



## *Birdie Villa*

The Birdie Villa offers 227 m<sup>2</sup> of surface area and 2 en-suite bedrooms, each with its own small private garden.

The design of this villa maximises opening on the garden.

Its glazed sitting room fitted with a decking is next to the swimming pool with its cosy sunbed...

Part of the terrace is not roofed, for permanent enjoyment of sunlight and starlight.

# Birdie | LAYOUT AND AREAS

	M <sup>2</sup>
1 Kitchen & Dining room	38.4
2 Bedroom 1	17.3
3 Attached bathroom 1	5.4
4 Powder room	1.9
5 Attached master bathroom	8.3
6 Walk-in wardrobe	4.6
7 Master bedroom	27.0
8 Open verandah	41.5
9 Swimming pool	18.0
10 Living room	27.1
11 Service yard	22.8
12 Employee toilet	1.7
13 Pump & Generator	4.0
14 Laundry	6.8
15 Scullery	6.4
16 Corridor	6.2
17 Golf cart store*	6.9
18 Car port*	40.0
<b>GROSS INTERNAL AREA</b>	<b>201.1</b>
Villa	175.0
Golf Cart Store	9.0
Car Port	43.0
<b>GROSS EXTERNAL AREA</b>	<b>227.0</b>



\* Optional