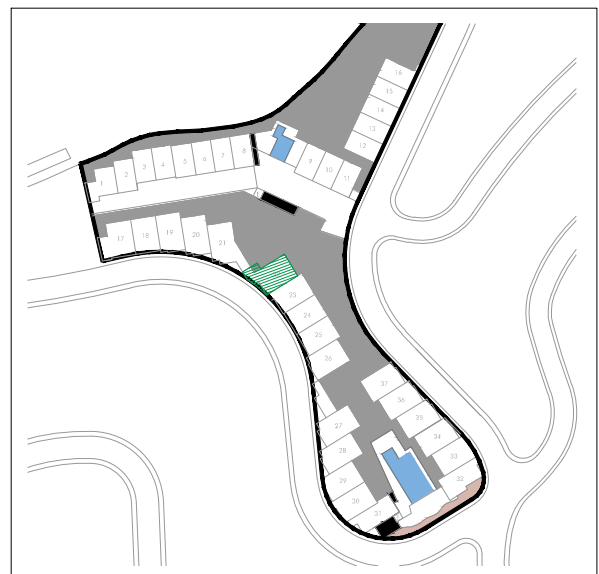
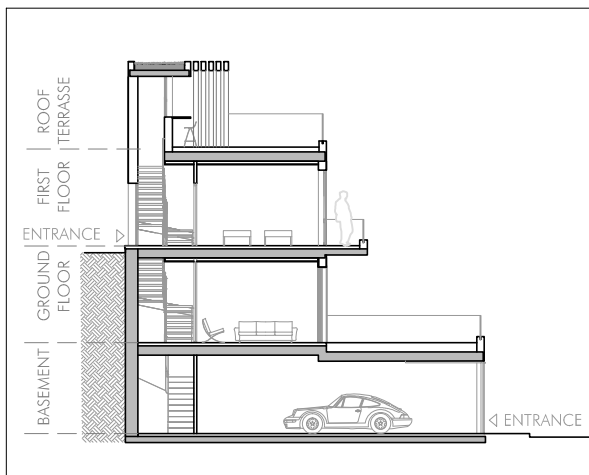
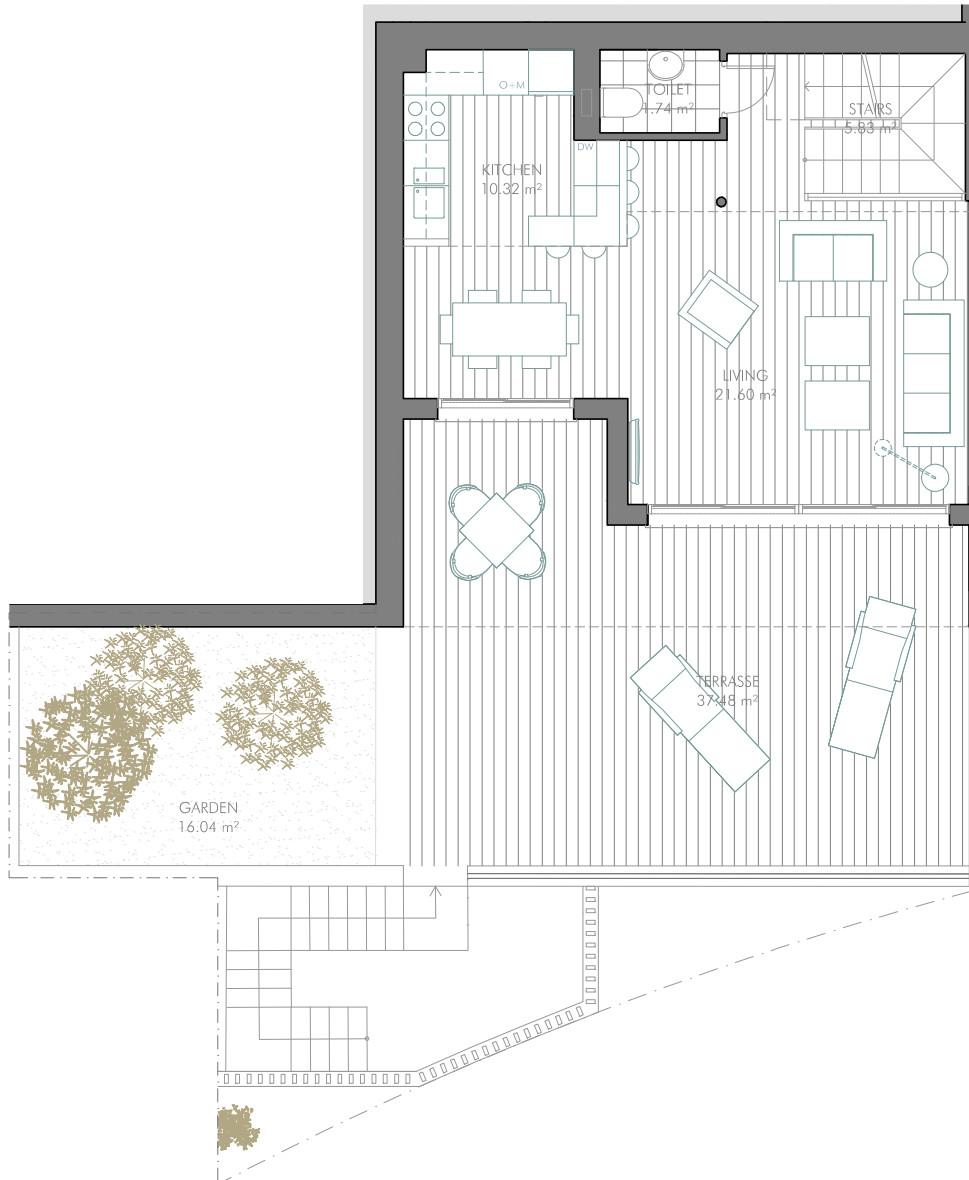


HOUSE 22 - 3 BEDROOMS

GROUND FLOOR



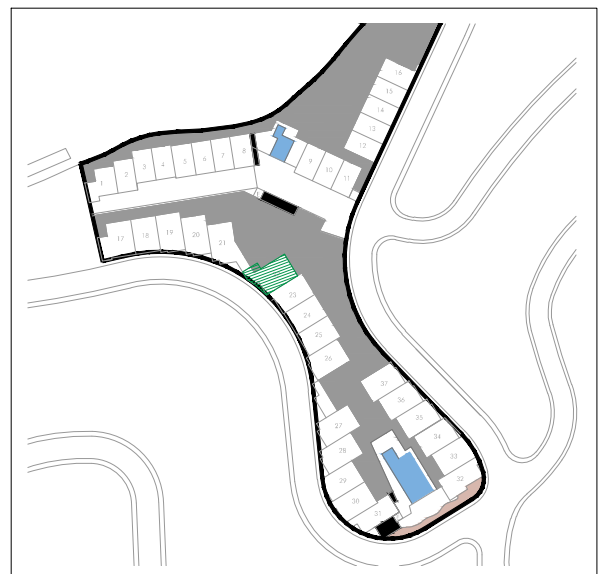
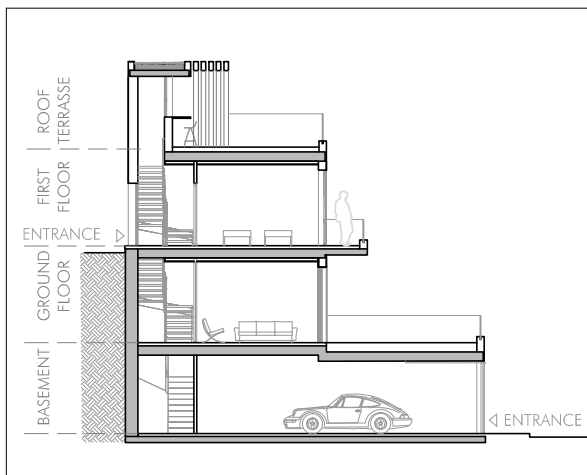
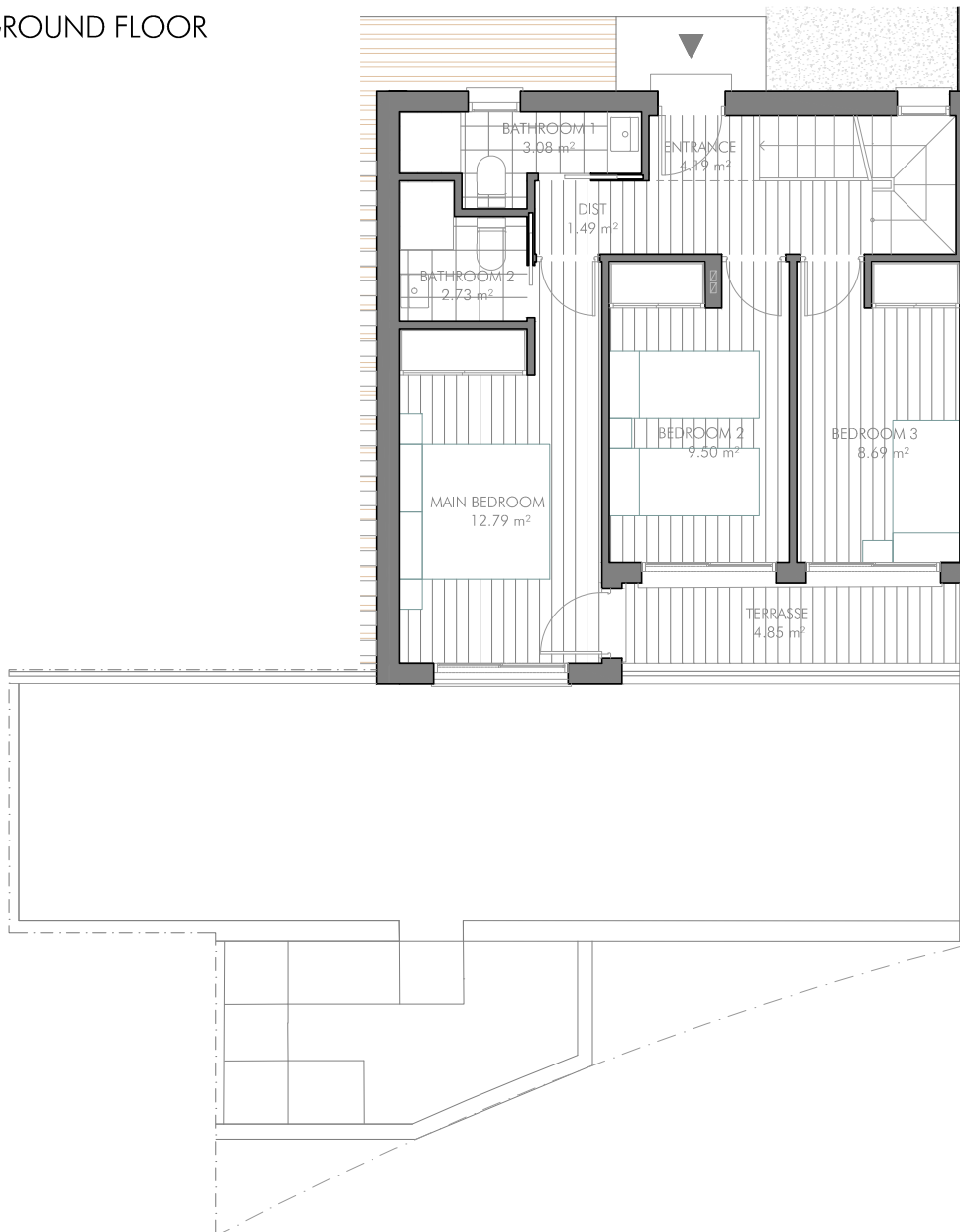
FURNISHINGS ARE ONLY INTENDED AS A GUIDE AND ARE NOT INCLUDED IN THE SALE. DIMENSIONS AND POSITION OF COLUMNS AND UTILITY CONDUITS ARE ONLY INTENDED AS GENERAL GUIDANCE. THE SWING OF THE DOORS AND SANITARY WARE REPRESENTATION ARE NOT BINDING. ROOM SIZES AND LAYOUTS MAY VARY.



VISTA DEL MAR
37 LUXURY RESIDENCES | TORROX NERJA

HOUSE 22 - 3 BEDROOMS

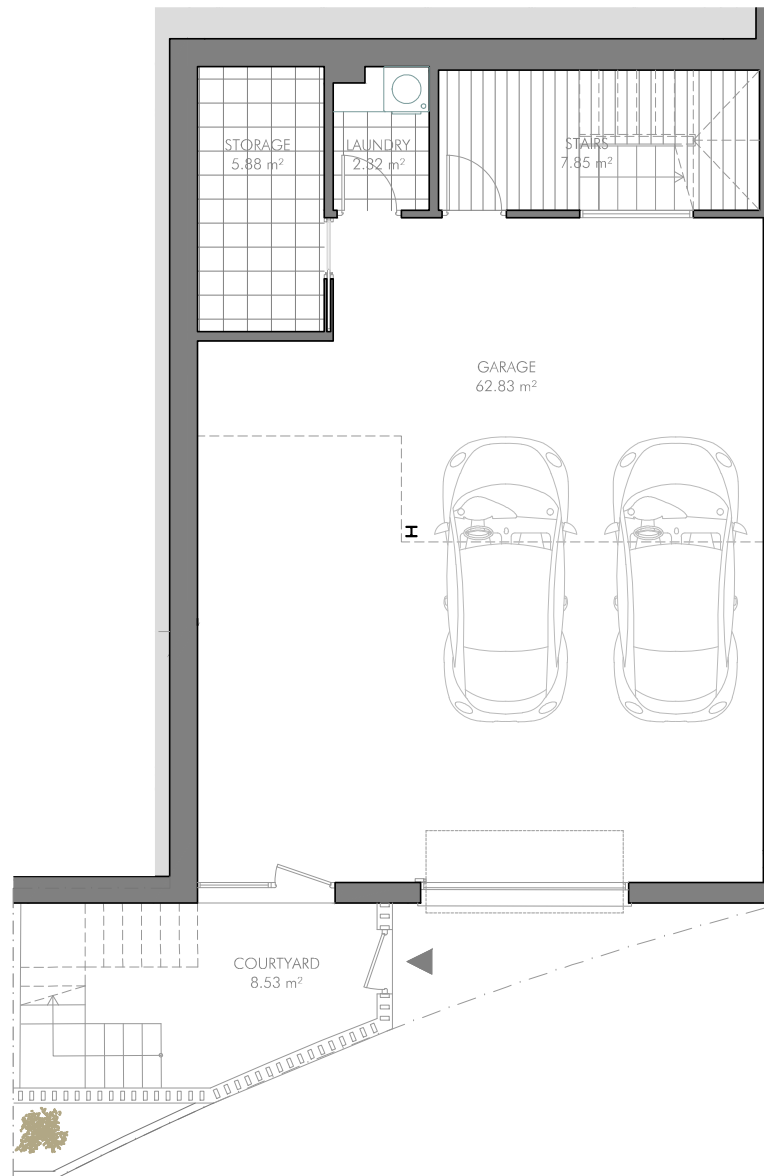
GROUND FLOOR



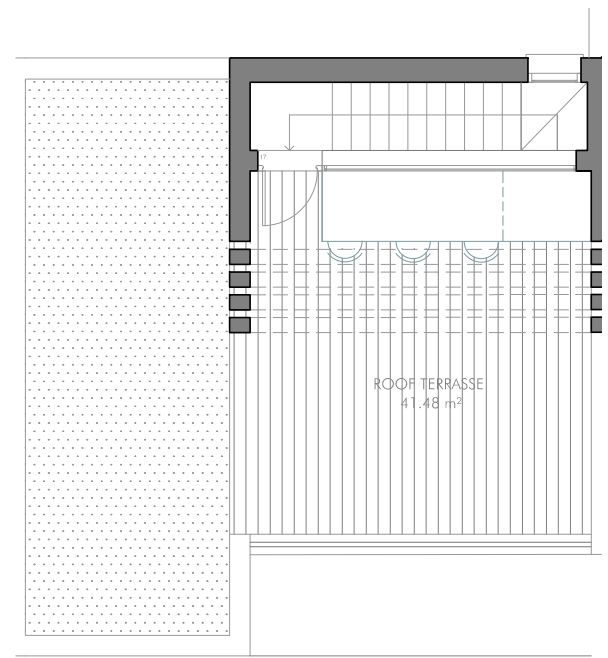
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HOUSE 22 - 3 BEDROOMS

BASEMENT



ROOF TERRASSE



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	37,48 m ²
- FIRST FLOOR	4,85 m ²
- ROOF	41,48 m ²
COURTYARD/GARDEN	24,75 m²
GARAGE AREA	62,83 m²

FULLY ENCLOSED BUILT AREA	
- BASEMENT BUILT AREA	89,46 m ²
- GROUND FLOOR BUILT AREA	54,91 m ²
- FIRST FLOOR BUILT AREA	56,30 m ²
- ROOF BUILT AREA	9,89 m ²

TOTAL FULLY ENCLOSED BUILT AREA: 210,56 m²

USABLE AREA	
- INDOOR AREA	164,64 m ²
- GROUND FLOOR TERRASSE	37,48 m ²
- FIRST FLOOR OUTDOOR AREA	4,85 m ²
- ROOF TERRASSE	41,48 m ²
- GARDEN AND COURTYARD	24,57 m ²
- OUTDOOR STAIRS	5,15 m ²

TOTAL USABLE AREA: 278,47 m²

AREA ACCORDING TO DECRETO 218/2005⁽¹⁾
- BUILT AREA 227,05 m²

GROSS BUILT AREA 228,44 m²



Scale 1:100



(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 LAYOUT'S MAY VARY.

PROMOTES

CNE
CASA NORDIC ELITE, S.L.

ARCHITECTS

ARQUERMO ARQUITECTOS
ESTUDIO DE ARQUITECTURA

MASTER DESIGN IN COOPERATION WITH

CROBAR
design