

## TOWNHOUSES IN THREE DIFFERENT SHAPES

VISTA DEL MAR offers you town houses in three different sizes and shapes

- TOWNHOUSE A three bedroom houses 200 m<sup>2</sup>
- TOWNHOUSE B two bedroom houses 160 m<sup>2</sup>
- TOWNHOUSE C three bedroom houses 210 m<sup>2</sup>



*Vdm*  
**VISTA DEL MAR**  
TORROX | NEIVA  
LUXURY RESIDENCES

# B



The townhouses of VISTA DEL MAR are three storey hillside buildings with a roof terrace at the top. The townhouses set the standard of luxurious living in contemporary architecture in two/three bedrooms. The best choice of materials in an ECO friendly solution. Townhouse B has a total built area of aprox. 160 m<sup>2</sup> (see VDM house models)



# B



A spacious ground floor with an open layout and spectacular view over the sea and the mountain. Living/diningroom with direct access to a terrace, modern fitted kitchen, two bedrooms, two fitted bathrooms. Some of the houses has a small private garden.



Roof terrace with pergola bar



First floor: 2 Bedrooms, bathroom



Ground floor: terrace, livingroom, kitchen, bathroom



Basement: garage, laundryroom, storage



The first floor reaches the roof terrace with a fitted roof bar working place with a sink. Ready to be completed of your own choice. You will also find space for a SPA bath if requested.



The basement layout consists of car park, laundryroom and storage facilities. This part of the house is possible for the buyer to improve after the purchase. (see example in VDM House models). Extra bedrooms with en suite bathrooms and storage room is possible, and still have access to a car park in the basement. The townhouses is built in a modern design with clean lines, simple propositions, open layouts and wide sliding glass doors, providing daylight and designed to enjoy the views of the surrounding landscape.





Gated community with high standards of sustainable and secure luxury living.

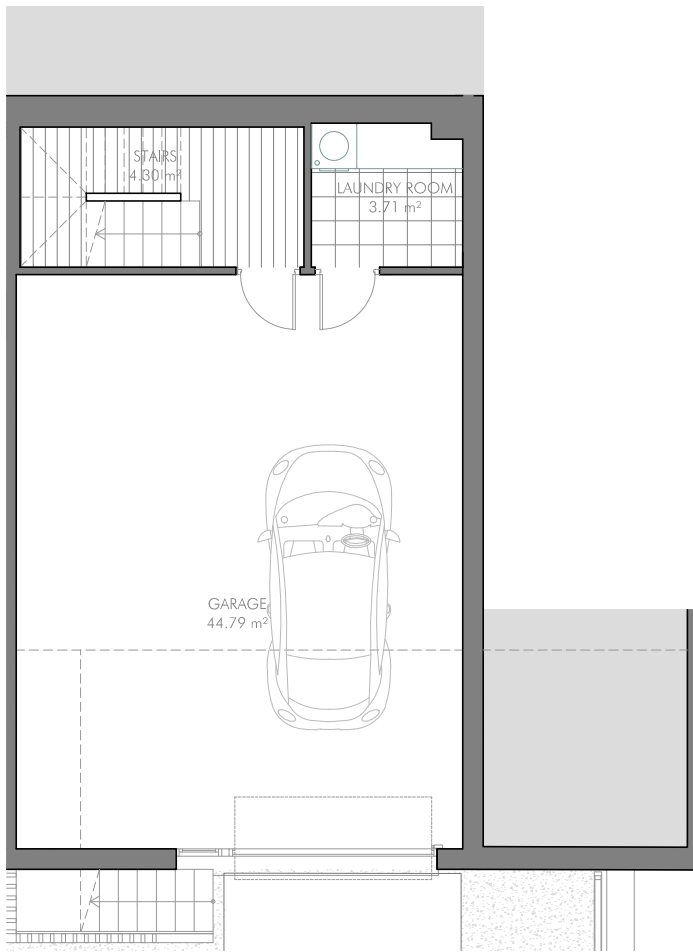
# B



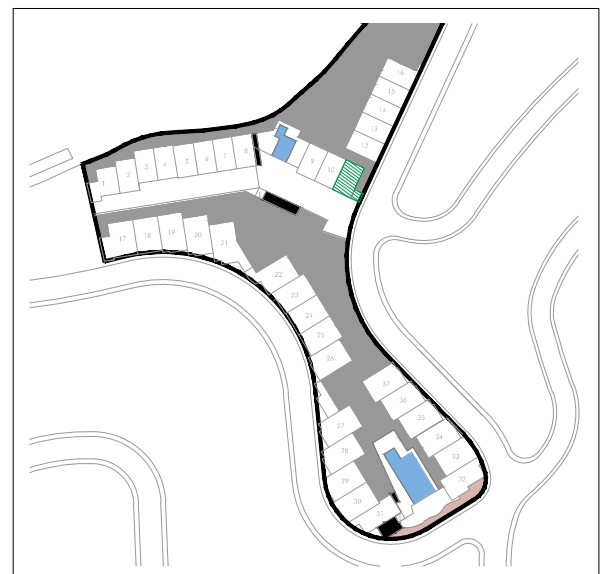
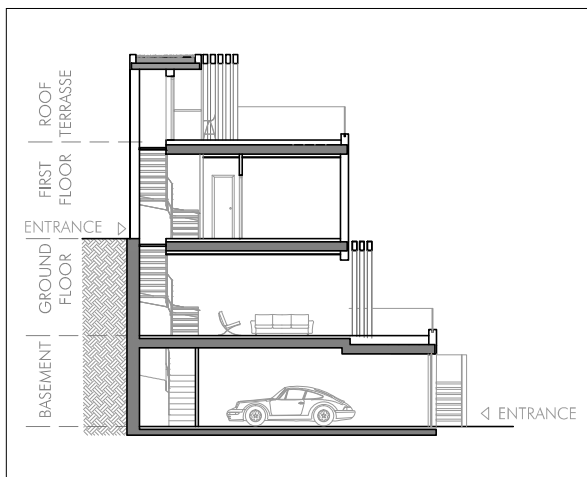
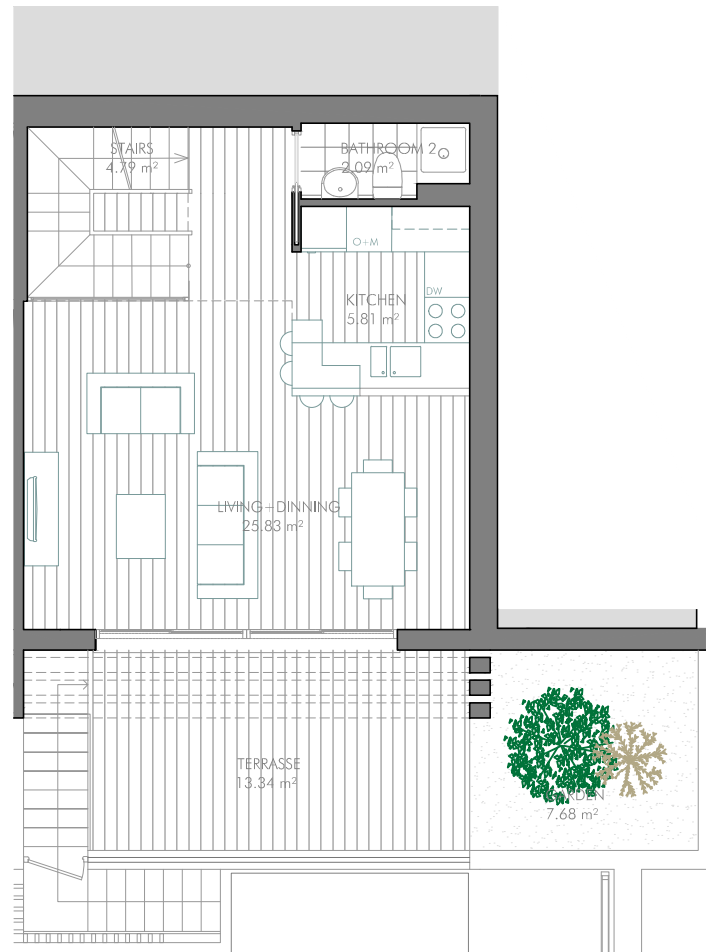
A spacious ground floor, an open layout in living/diningroom, with direct access to a terrace, and a modern fitted kitchen, Some of the houses has a small private garden.

HOUSE 11 - 2 BEDROOMS

BASEMENT



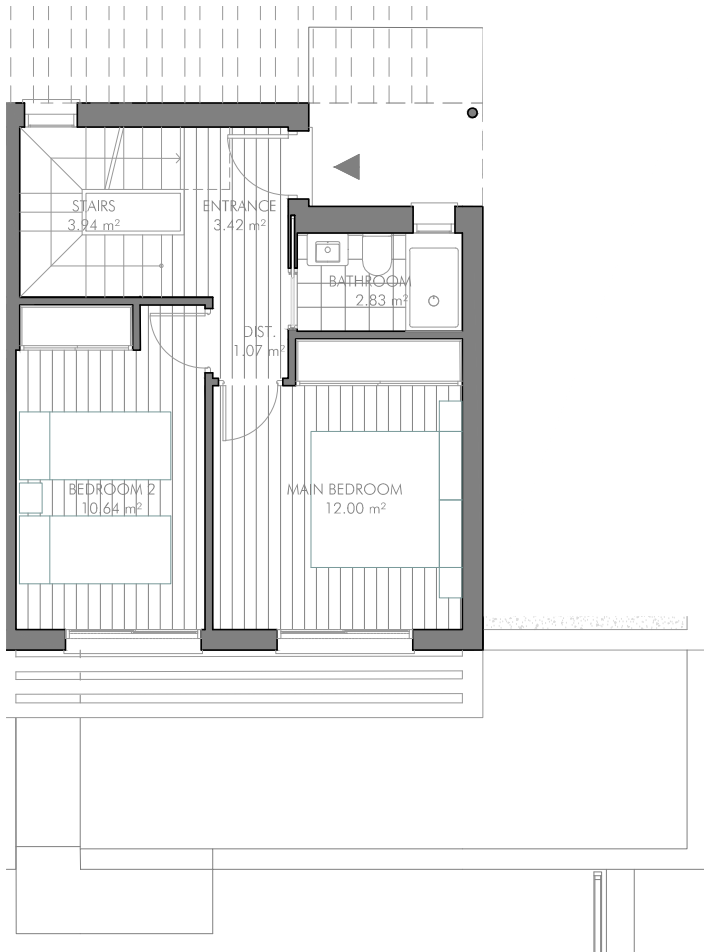
GROUND FLOOR



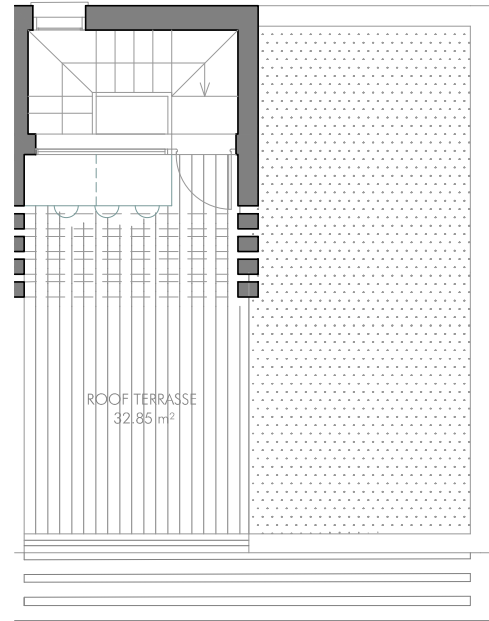
FURNISHINGS ARE ONLY INTENDED AS A GUIDE AND ARE NOT INCLUDED IN THE SALE. DIMENSIONS AND POSITION OF COLUMNS AND UTILITY CONDUITS ARE ONLY INTENDED AS GENERAL GUIDANCE. THE SWING OF THE DOORS AND SANITARY WARE REPRESENTATION ARE NOT BINDING. ROOM SIZES AND LAYOUTS MAY VARY.

# HOUSE 11 - 2 BEDROOMS

## FIRST FLOOR



## ROOF TERRASSE



<b>LIVING AREA</b> (EXCLUDING GARAGE)	81,29 m <sup>2</sup>
- BASEMENT	8,01 m <sup>2</sup>
- GROUND FLOOR	39,70 m <sup>2</sup>
- FIRST FLOOR	32,83 m <sup>2</sup>

<b>TERRASSE</b>	
- GROUND FLOOR	13,34 m <sup>2</sup>
- ROOF	32,85 m <sup>2</sup>

**COURTYARD/GARDEN** 7,68 m<sup>2</sup>

**GARAGE AREA** 44,79 m<sup>2</sup>

<b>FULLY ENCLOSED BUILT AREA</b>	
- BASEMENT BUILT AREA	63,88 m <sup>2</sup>
- GROUND FLOOR BUILT AREA	45,60 m <sup>2</sup>
- FIRST FLOOR BUILT AREA	43,60 m <sup>2</sup>
- ROOF BUILT AREA	7,75 m <sup>2</sup>

**TOTAL FULLY ENCLOSED BUILT AREA:** 160,83 m<sup>2</sup>

<b>USABLE AREA</b>	
- INDOOR AREA	126,08 m <sup>2</sup>
- GROUND FLOOR TERRASSE	13,34 m <sup>2</sup>
- ROOF TERRASSE	32,85 m <sup>2</sup>
- GARDEN AND COURTYARD	7,68 m <sup>2</sup>
- OUTDOOR STAIRS	4,68 m <sup>2</sup>

**TOTAL USABLE AREA:** 184,63 m<sup>2</sup>

**AREA ACCORDING TO DECRETO 218/2005<sup>(1)</sup>**  
- BUILT AREA 173,44 m<sup>2</sup>

**GROSS BUILT AREA** 174,50 m<sup>2</sup>



(1) IN COMPLIANCE WITH DECREE 218/2005 OF THE JUNTA DE ANDALUCÍA, THE USABLE AREA OF EXTERIOR SPACES WHICH ARE FOR THE PRIVATE USE OF THE DWELLINGS REPRESENTS 90% OF THE ACTUAL FLOOR AREA, TO A MAXIMUM OF 10% OF THE ENCLOSED USABLE AREA. FURNISHINGS ARE ONLY INTENDED AS A GUIDE AND ARE NOT INCLUDED IN THE SALE. DIMENSIONS AND POSITION OF COLUMNS AND UTILITY CONDUITS ARE ONLY INTENDED AS GENERAL GUIDANCE. THE SWING OF THE DOORS AND SANITARY WARE REPRESENTATION ARE NOT BINDING. ROOM SIZES AND LAYOUTS MAY VARY.

PROMOTES

**CNE**  
CASA NORDIC ELITE, S.L.

ARCHITECTS

**ARQUERMO** ARQUITECTOS  
ESTUDIO DE ARQUITECTURA

MASTER DESIGN IN COOPERATION WITH

**CROBAR**  
design