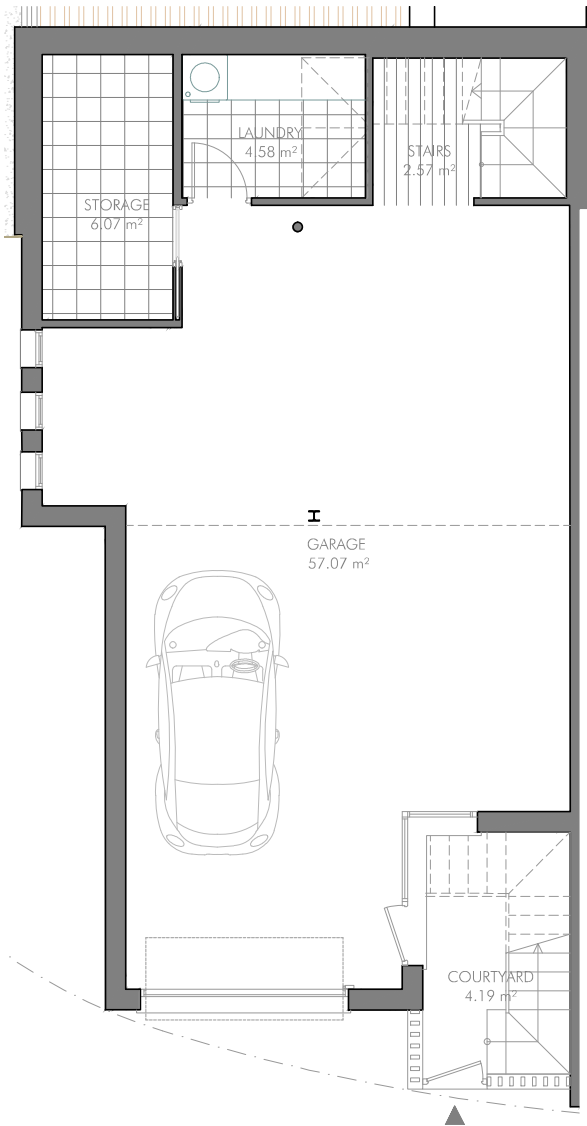
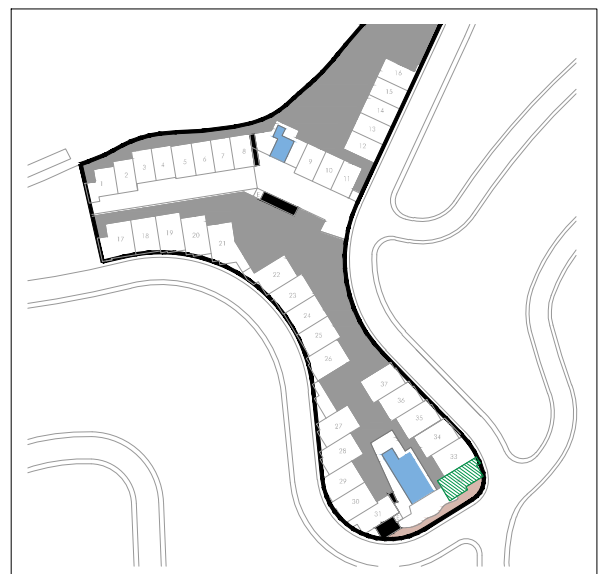
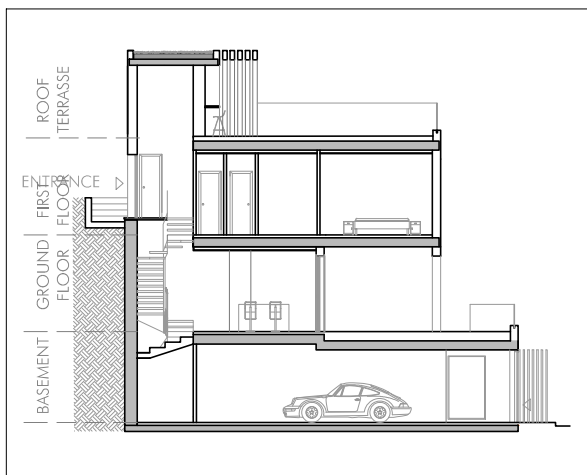
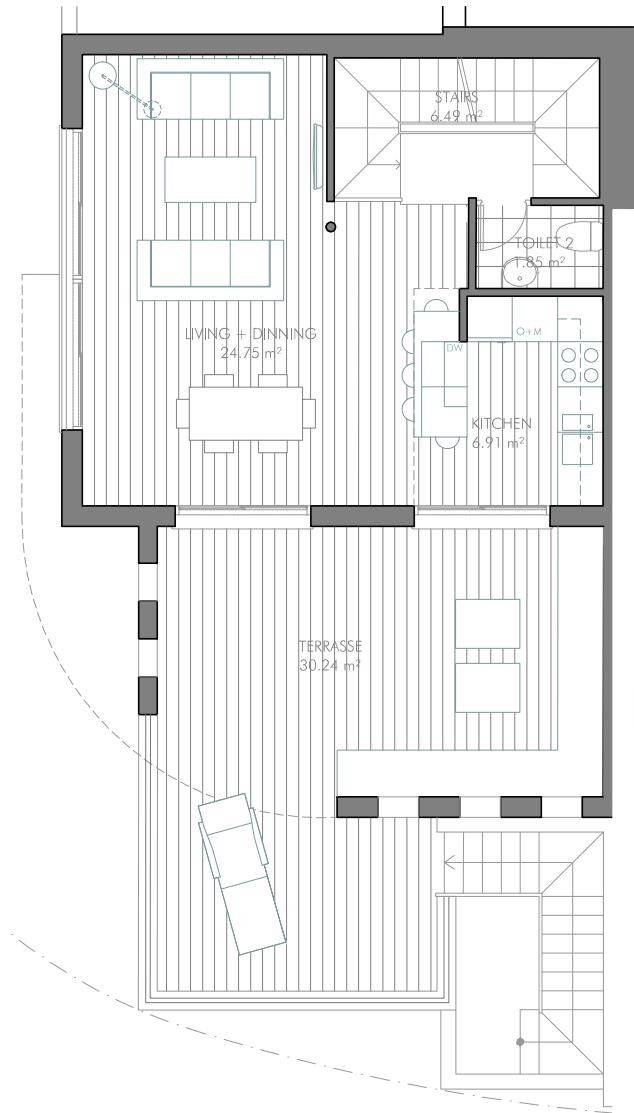


HOUSE 32 - 3 BEDROOMS

BASEMENT



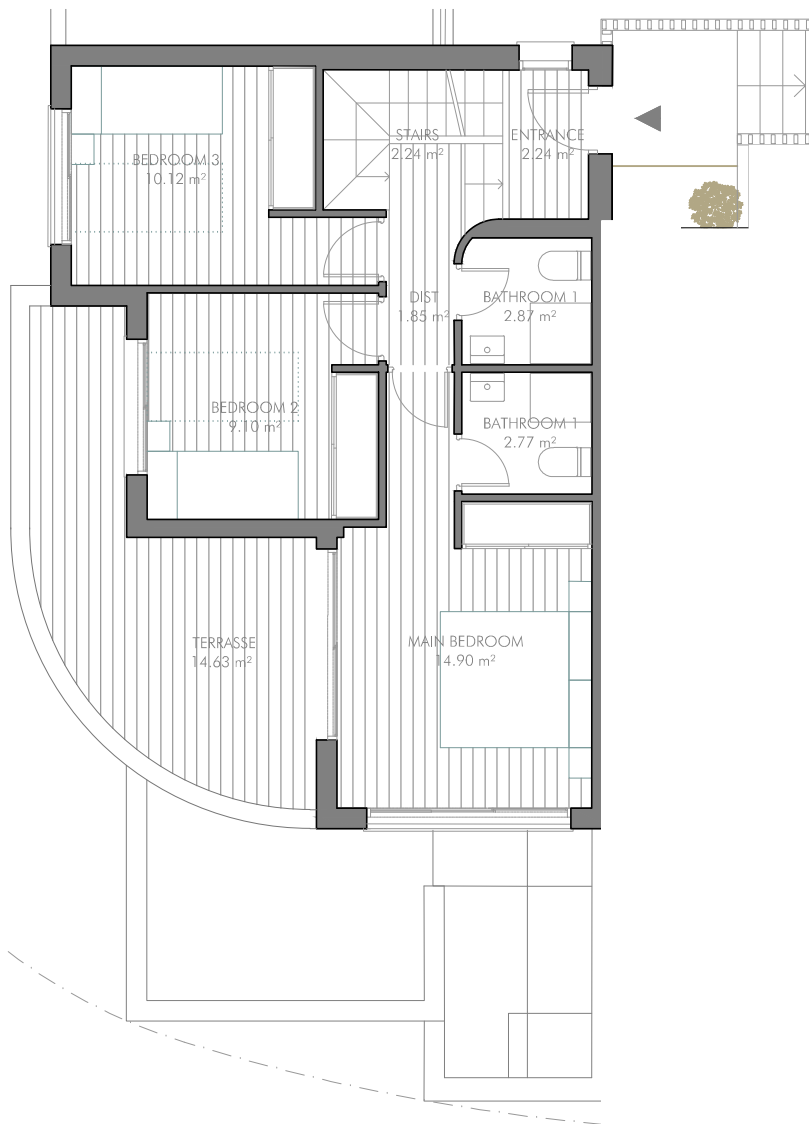
GROUND FLOOR



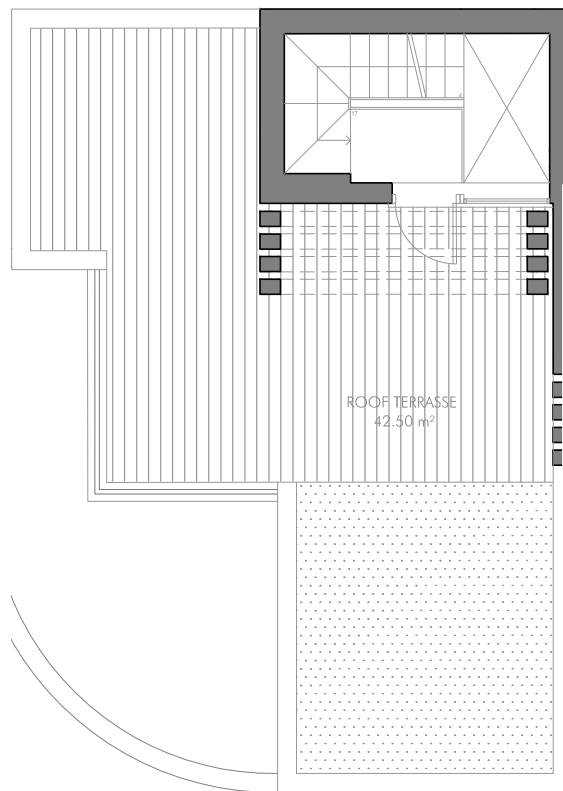
FURNISHINGS ARE ONLY INTENDED AS A GUIDE AND ARE NOT INCLUDED IN THE SALE. DIMENSIONS AND POSITION OF COLUMNS AND UTILITY CONDUITS ARE ONLY INTENDED AS GENERAL GUIDANCE. THE SWING OF THE DOORS AND SANITARY WARE REPRESENTATION ARE NOT BINDING. ROOM SIZES AND LAYOUTS MAY VARY.

HOUSE 32 - 3 BEDROOMS

FIRST FLOOR



ROOF TERRASSE



LIVING AREA (EXCLUDING GARAGE)	102,36 m ²
- BASEMENT	13,22 m ²
- GROUND FLOOR	42,24 m ²
- FIRST FLOOR	46,90 m ²

TERRASSE	
- GROUND FLOOR	30,24 m ²
- FIRST FLOOR	14,63 m ²
- ROOF	42,50 m ²

COURTYARD/GARDEN	4,19 m ²
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GARAGE AREA	57,07 m ²
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FULLY ENCLOSED BUILT AREA	
- BASEMENT BUILT AREA	83,00 m ²
- GROUND FLOOR BUILT AREA	59,16 m ²
- FIRST FLOOR BUILT AREA	59,22 m ²
- ROOF BUILT AREA	10,64 m ²

TOTAL FULLY ENCLOSED BUILT AREA:	212,02 m ²
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USABLE AREA	
- INDOOR AREA	159,43 m ²
- GROUND FLOOR TERRASSE	30,24 m ²
- FIRST FLOOR OUTDOOR AREA	14,63 m ²
- ROOF TERRASSE	42,50 m ²
- GARDEN AND COURTYARD	4,19 m ²
- OUTDOOR STAIRS	9,52 m ²

TOTAL USABLE AREA:	259,93 m ²
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AREA ACCORDING TO DECRETO 218/2005⁽¹⁾	
- BUILT AREA	227,90 m ²

GROSS BUILT AREA	229,29 m ²
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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 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