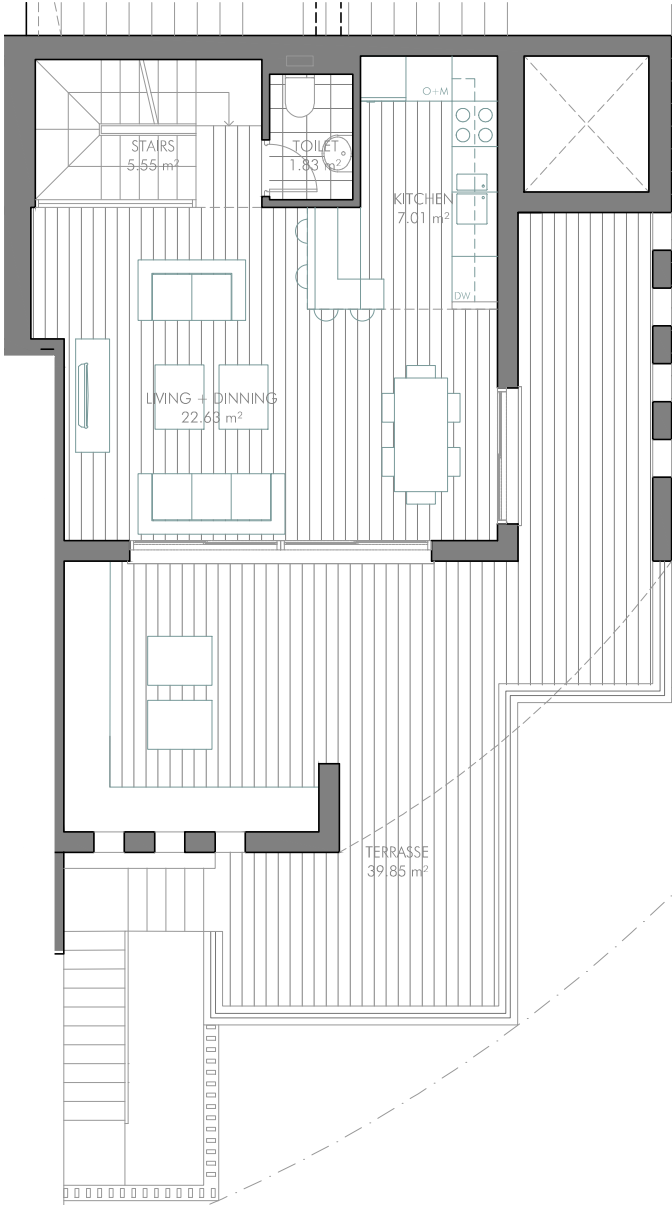
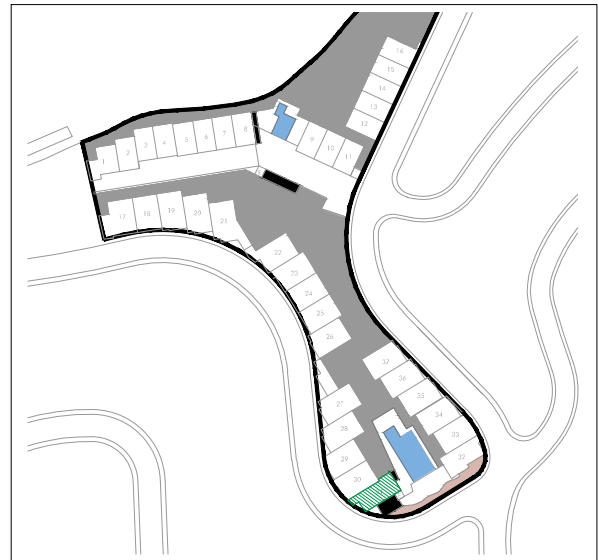
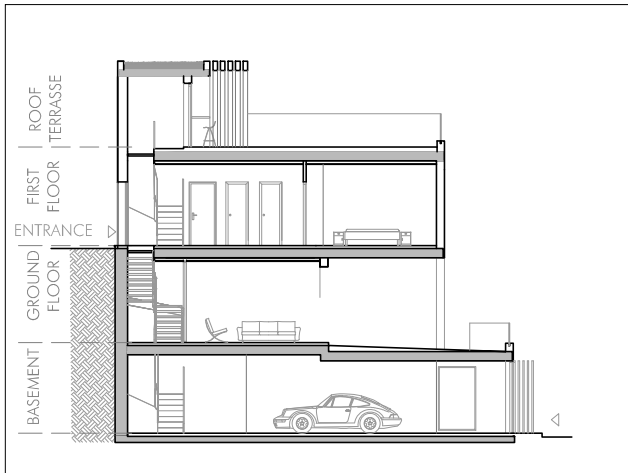
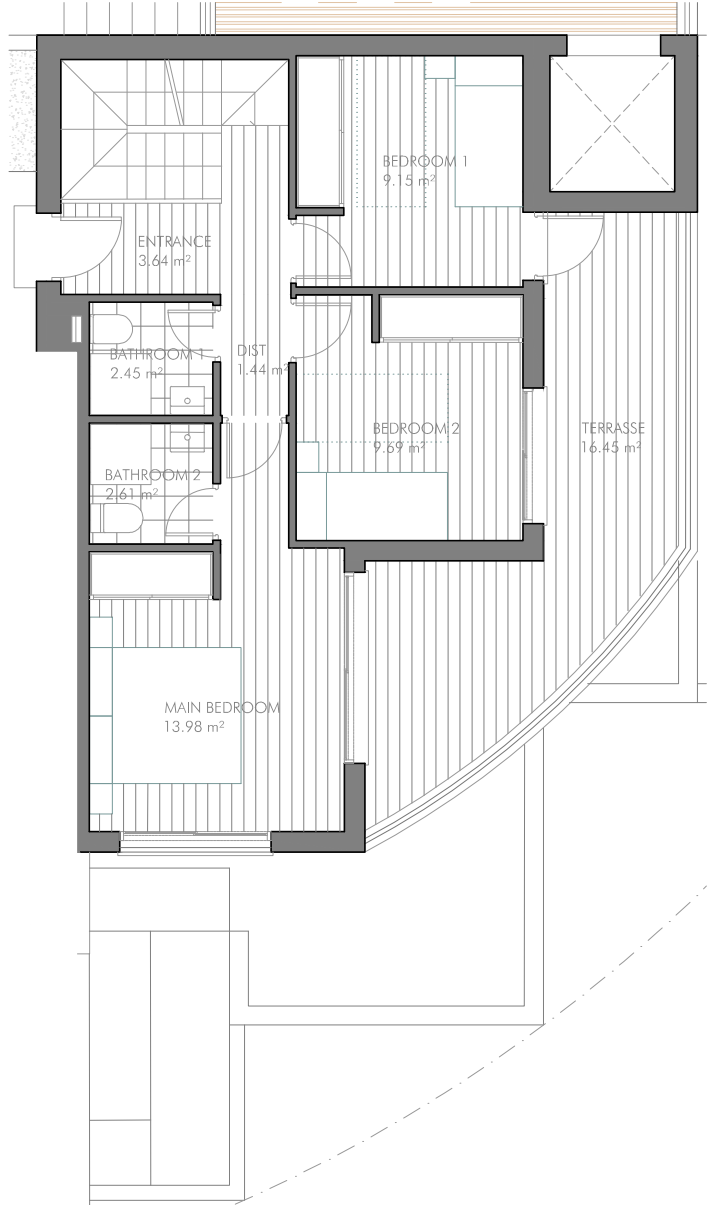


HOUSE 31 - 3 BEDROOMS

GROUND FLOOR



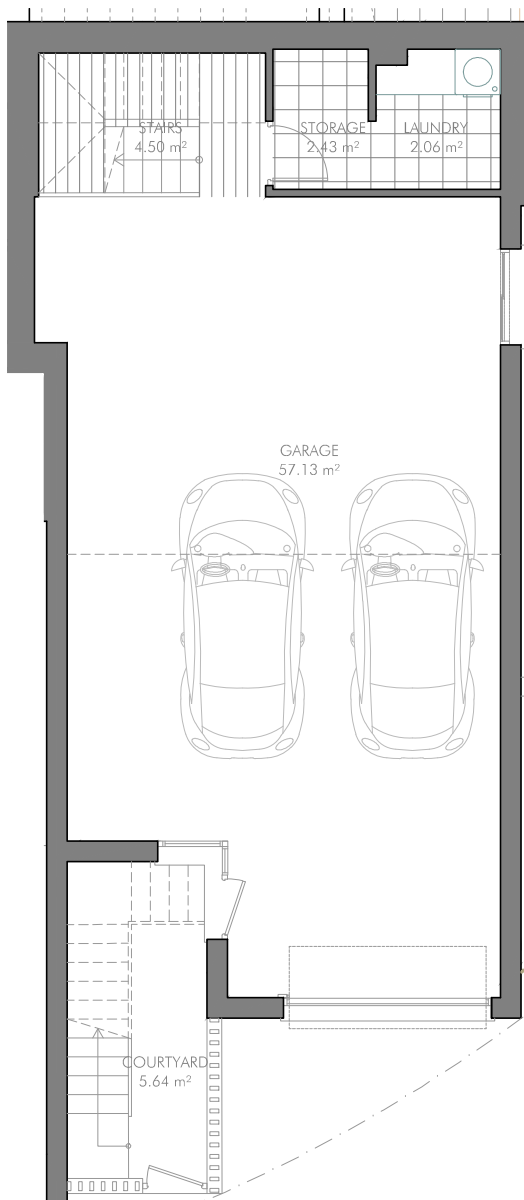
FIRST FLOOR



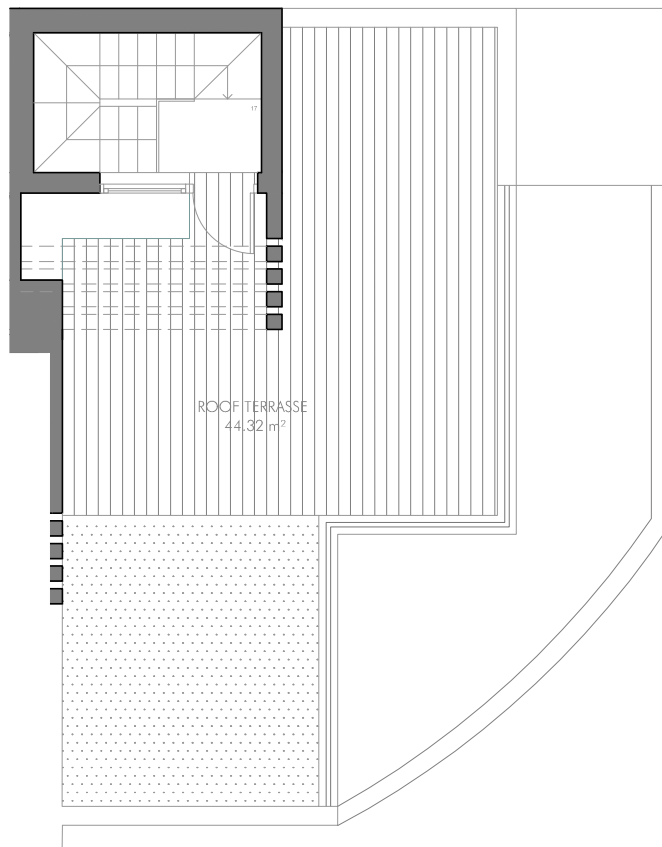
FURNISHINGS ARE ONLY INTENDED AS A GUIDE AND ARE NOT INCLUDED IN THE SALE. DIMENSIONS AND POSITION OF COLUMNS AND UTILITY CONDUITS ARE ONLY INTENDED AS GENERAL GUIDANCE. THE SWING OF THE DOORS AND SANITARY WARE REPRESENTATION ARE NOT BINDING. ROOM SIZES AND LAYOUTS MAY VARY.

HOUSE 31 - 3 BEDROOMS

BASEMENT



ROOF TERRASSE



LIVING AREA (EXCLUDING GARAGE)	95,27 m²
- BASEMENT	8,99 m ²
- GROUND FLOOR	37,02 m ²
- FIRST FLOOR	49,26 m ²
TERRASSE	
- GROUND FLOOR	39,85 m ²
- FIRST FLOOR	16,45 m ²
- ROOF	44,32 m ²
COURTYARD/GARDEN	5,64 m²
GARAGE AREA	57,13 m²



Scale 1:100



FULLY ENCLOSED BUILT AREA	
- BASEMENT BUILT AREA	78,57 m ²
- GROUND FLOOR BUILT AREA	61,65 m ²
- FIRST FLOOR BUILT AREA	59,58 m ²
- ROOF BUILT AREA	9,87 m ²

TOTAL FULLY ENCLOSED BUILT AREA: 209,67 m²

USABLE AREA	
- INDOOR AREA	152,40 m ²
- GROUND FLOOR TERRASSE	39,85 m ²
- FIRST FLOOR OUTDOOR AREA	16,45 m ²
- ROOF TERRASSE	44,32 m ²
- GARDEN AND COURTYARD	5,64 m ²
- OUTDOOR STAIRS	4,26 m ²

TOTAL USABLE AREA: 262,97 m²

AREA ACCORDING TO DECRETO 218/2005⁽¹⁾

- BUILT AREA	224,91 m ²
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GROSS BUILT AREA 226,29 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