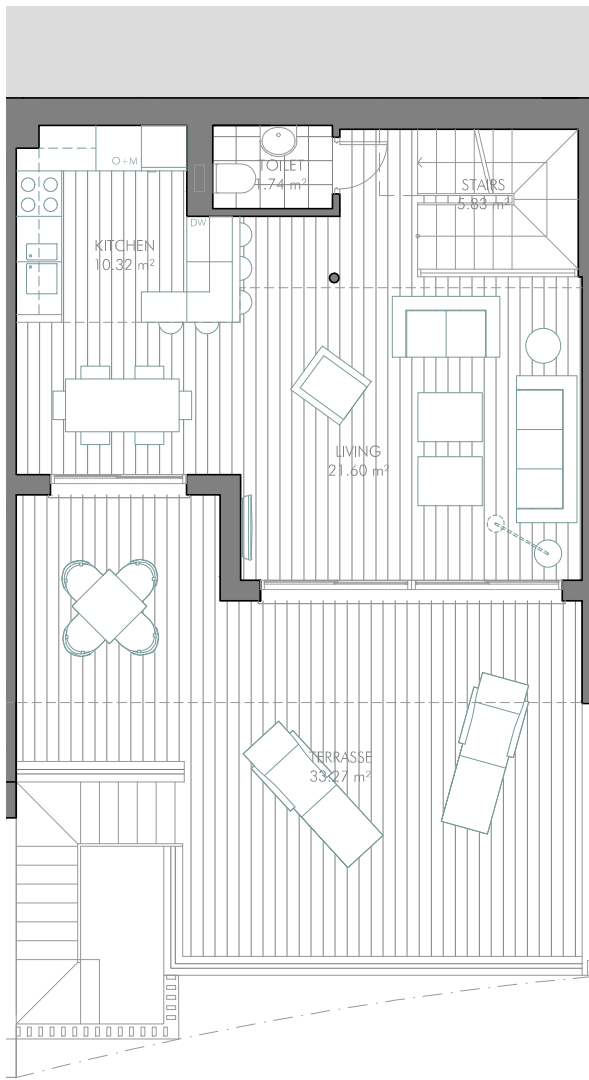
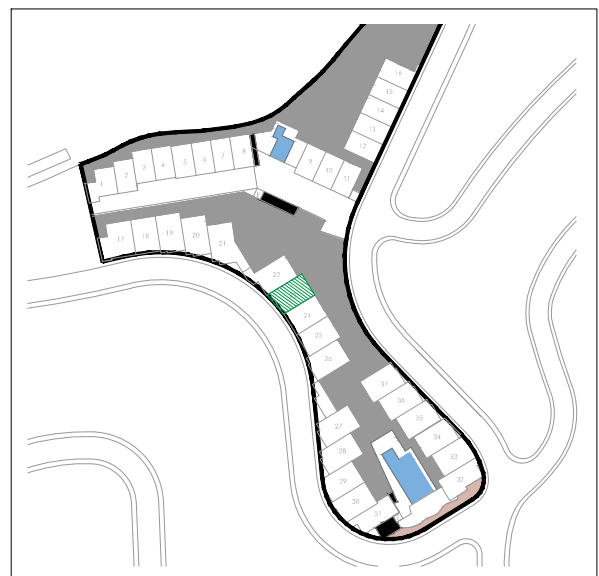
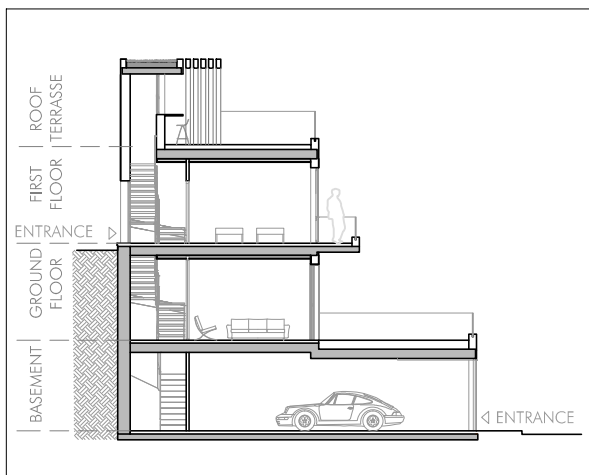
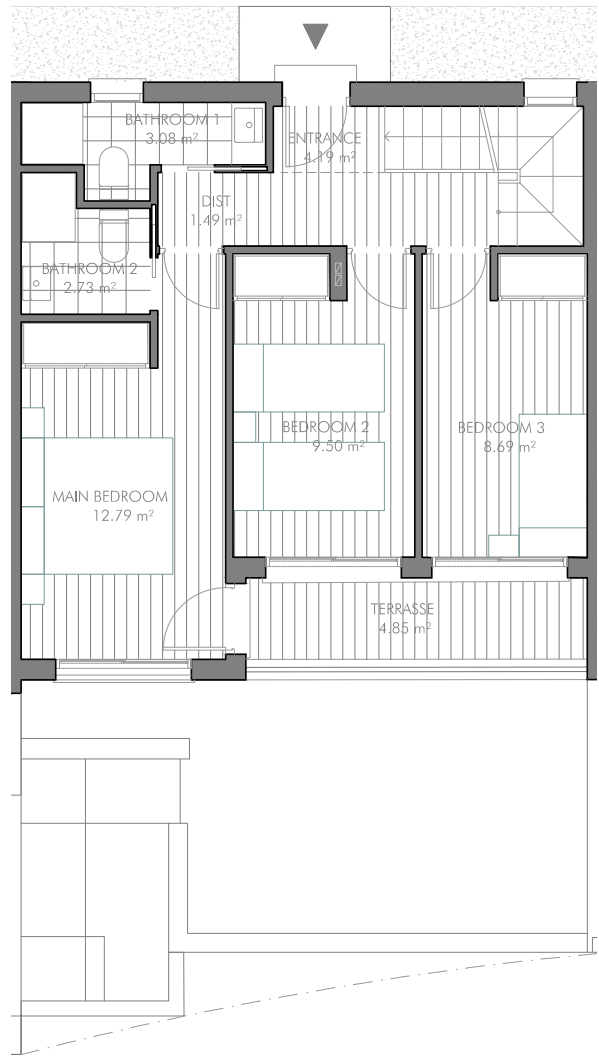


HOUSE 23 - 3 BEDROOMS

GROUND FLOOR



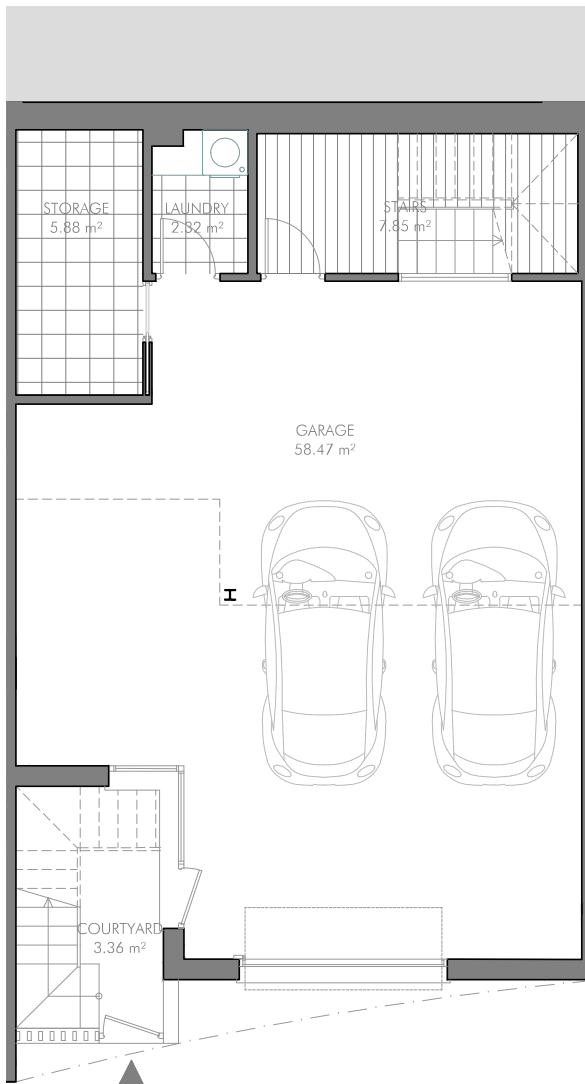
FIRST FLOOR



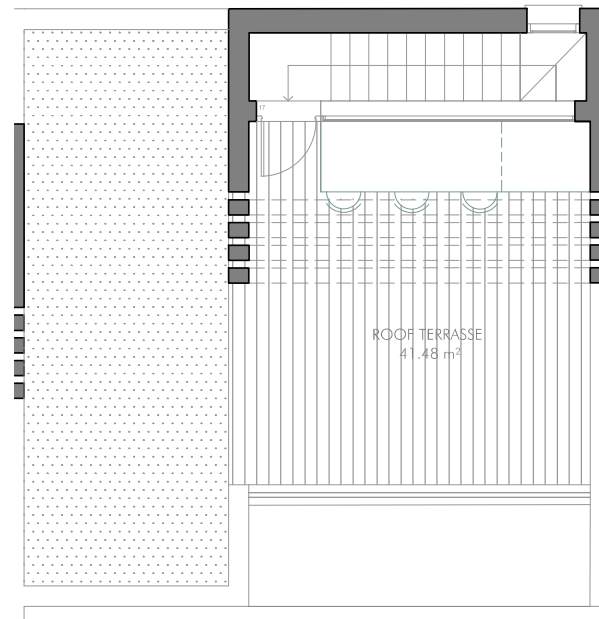
FURNISHINGS ARE ONLY INTENDED AS A GUIDE AND ARE NOT INCLUDED IN THE SALE. DIMENSIONS AND POSITION OF COLUMNS AND UTILITY CONDUITS ARE ONLY INTENDED AS GENERAL GUIDANCE. THE SWING OF THE DOORS AND SANITARY WARE REPRESENTATION ARE NOT BINDING. ROOM SIZES AND LAYOUTS MAY VARY.

# HOUSE 23- 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	33,27 m <sup>2</sup>
- FIRST FLOOR	4,85 m <sup>2</sup>
- ROOF	41,48 m <sup>2</sup>
<b>COURTYARD/GARDEN</b>	<b>3,36 m<sup>2</sup></b>
<b>GARAGE AREA</b>	<b>58,47 m<sup>2</sup></b>

<b>FULLY ENCLOSED BUILT AREA</b>	
- BASEMENT BUILT AREA	84,05 m <sup>2</sup>
- GROUND FLOOR BUILT AREA	54,23 m <sup>2</sup>
- FIRST FLOOR BUILT AREA	55,24 m <sup>2</sup>
- ROOF BUILT AREA	9,89 m <sup>2</sup>
<b>TOTAL FULLY ENCLOSED BUILT AREA:</b>	<b>203,41 m<sup>2</sup></b>
<b>USABLE AREA</b>	
- INDOOR AREA	160,31 m <sup>2</sup>
- GROUND FLOOR TERRASSE	33,27 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	3,36 m <sup>2</sup>
- OUTDOOR STAIRS	4,00 m <sup>2</sup>
<b>TOTAL USABLE AREA:</b>	<b>247,57 m<sup>2</sup></b>
<b>AREA ACCORDING TO DECRETO 218/2005<sup>(1)</sup></b>	
- BUILT AREA	219,47 m <sup>2</sup>
<b>GROSS BUILT AREA</b>	<b>220,81 m<sup>2</sup></b>



(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 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 LAYOUT'S MAY VARY.

PROMOTES

**CNE**  
CASA NORDIC ELITE, S.L.

ARCHITECTS

**ARQUERMO** ARQUITECTOS  
ESTUDIO DE ARQUITECTURA

MASTER DESIGN IN COOPERATION WITH

**CROBAR**  
design