

SORA
by fenext

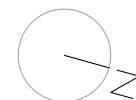
VILLA AXIS

Calle Guadaira, 4
Sotogrande – San Roque (Cádiz)

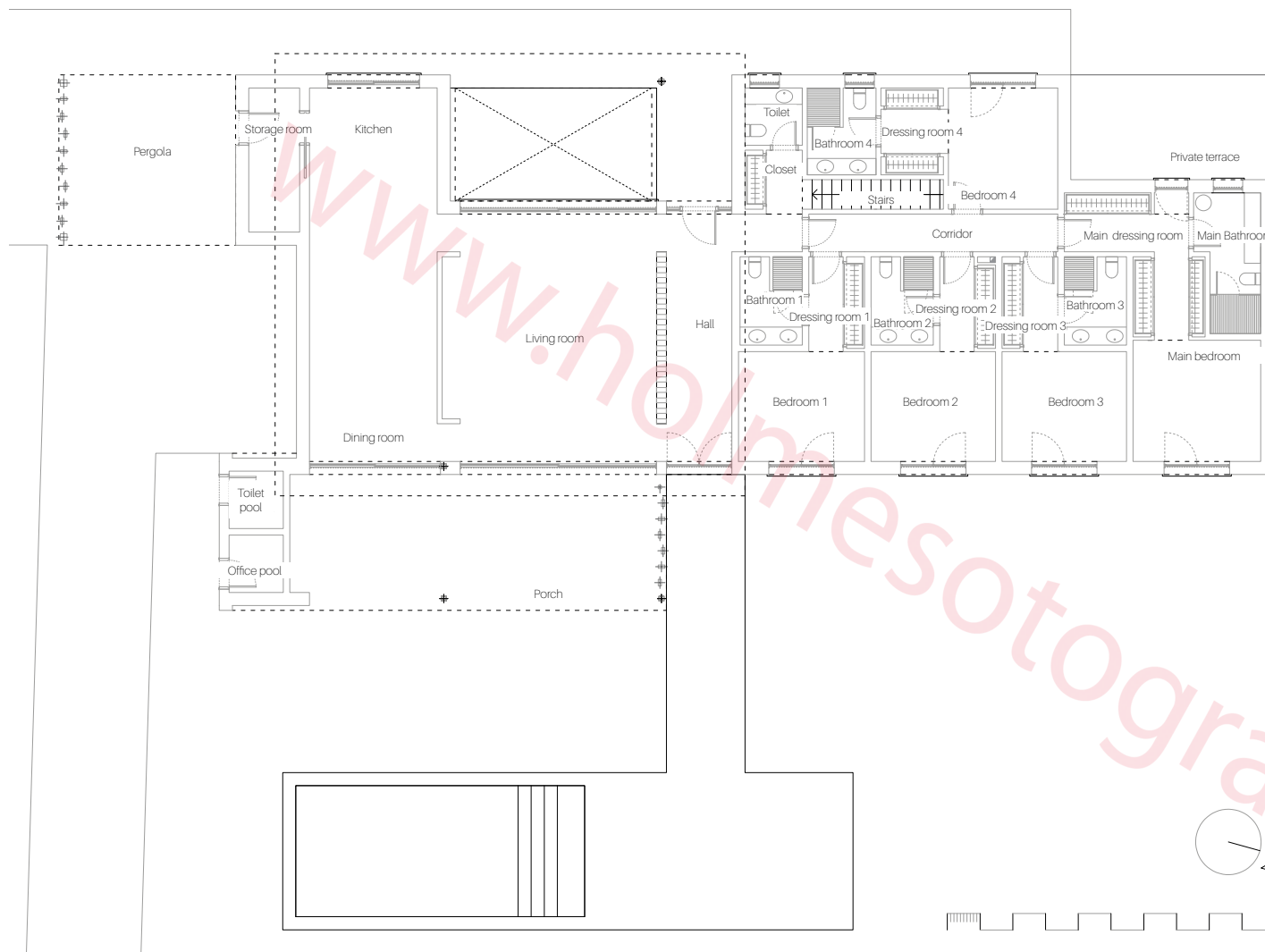
LANDSCAPED PLOT

EXTERNAL AREA	USABLE M²
Covered porch and lounge	47,60
Covered porch at the entrance	16,96
Car park pergola	28,10
TOTAL	92,46

TOTAL AREA	USABLE M²
Internal Usable Area	366,80
External Usable Area	92,46
Total Usable Area (Decree)	403,48
Internal Built Area	446,70
External Built Area	182,69
Swimming pool	35,25



Indicative plan that does not constitute a contractual document; it is subject to modification due to administrative, technical, or legal requirements arising from the acquisition of statutory licenses and permits, as well as construction or design needs determined during the course of the works. Floor areas are approximate and may be subject to change for technical and/or legal reasons during the execution of the project. Furniture and accessory elements are shown for illustrative purposes only. Floor areas are calculated in accordance with Decree 218/2005 of October 11, approving the regulations on consumer information regarding the sale and rental of housing in Andalusia.



GROUND FLOOR

AREA	USABLE M²
Hall	18,25
Living room	48,80
Dining room	20,30
Kitchen	25,00
Storage room	6,85
Bedroom 1	12,90
Dressing room 1	4,85
Bathroom 1	5,00
Bedroom 2	12,75
Dressing room 2	4,85
Bathroom 2	5,00
Bedroom 3	12,75
Dressing room 3	4,85
Bathroom 3	5,00
Bedroom 4	12,35
Dressing room 4	8,62
Bathroom 4	5,45
Main Bedroom	14,45
Main dressing room	12,45
Main Bathroom	7,55
Corridor	8,75
Toilet	3,05
Closet	3,15
Stairs	3,90
Office pool	2,90
Toilet pool	2,90
TOTAL	272,67

BASEMENT FLOOR

AREA	USABLE M²
Multipurpose room	82,20
Installations	9,10
Stairs	2,83
TOTAL	94,13

