



**MULTI SPECTRUM
PROPERTY**

ANNEXURE A: PHASE 1, UNIT 5

**DRAFT
FOR DISCUSSION**

ERF SIZE:
10m x 17m

AREA

1. CORE BUILDING
Ground Floor: 52.0 m²
First Floor: 70.7 m²
Sub-Total 1: **122.7 m²**

2. SINGLE GARAGE:
Sub-Total 2: **20.9 m²**

3. OUTSIDE COVERED:
11.7 m²

4. PERGOLAS:
28.0 m²

TOTAL BULK (1+2):
143.6 m²

DISCLAIMER

- All plans subject to final adjustments by Architect.
- Areas shown on drawings are measured construction areas and may vary with 5%.
- All furniture, appliances, swimming pools and vehicles indicative and not included in purchase price.
- 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.
- Window positions, sizes & glazing may need to be adjusted pending SANS 204 calculations.

FLOOR PLANS 1:100 @ A3

**TYPICAL UNIT # 5A
NORTH ENTRY, 3 BEDROOMS**

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