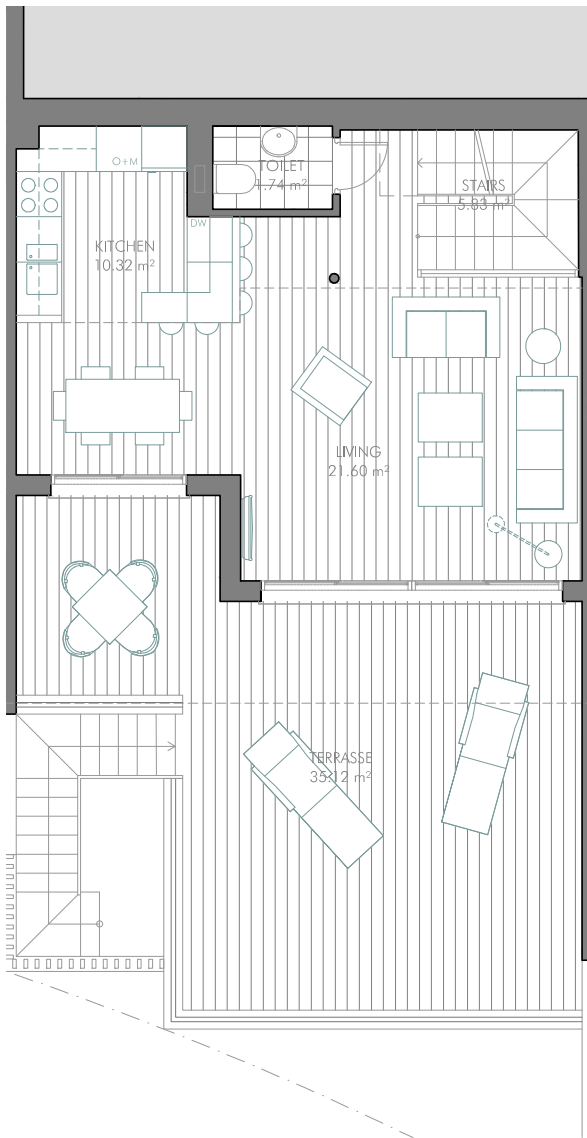
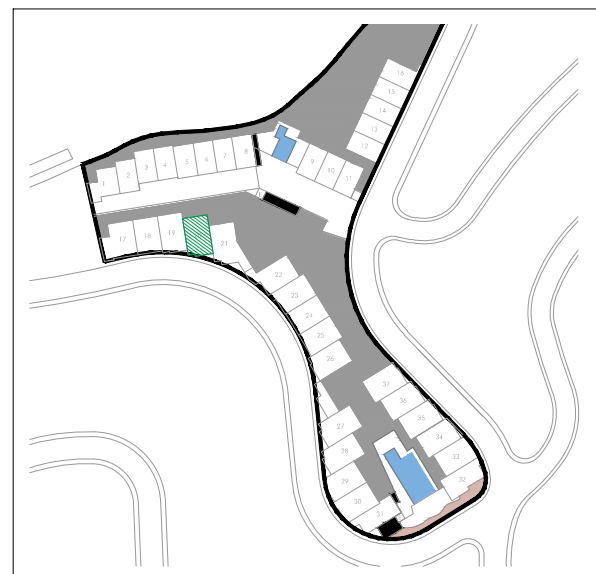
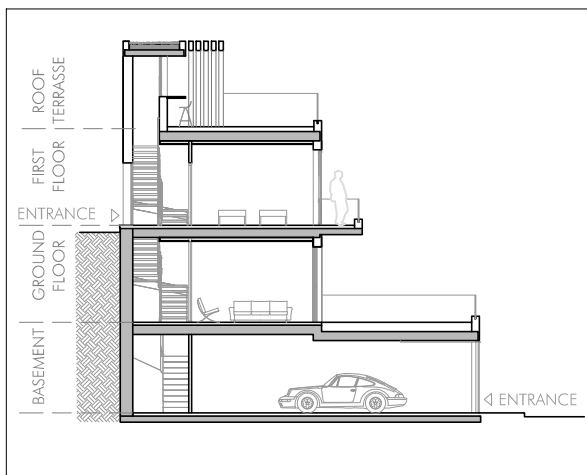
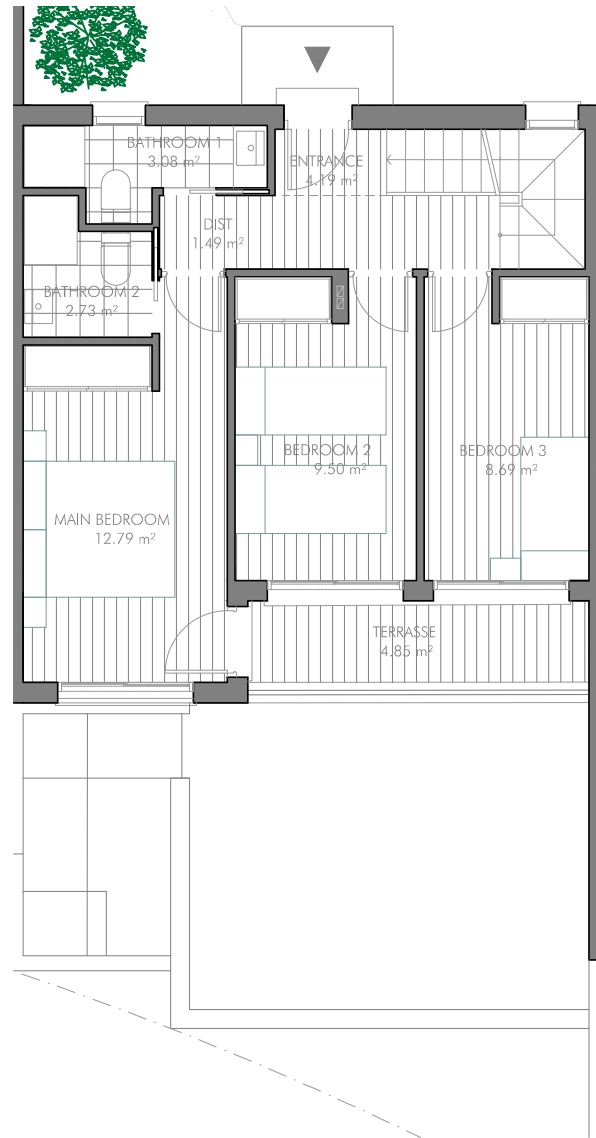


HOUSE 20 - 3 BEDROOMS

GROUND FLOOR



FIRST FLOOR



Scale 1:100  
0 1 2 5

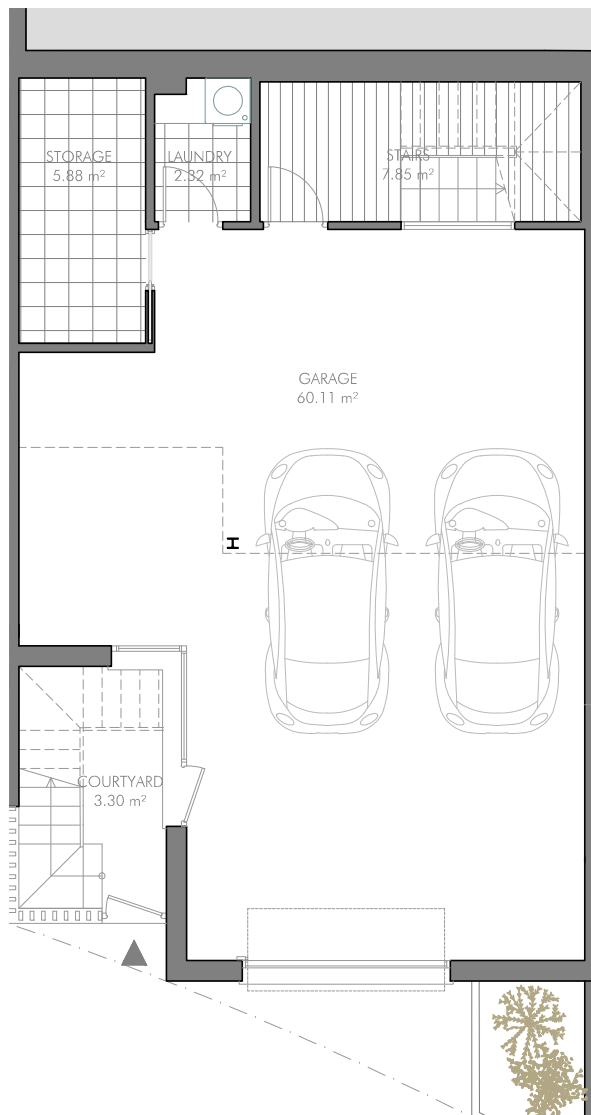
FURNISHINGS ARE ONLY INTENDED AS GENERAL GUIDANCE. THE SWING OF THE DOORS AND SANITARY WARE REPRESENTATION ARE NOT BINDING. ROOM SIZES AND LAYOUTS MAY VARY.



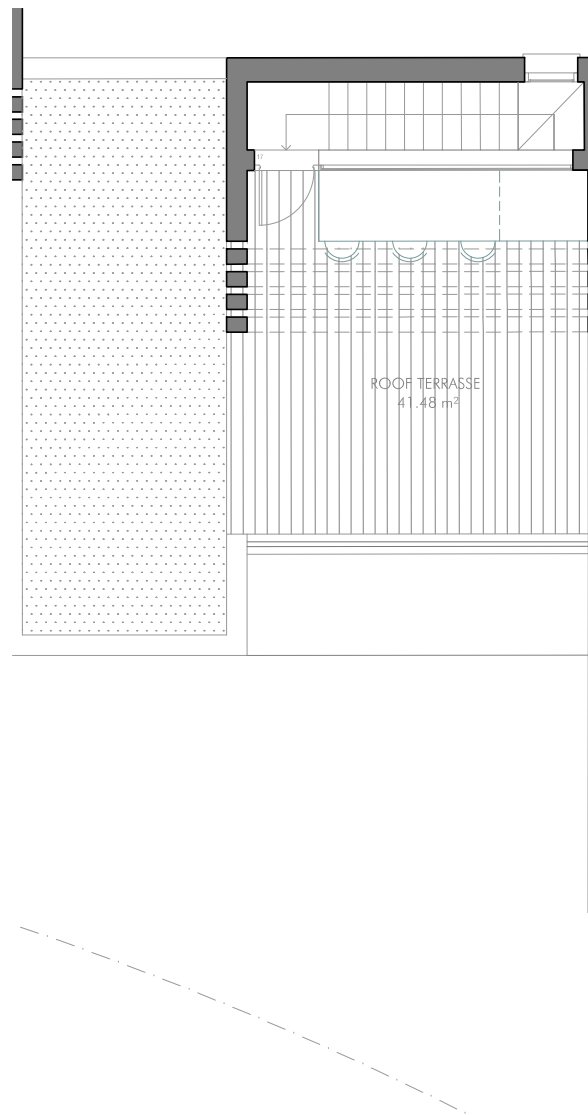
VISTA DEL MAR  
37 LUXURY RESIDENCES | TORROX NERJA

# HOUSE 20 - 3 BEDROOMS

## BASEMENT



## ROOF TERRASSE



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

|   |                             |
|---|-----------------------------|
| <b>FULLY ENCLOSED BUILT AREA</b>                        |                             |
| - BASEMENT BUILT AREA                                   | 85,93 m <sup>2</sup>        |
| - GROUND FLOOR BUILT AREA                               | 54,46 m <sup>2</sup>        |
| - FIRST FLOOR BUILT AREA                                | 55,89 m <sup>2</sup>        |
| - ROOF BUILT AREA                                       | 9,89 m <sup>2</sup>         |
| <b>TOTAL FULLY ENCLOSED BUILT AREA:</b>                 | <b>206,17 m<sup>2</sup></b> |
| <b>USABLE AREA</b>                                      |                             |
| - INDOOR AREA   | 161,92 m <sup>2</sup>       |
| - GROUND FLOOR TERRASSE                                 | 35,12 m <sup>2</sup>        |
| - FIRST FLOOR OUTDOOR AREA                              | 4,85 m <sup>2</sup>         |
| - ROOF TERRASSE   | 41,48 m <sup>2</sup>        |
| - GARDEN AND COURTYARD                                  | 3,30 m <sup>2</sup>         |
| - OUTDOOR STAIRS  | 4,00 m <sup>2</sup>         |
| <b>TOTAL USABLE AREA:</b>                               | <b>250,97 m<sup>2</sup></b> |
| <b>AREA ACCORDING TO DECRETO 218/2005<sup>(1)</sup></b> |                             |
| - BUILT AREA  | 222,39 m <sup>2</sup>       |
| <b>GROSS BUILT AREA</b>                                 | <b>223,75 m<sup>2</sup></b> |



(1) IN COMPLIANCE WITH DECREE 218/2005 OF THE JUNTA DE ANDALUCÍA, 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