



ENGEL & VÖLKERS

**Total: 112 m<sup>2</sup>**  
 1st Floor: 112 m<sup>2</sup>  
 Excluded Areas: Balcony: 12 M<sup>2</sup>, Walls: 8 m<sup>2</sup>

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