

**ERF SIZE:**

10m x 22m

**AREA**

**1. CORE BUILDING**

Ground Floor: 36.9 m<sup>2</sup>

First Floor: 57.0 m<sup>2</sup>

Sub-Total 1: **93.9 m<sup>2</sup>**

**2. SINGLE GARAGE:**

Sub-Total 2: **23.6 m<sup>2</sup>**

**3. OUTSIDE COVERED:**

7.2 m<sup>2</sup>

**4. PERGOLAS:**

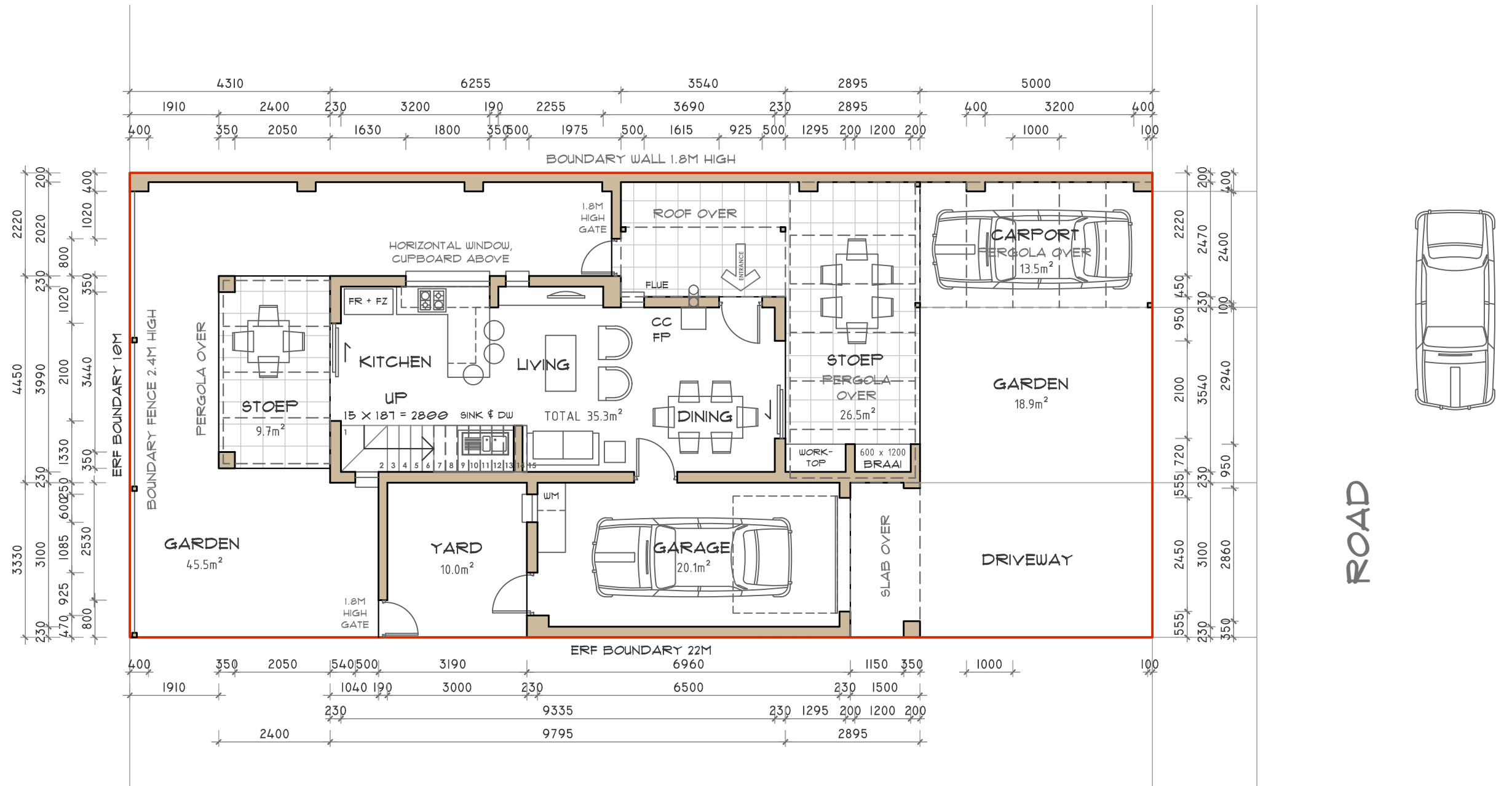
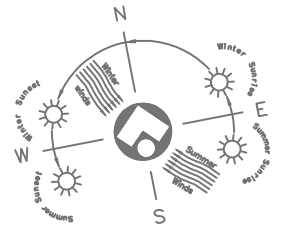
42.1 m<sup>2</sup>

**TOTAL BULK (1+2):**

**117.5 m<sup>2</sup>**

**DISCLAIMER**

1. All plans subject to final adjustments by Architect.
2. Areas shown on drawings are measured construction areas and may vary with 5%.
3. All furniture, appliances, swimming pools and vehicles indicative and not included in purchase price.
4. Final positions and dimensions for low walls, boundary walls and yard/gates may need to be adjusted in conjunction with adjoining erf's walls and gates and overall SDP.
5. Window positions, sizes & glazing may need to be adjusted pending SANS 204 calculations.



GROUND FLOOR PLAN 1:100 @ A3



**TYPICAL UNIT # 3A**  
**EAST ENTRY, 3 BEDROOMS**



