

BLUE BAY BROCHURE TYPE 1



BLUE BAY
VILLAS

Overall Dimensions

Plot area:	1,141.00 m ²
Lower floor area:	145.40 m ²
Ground floor area:	130.00 m ²
First floor area:	150.30 m ²
Roof floor area:	32.00 m ²
Total house area:	457.70 m ²
Total covered veranda:	91.50 m ²
Total uncovered verandas:	184.50 m ²
Parking area (covered):	44.20 m ²
Swimming pool:	80.50 m ²
Barbecue:	3.00 m ²
Heat Pump & Water Tank:	4.40 m ²
Changing & swimming pool engine rooms:	34.00 m ²

Lower Floor

Guest WC:	4.60 m ²	(2.10m x 2.00m)
Kitchen:	15.40 m ²	(4.15m x 3.70m)
Living room:	17.30 m ²	(4.40m x 3.95m)
Gym:	14.00m ²	(4.40m x 3.20m)
Bathroom:	4.20m ²	(1.25m x 3.35m)
Home cinema room incl. WC:	29.00m ²	(5.90m x 4.70m)
Server:	2.50 m ²	(1.10m x 2.10m)
Uncovered verandas:	16.90 m ²	
Flowers area:	29.40 m ²	

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Ground Floor

Kitchen: 31.00 m² (6.30m x 5.25m)

Dining room: 28.60 m² (6.30m x 4.40m)

Living room: 30.50 m² (5.80m x 5.20m)

Covered verandas: 69.10 m²

Uncovered verandas: 87.60 m²

First Floor

Master Bedroom: 28.90 m² (excl. shower & wardrobe)

Bedroom 1: 15.50 m² (excl. shower & wardrobe)

Bedroom 2: 20.40 m² (excl. shower & wardrobe)

Covered verandas: 22.40 m²

Roof Garden

Uncovered verandas: 80 m² (incl. Jacuzzi & Barbecue)