Ground Floor

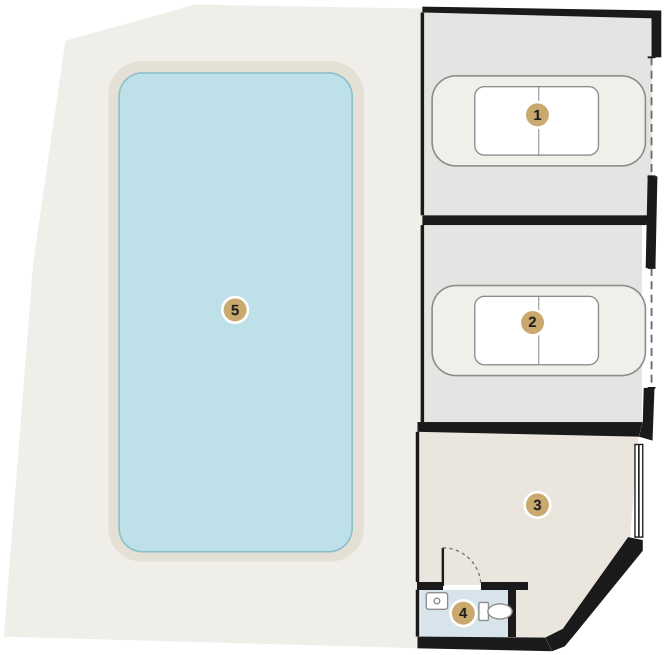


Living Bedrooms Bathrooms Utility Terraces Pool

	ROOM	AREA
1	Hall	20.68 m²
2	Lounge	26.60 m²
3	Kitchen / Dining	41.04 m²
4	Master Bedroom	19.11 m²
5	Master Ensuite	6.35 m²
6	Utility / Laundry	5.88 m²
7	Dressing Room	7.22 m²
8	Bedroom 2	15.86 m²
9	Ensuite	9.52 m²
10	Bedroom 3	17.66 m²
11	Ensuite	4.74 m²
12	WC	2.70 m²
13	Guest Suite	16.35 m²
14	Guest Ensuite	4.31 m²
15	Covered Terrace	17.75 m²
16	Covered Terrace	20.67 m²
17	Pool	57.89 m²

Total Build Area	255.58 m²

Lower Level — Garages & Pool



Garages Storage WC Pool

	ROOM	AREA
1	Garage 1	19.95 m²
2	Garage 2	19.35 m²
3	Technical / Storage	14.02 m²
4	WC	1.91 m²
5	Swimming Pool	57.89 m²

Lower Level Area	66.78 m²

Floor plans are indicative only and not drawn to scale. Furniture and fittings are shown for illustration. Areas are taken from the architect's plans and should be verified by the buyer's legal representative prior to purchase. IRG Property accepts no liability for variance from these plans.