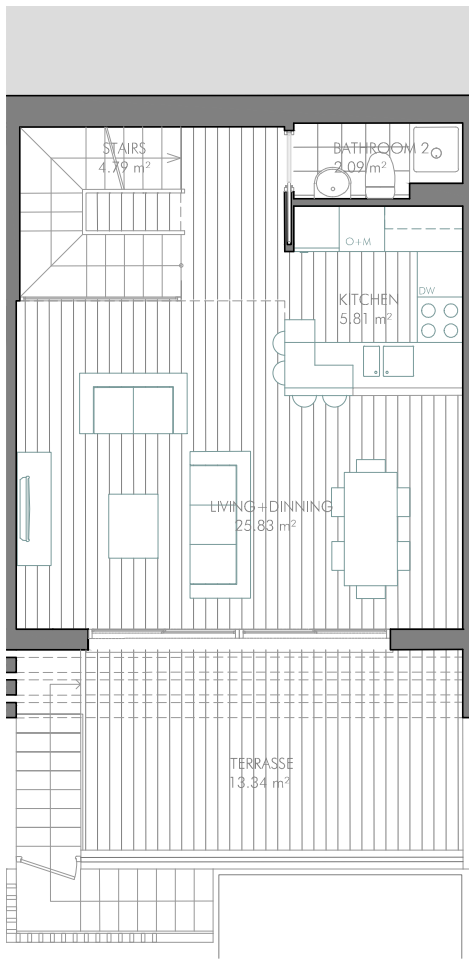
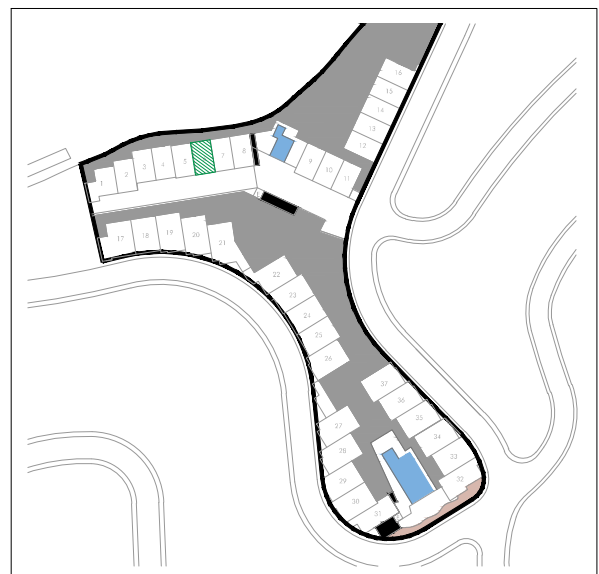
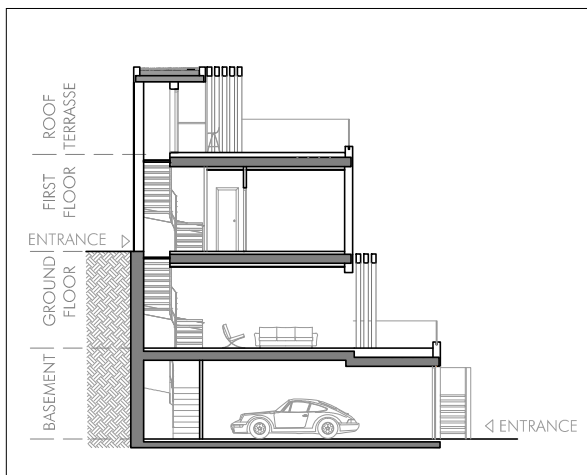
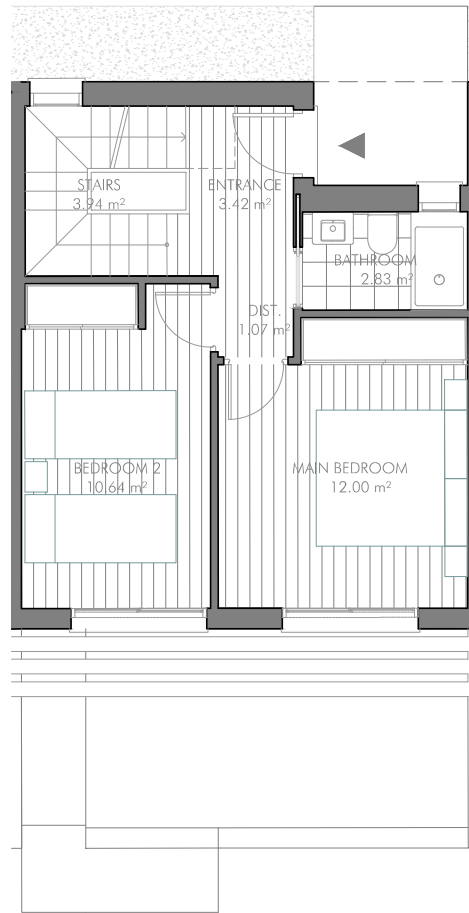


HOUSE 6 - 2 BEDROOMS

GROUND FLOOR



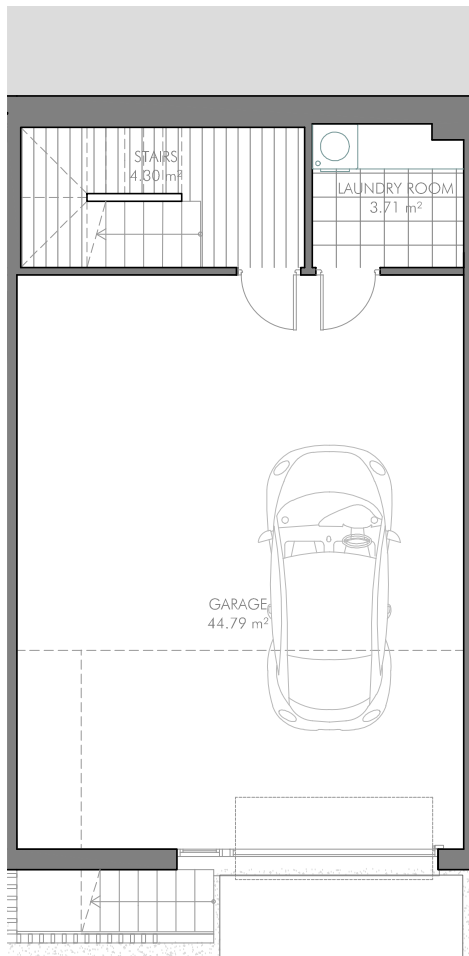
FIRST FLOOR



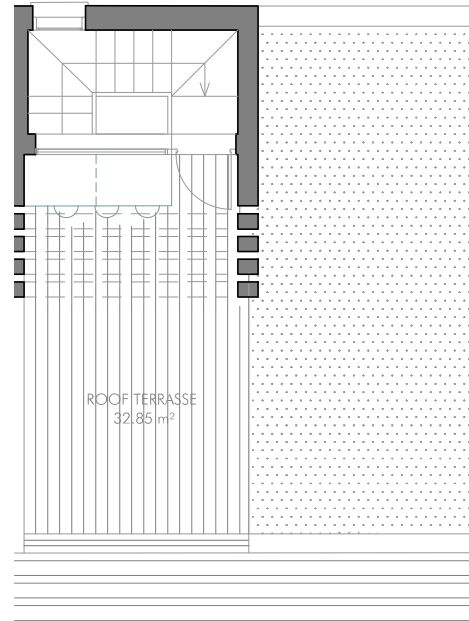
FURNISHINGS ARE ONLY INTENDED AS A GUIDE AND ARE NOT INCLUDED IN THE SALE. DIMENSIONS AND POSITION OF COLUMNS AND UTILITY CONDUITS ARE ONLY INTENDED AS GENERAL GUIDANCE. THE SWING OF THE DOORS AND SANITARY WARE REPRESENTATION ARE NOT BINDING. ROOM SIZES AND LAYOUTS MAY VARY.

# HOUSE 6 - 2 BEDROOMS

## BASEMENT



## ROOF TERRASSE



<b>LIVING AREA</b> (EXCLUDING GARAGE)	<b>81,29 m<sup>2</sup></b>
- BASEMENT	8,01 m <sup>2</sup>
- GROUND FLOOR	39,70 m <sup>2</sup>
- FIRST FLOOR	32,83 m <sup>2</sup>

<b>TERRASSE</b>	
- GROUND FLOOR	13,34 m <sup>2</sup>
- ROOF	32,85 m <sup>2</sup>

**COURTYARD/GARDEN** --- m<sup>2</sup>

**GARAGE AREA** 44,79 m<sup>2</sup>

<b>FULLY ENCLOSED BUILT AREA</b>	
- BASEMENT BUILT AREA	62,52 m <sup>2</sup>
- GROUND FLOOR BUILT AREA	44,63 m <sup>2</sup>
- FIRST FLOOR BUILT AREA	42,64 m <sup>2</sup>
- ROOF BUILT AREA	7,75 m <sup>2</sup>

**TOTAL FULLY ENCLOSED BUILT AREA:** 157,24 m<sup>2</sup>

<b>USABLE AREA</b>	
- INDOOR AREA	126,08 m <sup>2</sup>
- GROUND FLOOR TERRASSE	13,34 m <sup>2</sup>
- ROOF TERRASSE	32,85 m <sup>2</sup>
- GARDEN AND COURTYARD	--- m <sup>2</sup>
- OUTDOOR STAIRS	4,68 m <sup>2</sup>

**TOTAL USABLE AREA:** 176,95 m<sup>2</sup>

**AREA ACCORDING TO DECRETO 218/2005<sup>(1)</sup>**  
- BUILT AREA 170,15 m<sup>2</sup>

**GROSS BUILT AREA** 171,19 m<sup>2</sup>



(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