



ENGEL & VÖLKERS

**TOTAL: 101 m<sup>2</sup>**  
 1st floor: 101 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PATIO: 44 m<sup>2</sup>, WALLS: 9 m<sup>2</sup>

Measurements Are Calculated With AI Technology. Deemed Highly Reliable But Not Guaranteed.