

SPECTRE LUXURY VILLA

GROUND FLOOR

SURFACES USEFUL m²

CLOSED SURFACE

Stairs	4,74	m ²
Entrance Hall	9,12	m ²
Lift	2,25	m ²
Powder Room	3,75	m ²
Wardrobe	3,42	m ²
Corridor 01	6,30	m ²
Corridor 02	6,30	m ²
Living Room	39,00	m ²
Kitchen/Dining Room	43,21	m ²
Bedroom 04	12,21	m ²
Bathroom 04	5,29	m ²
Entrance Corridor	9,77	m ²

TOTAL INTERIOR SURFACE

USEFUL SURFACE: 145,36 m²

BUILD SURFACE: 177,85 m²

OPEN SURFACE

Exterior Parking (0%)	26,00	m ²
Pedestrian Access	17,00	m ²
Vehicular Access	16,46	m ²
Covered Terrace 01 (0%)	36,91	m ²
Covered Terrace02 (50%)	45,24	m ²
Covered Terrace 03 (50%)	28,11	m ²
Uncovered Terrace	77,20	m ²
Chill Out	17,00	m ²

TOTAL EXTERIOR SURFACE

EXTERIOR SURFACE: 263,92m²



SPECTRE LUXURY VILLA

FIRST FLOOR

SURFACES USEFUL m²

CLOSED SURFACE

Gallery	3,24	m ²
Lift	2,25	m ²
Master Bedroom	21,59	m ²
Master Walk-in Closet	14,51	m ²
Master Bathroom	9,07	m ²
Corridor	5,83	m ²
Bedroom 02	14,80	m ²
Bathroom 02	6,12	m ²
Walk-in Closet 02	3,06	m ²
Bedroom 03	16,56	m ²
Bathroom 03	7,44	m ²
Walk-in Closet 03	4,96	m ²

TOTAL INTERIOR SURFACE

USEFUL SURFACE: 109,43 m²

BUILD SURFACE: 136,31 m²

OPEN SURFACE

Master Terrace	16,00	m ²
Shared Terrace	37,09	m ²
Covered Terrace	39,00	m ²

TOTAL EXTERIOR SURFACE

EXTERIOR SURFACE: 92,09m²



SPECTRE LUXURY VILLA

BASEMENT

SURFACES USEFUL m²

CLOSED SURFACE

Stairs	4,74	m ²
Lift	2,25	m ²
Laundry	5,52	m ²
Storage	3,84	m ²
Wine Cellar	4,77	m ²
Corridor 01	9,36	m ²
Corridor 02	7,81	m ²
Home Cinema	23,20	m ²
Technical Room	13,43	m ²
Corridor 03	4,65	m ²
Living Room	21,00	m ²
Gym	17,94	m ²
Corridor 04	6,30	m ²
Bedroom 05	12,21	m ²
Bathroom 05	5,29	m ²
Closet 05	3,75	m ²

TOTAL INTERIOR SURFACE

USEFUL SURFACE: 146,06 m²

BUILD SURFACE: 182,35 m²

OPEN SURFACE

Courtyard 1	6,15	m ²
Courtyard 2	14,95	m ²
Courtyard 3	6,00	m ²

TOTAL EXTERIOR SURFACE

EXTERIOR SURFACE: 27,10m²

