



GROSS INTERNAL AREA  
 FLOOR 1: 154 m<sup>2</sup>, FLOOR 2: 143 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 37 m<sup>2</sup>  
 PATIO: 89 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5M: 17 m<sup>2</sup>  
 TOTAL: 297 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.