

# GF & Floor 1

## Duplex 1

100 sqm / 1081 sqft

3 Bedrooms

2 Bathrooms

1 WC

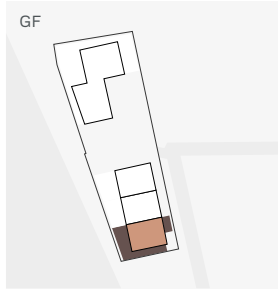
1 Balcony

1 Garden

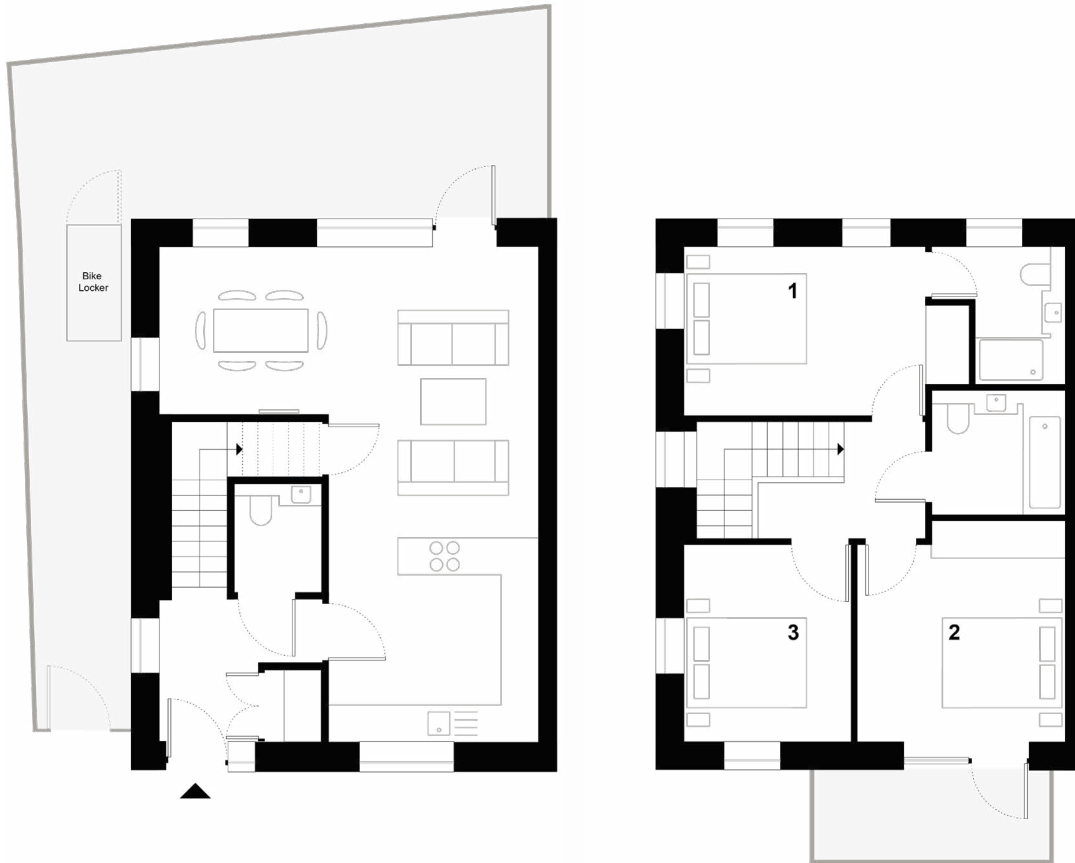
1 Bike Locker



- 7
- 6
- 5
- 4
- 3
- 2
- 1
- GF



| Room                  | Metres W x L    | Feet W x L       |
|-----------------------|-----------------|------------------|
| Living+Dining+Kitchen | 6.2 / 3.4 x 8.1 | 20 / 11 x 27     |
| Bedroom 1             | 3.9 x 2.7       | 13 x 9           |
| Bedroom 2             | 3.4 x 3.2       | 11 x 10          |
| Bedroom 3             | 2.7 x 3.2       | 9 x 10           |
| <b>Total</b>          | <b>100 sqm</b>  | <b>1081 sqft</b> |
| Balcony               | 5.7 sqm         | 61 sqft          |
| Garden                | 40 sqm          | 431 sqft         |



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.