



## *Merlin Villa*

The Merlin Villa covers a surface area of 311 m<sup>2</sup> and comprises 3 bedrooms, each with its en-suite bathroom. The bathroom in the main bedroom offers a nice view on a secluded garden, featuring an outdoor shower. The common areas and the 3 bedrooms merge into the natural and lush surroundings, with stunning views on the Southern coast and the magnificent golf course. From the villa the high glass openings offer a strikingly spectacular and endless view of the unspoilt surroundings and indigenous vegetation. The water element plays a fundamental role in the villas's concept, with the swimming pool bridging the gap between the living and external areas.

# Merlin | LAYOUT AND AREAS

	M <sup>2</sup>	
1	Entrance Lobby	11.6
2	Dining Room	22.8
3	Living Room	25.7
4	Dry Kitchen	19.0
5	Wet Kitchen	8.7
6	Laundry	3.9
7	Service Toilet	1.8
8	Pump & Machineroom	3.1
9	Powder Room	3.8
10	Main Corridor	12.3
11	Master Bedroom	22.5
12	Master Bathroom	14.4
13	Master Walk-In Wardrobe	3.8
14	Bedroom 1	17.4
15	Walk-In Wardrobe 1	2.8
16	Bathroom 1	5.6
17	Bedroom 2	17.4
18	Walk-In Wardrobe 2	2.8
19	Bathroom 2	5.6
20	Pool Deck	29.6
21	Main Verandah	27.3
22	Verandah	4.7
23	Swimming Pool	21.0
24	Outdoor Shower	5.7
25	Service Verandah	3.7
26	Service Yard	22.8
27	Covered Pathway	5.0
28	Open Courtyard	7.4
29	Private Garden	8.3
30	Golf Cart Store*	8.1
31	Car Port*	35.2
<b>GROSS INTERNAL AREA</b>		<b>285.3</b>
Villa		234.0
Covered Verandah		26.0
Golf Cart Store		10.0
Car Port		41.0
<b>GROSS EXTERNAL AREA</b>		<b>311.0</b>



\* Optional