



**MULTI SPECTRUM
PROPERTY**

ANNEXURE A: PHASE 2, UNIT 74

ERF SIZE:
251 m²

AREA

1. CORE BUILDING
Ground Floor: 81.4 m²
First Floor: 63.0 m²
Sub-Total 1: 144.4 m²

2. SINGLE GARAGE:
Sub-Total 2: 24.0 m²

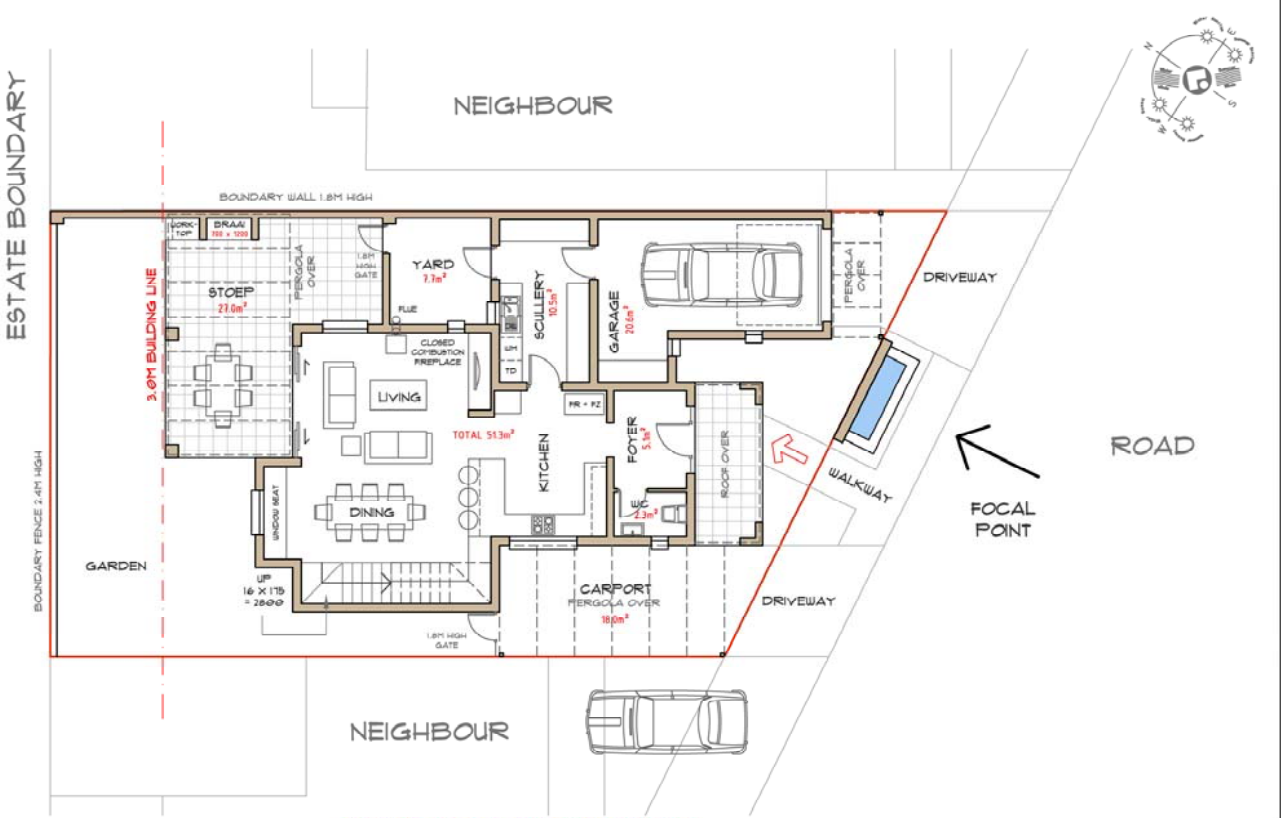
3. COVERED ENTRANCE:
5.4 m²

4. PERGOLAS:
45.3 m²

TOTAL BULK (1+2):
168.4 m²

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.



DRAFT FOR DISCUSSION

GROUND FLOOR PLAN 1:100 @ A3



**SPECIAL UNIT ERF 74
SOUTH-EAST ENTRY, 3 BEDROOMS**



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Tygervalley Chambers 4, Second floor,
27 Willie van Schoor Drive, Bellville, 7530

PO Box 1879,
Bellville, 7535



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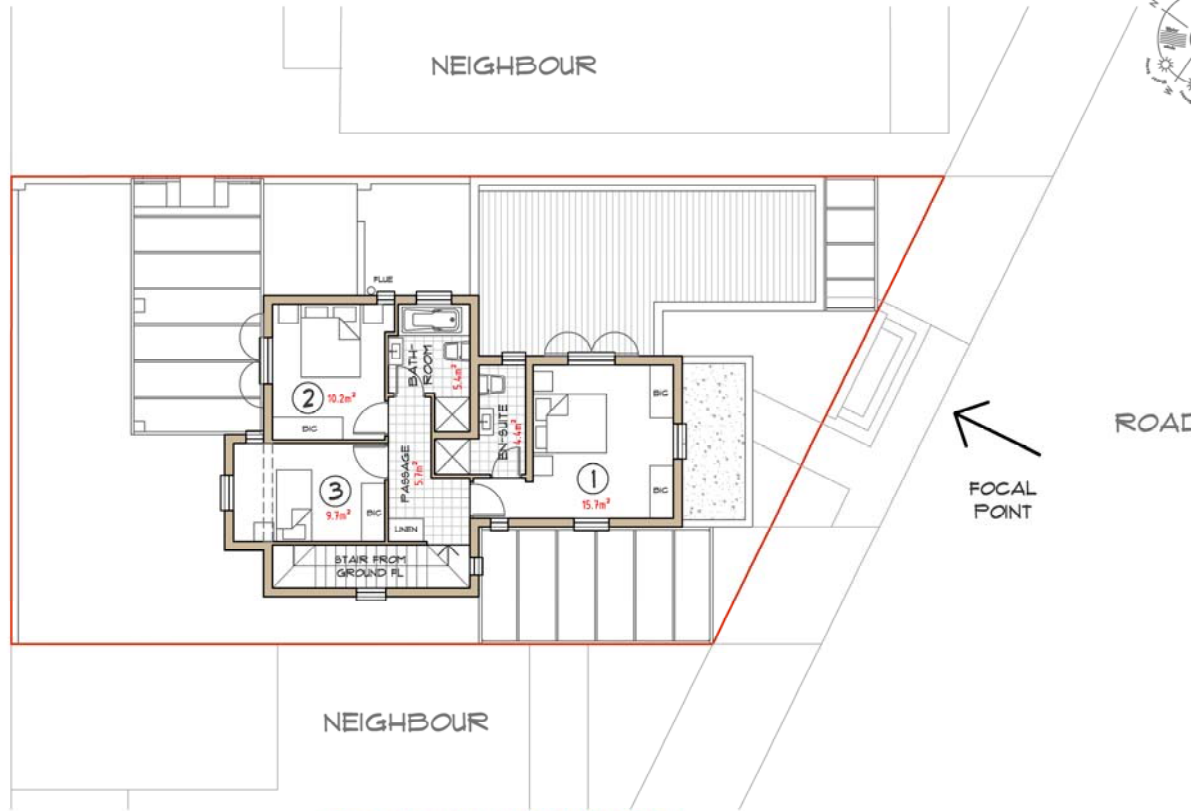
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ESTATE BOUNDARY



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FIRST FLOOR PLAN 1:100 @ A3



**SPECIAL UNIT ERF 74
SOUTH-EAST ENTRY, 3 BEDROOMS**

