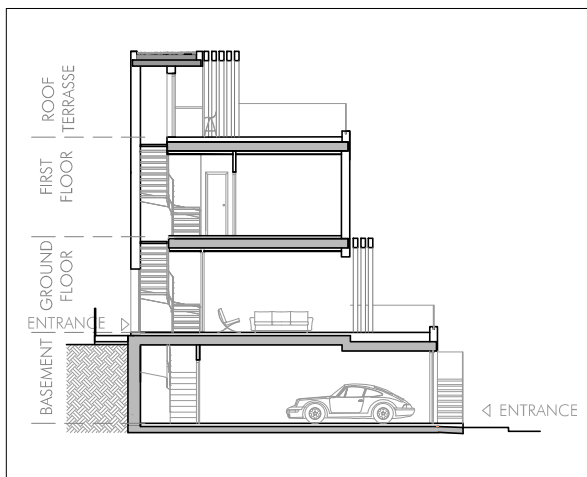
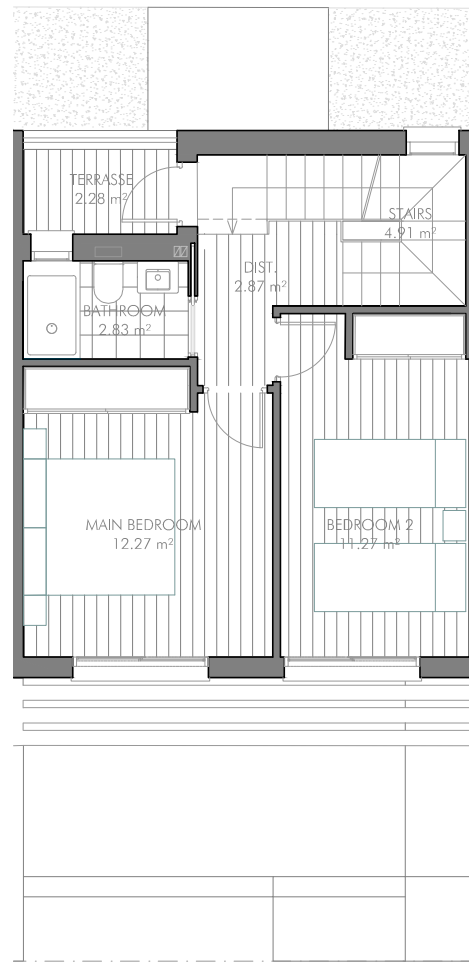


HOUSE 13 - 2 BEDROOMS

GROUND FLOOR



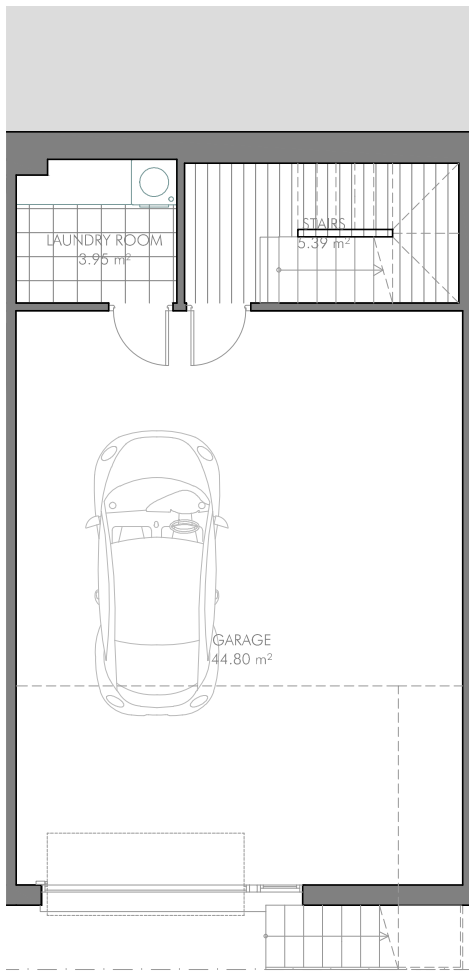
FIRST FLOOR



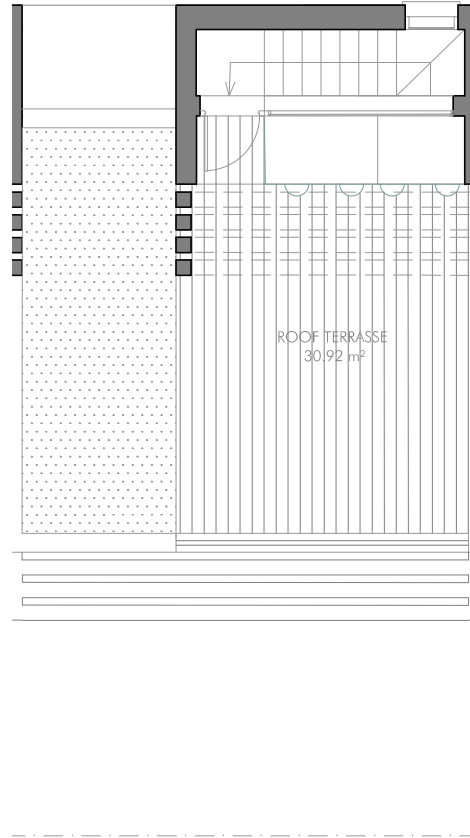
FURNISHINGS ARE ONLY INTENDED AS A GUIDE AND ARE NOT INCLUDED IN THE SALE. DIMENSIONS AND POSITION OF COLUMNS AND UTILITY CONDUITS ARE ONLY INTENDED AS GENERAL GUIDANCE. THE SWING OF THE DOORS AND SANITARY WARE REPRESENTATION ARE NOT BINDING. ROOM SIZES AND LAYOUTS MAY VARY.

HOUSE 13 - 3 BEDROOMS

BASEMENT



ROOF TERRASSE



LIVING AREA (EXCLUDING GARAGE)	83,95 m²
- BASEMENT	10,68 m ²
- GROUND FLOOR	38,37 m ²
- FIRST FLOOR	34,15 m ²

TERRASSE	
- GROUND FLOOR	13,39 m ²
- FIRST FLOOR	2,28 m ²
- ROOF	30,92 m ²

COURTYARD/GARDEN 3,89 m²

GARAGE AREA 44,80 m²



FULLY ENCLOSED BUILT AREA	
- BASEMENT BUILT AREA	62,52 m ²
- GROUND FLOOR BUILT AREA	44,63 m ²
- FIRST FLOOR BUILT AREA	43,05 m ²
- ROOF BUILT AREA	7,92 m ²

TOTAL FULLY ENCLOSED BUILT AREA: 158,12 m²

USABLE AREA	
- INDOOR AREA	128,75 m ²
- GROUND FLOOR TERRASSE	13,39 m ²
- FIRST FLOOR OUTDOOR AREA	2,28 m ²
- ROOF TERRASSE	30,92 m ²
- GARDEN AND COURTYARD	3,89 m ²
- OUTDOOR STAIRS	4,64 m ²

TOTAL USABLE AREA: 183,87 m²

AREA ACCORDING TO DECRETO 218/2005⁽¹⁾
 - BUILT AREA 171,00 m²

GROSS BUILT AREA 172,04 m²

(1) IN COMPLIANCE WITH DECREEE 218/2005 OF THE JUNTA DE ANDALUCIA, THE USABLE AREA OF EXTERIOR SPACES WHICH ARE FOR THE PRIVATE USE OF THE DWELLINGS REPRESENTS 90% OF THE ACTUAL FLOOR AREA, TO A MAXIMUM OF 10% OF THE ENCLOSED USABLE AREA. FURNISHINGS ARE ONLY INTENDED AS A GUIDE AND ARE NOT INCLUDED IN THE SALE. DIMENSIONS AND POSITION OF COLUMNS AND UTILITY CONDUITS ARE ONLY INTENDED AS GENERAL GUIDANCE. THE SWING OF THE DOORS AND SANITARY WARE REPRESENTATION ARE NOT BINDING. ROOM SIZES AND LAYOUTS MAY VARY.

PROMOTES

CNE
CASA NORDIC ELITE, S.L.

ARCHITECTS

ARQUERMO ARQUITECTOS
ESTUDIO DE ARQUITECTURA

MASTER DESIGN IN COOPERATION WITH

CROBAR
design