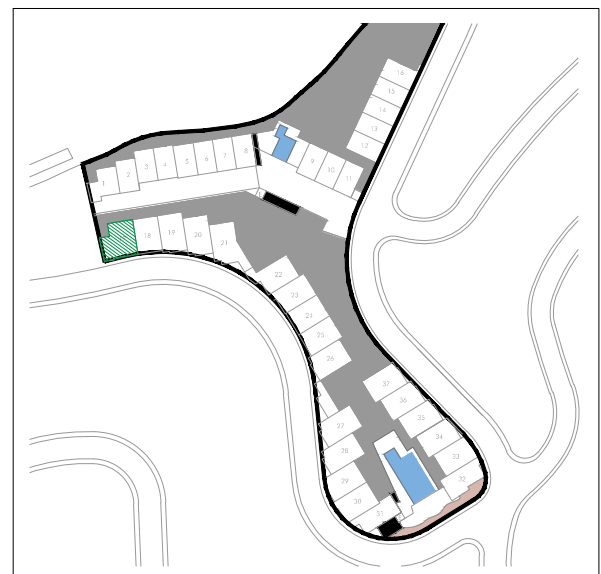
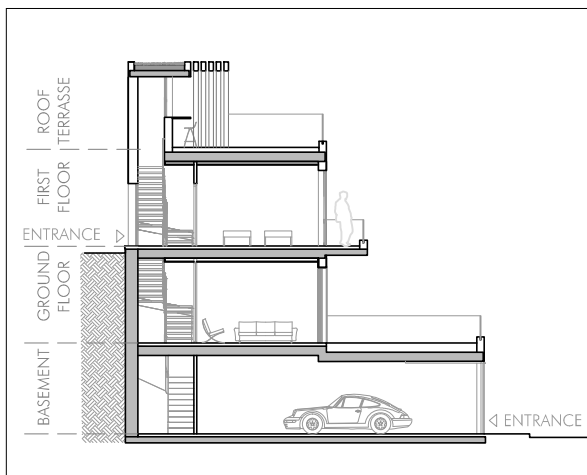
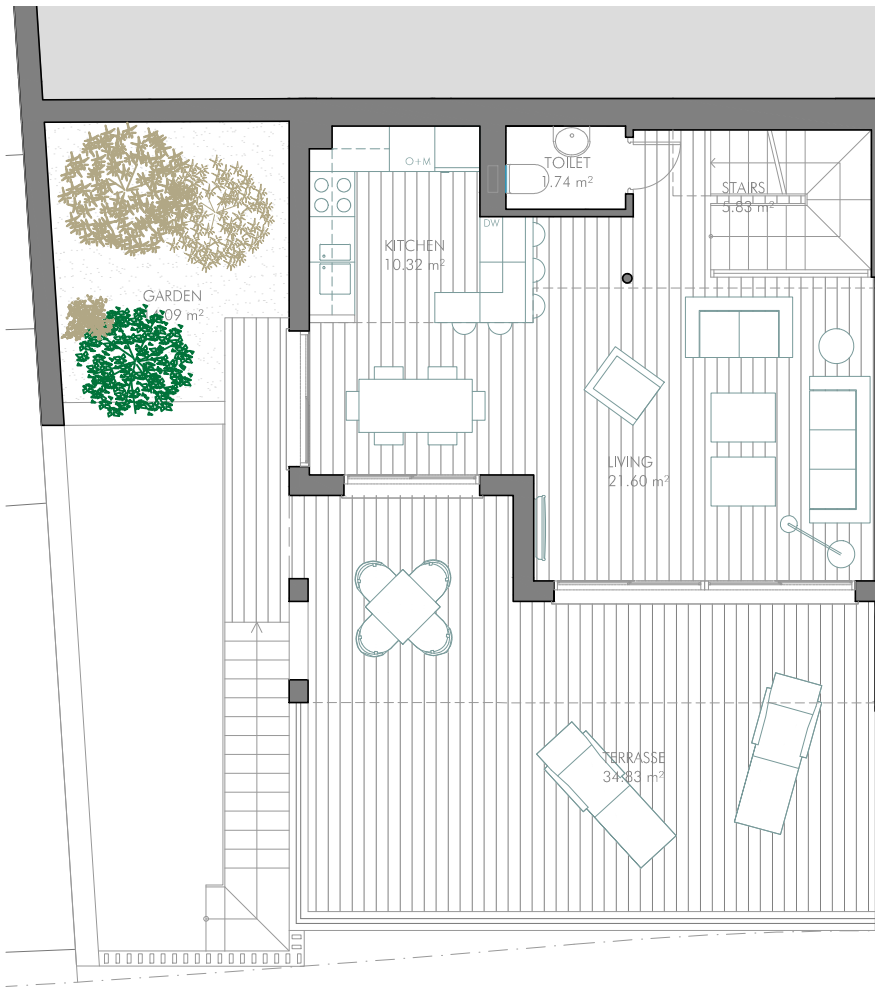


HOUSE 17 - 3 BEDROOMS

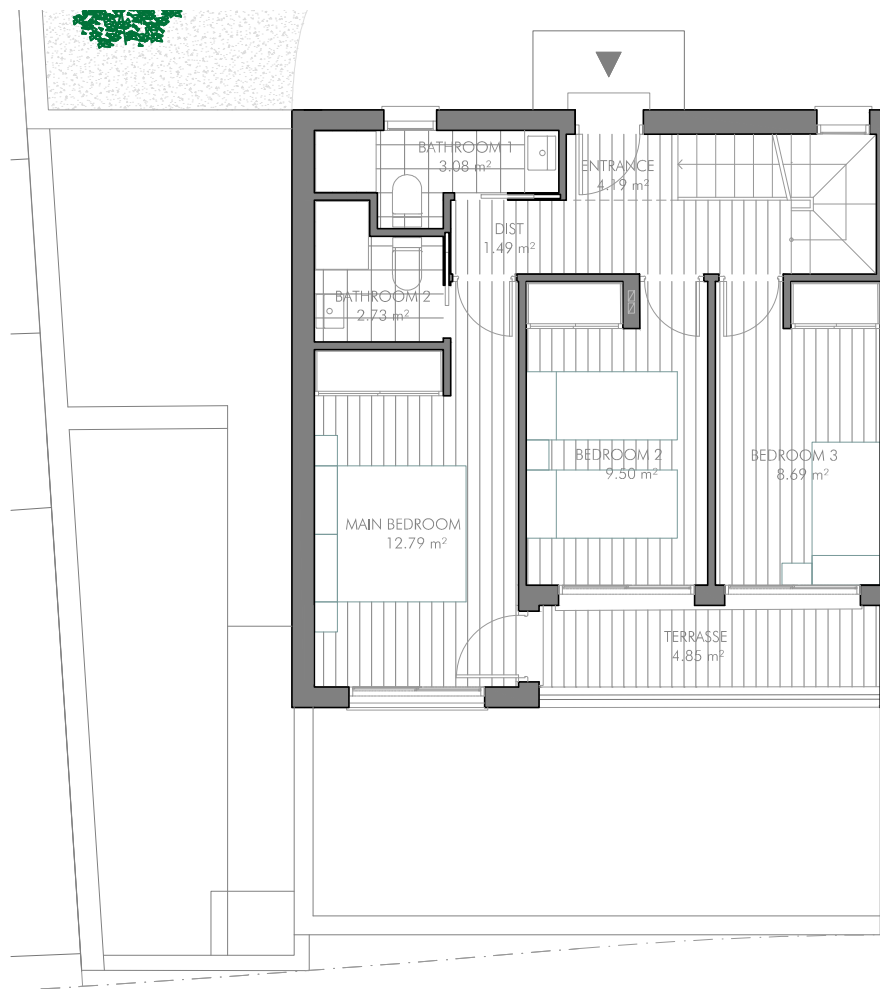
GROUND FLOOR



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 17 - 3 BEDROOMS

FIRST FLOOR



LIVING AREA (EXCLUDING GARAGE)	101,81 m²
- BASEMENT	16,05 m ²
- GROUND FLOOR	39,49 m ²
- FIRST FLOOR	46,27 m ²
TERRASSE	
- GROUND FLOOR	34,83 m ²
- FIRST FLOOR	4,85 m ²
- ROOF	41,48 m ²
COURTYARD/GARDEN	31,76 m²
GARAGE AREA	59,63 m²

FULLY ENCLOSED BUILT AREA	
- BASEMENT BUILT AREA	85,98 m ²
- GROUND FLOOR BUILT AREA	54,91 m ²
- FIRST FLOOR BUILT AREA	56,29 m ²
- ROOF BUILT AREA	9,89 m ²

TOTAL FULLY ENCLOSED BUILT AREA: 207,07 m²

USABLE AREA	
- INDOOR AREA	161,17 m ²
- GROUND FLOOR TERRASSE	34,83 m ²
- FIRST FLOOR OUTDOOR AREA	4,85 m ²
- ROOF TERRASSE	41,48 m ²
- GARDEN AND COURTYARD	31,76 m ²
- OUTDOOR STAIRS	4,01 m ²

TOTAL USABLE AREA: 278,40 m²

AREA ACCORDING TO DECRETO 218/2005⁽¹⁾	
- BUILT AREA	223,21 m ²

GROSS BUILT AREA 224,58 m²



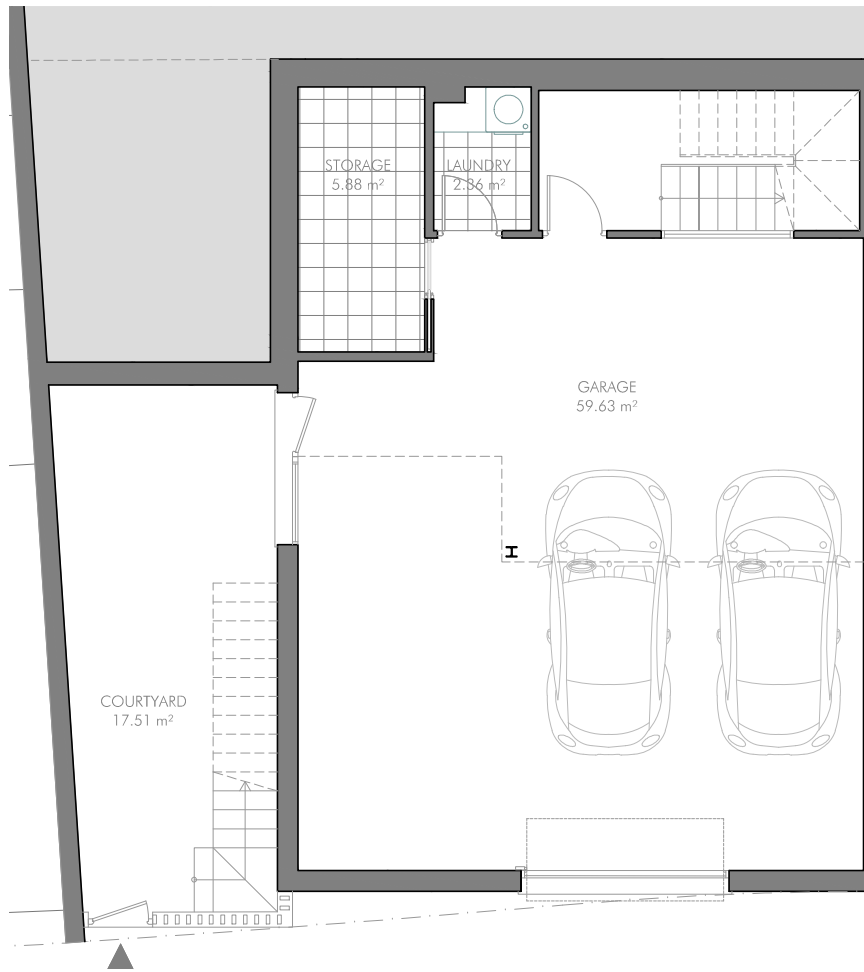
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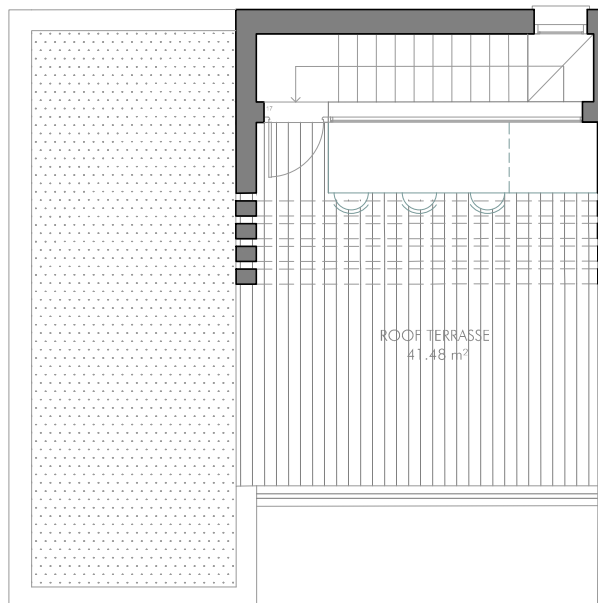
VISTA DEL MAR
37 LUXURY RESIDENCES | TORROX NERJA

HOUSE 17 - 3 BEDROOMS

BASEMENT



ROOF TERRASSE



Scale 1:100



(1) IN COMPLIANCE WITH DECREE 218/2005 OF THE JUNTA DE ANDALUCIA, THE USABLE AREA OF EXTERIOR SPACES WHICH ARE FOR THE PRIVATE USE OF THE DWELLINGS REPRESENTS 50% 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
PROYECTOS ARQUITECTONICOS E INTERIORS DESIGN