

## GSA Calculation

**Total Ground Floor GSA: 1,370 SQM**

Villa	931 SQM
External Amenities	109 SQM
Enclosed Parking	80 SQM
Ground Terrace	250 SQM

**Total First Floor GSA: 564 SQM**

Villa	507
Balconies	57

**Total Second Floor GSA: 331 SQM**

**Total Basement Floor GSA: 819 SQM**

Villa	523
Parking	193
MEP Room	103

**Total GSA: 3,084 SQM**



Layout

Total Ground Floor GSA:  
1,370 SQM



- 7. Formal Entrance | 40 m<sup>2</sup>
- 8. Womens Majles | 50 m<sup>2</sup>
- 9. Reception | 32 m<sup>2</sup>
- 10. Office | 20 m<sup>2</sup>
- 11. Formal Powder Room | 20 m<sup>2</sup>
- 12. Guest Unit | 50 m<sup>2</sup>
- 13. Formal Pantry/Kitchen | 20 m<sup>2</sup>
- 14. Formal Living | 80 m<sup>2</sup>
- 15. Formal Dining | 55 m<sup>2</sup>
- 16. Formal Dining outside | 40 m<sup>2</sup>
- 17. Family Entrance | 40 m<sup>2</sup>
- 18. Family Powder Room | 15 m<sup>2</sup>
- 19. Family Pantry/Kitchen | 15 m<sup>2</sup>
- 20. Show Kitchen | 45 m<sup>2</sup>
- 21. Family Living | 70 m<sup>2</sup>
- 22. Family Dining | 26 m<sup>2</sup>
- 23. Family Tv Lounge | 34 m<sup>2</sup>
- 24. Staff Kitchen | 30 m<sup>2</sup>
- 25. Staff Entrance and Stair | 30 m<sup>2</sup>
  
- Covered Terrace | 125 m<sup>2</sup>
- Courtyard | 175 m<sup>2</sup>





Layout

Total First Floor GSA:

564 SQM



- 26. Typical Bedroom 01 | 50 m<sup>2</sup>
- 27. Typical Bedroom 02 | 45 m<sup>2</sup>
- 28. Typical Bedroom 03 | 50 m<sup>2</sup>
- 29. Typical Bedroom 04 | 45 m<sup>2</sup>
- 30. Typical Bedroom 05 | 45 m<sup>2</sup>
- 31. Family Private Living Room | 24 m<sup>2</sup>
- 32. Staff | 12 m<sup>2</sup>
- 33. Sculpture Park | 80 m<sup>2</sup>
- 34. Gardens



Layout

Total Second Floor GSA:

331 SQM



- 35. Second Master Bedroom | 40 m<sup>2</sup>
- 36. Second Master Bathroom | 16 m<sup>2</sup>
- 37. Second Master Dressing | 11 m<sup>2</sup>
- 38. Master Bedroom | 30 m<sup>2</sup>
- 39. Master Bathroom (He) | 18 m<sup>2</sup>
- 40. Master Bathroom (Her) | 18 m<sup>2</sup>
- 41. Master Dressing (He) | 11 m<sup>2</sup>
- 42. Master Dressing (Her) | 15 m<sup>2</sup>
- 43. Master Living | 32 m<sup>2</sup>
- 44. Safe | 2,5 m<sup>2</sup>
- 45. Coved Terrace | 30 m<sup>2</sup>
- 34. Gardens

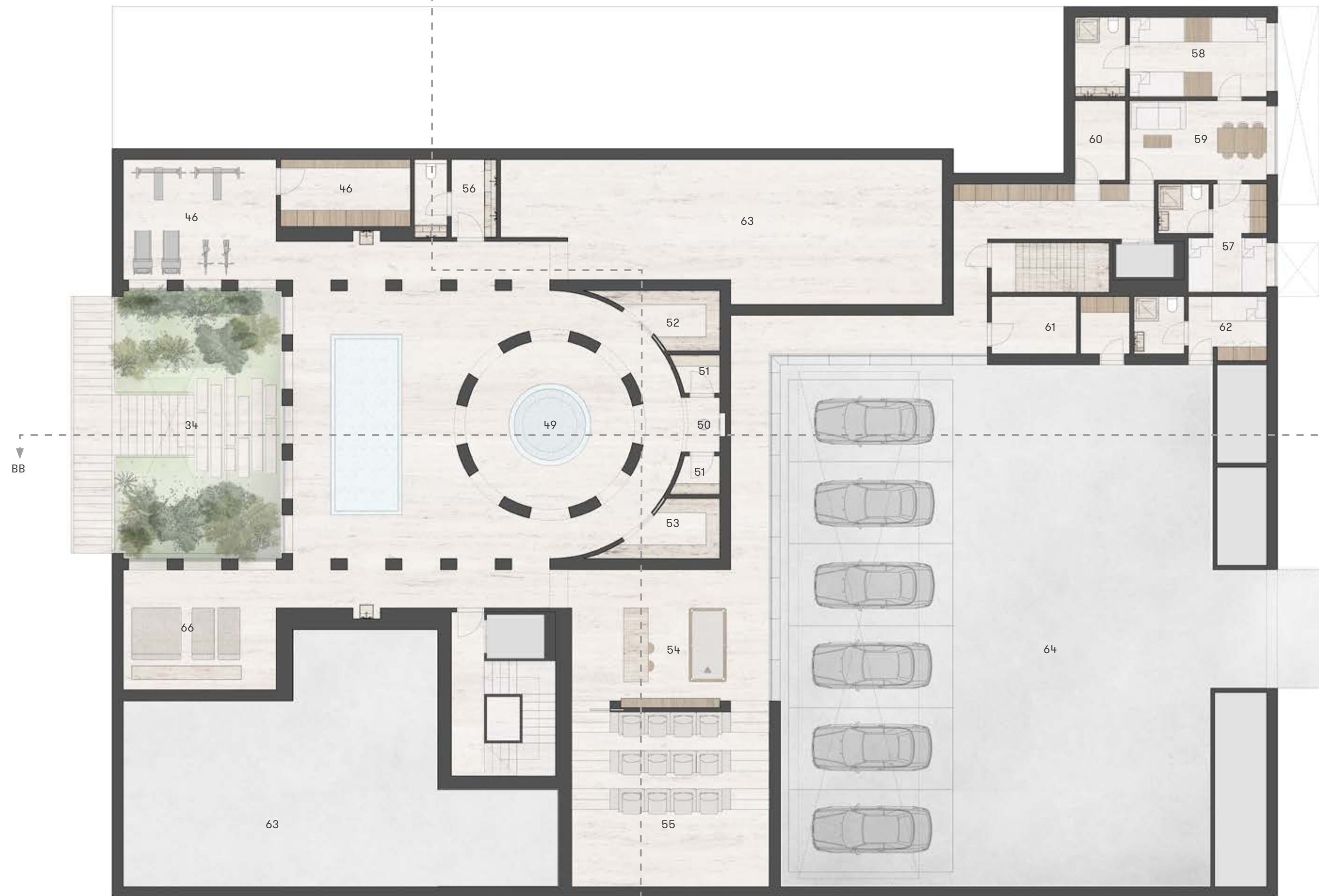




Layout

Total Basement Floor GSA:

819 SQM



- 46. Gym & Yoga (storage) | 35 m<sup>2</sup>
- 47. Sitting Area and Bar | 24 m<sup>2</sup>
- 48. Game Room | 34 m<sup>2</sup>
- 49. Hamman | 38 m<sup>2</sup>
- 50. Plunge Pool | 17 m<sup>2</sup>
- 51. Shower & Chaning Room | 7,5 m<sup>2</sup>
- 52. Steam | 7 m<sup>2</sup>
- 53. Sauna | 7 m<sup>2</sup>
- 54. Game room | 34 m<sup>2</sup>
- 55. Cinema | 46 m<sup>2</sup>
- 56. Powder Room | 8 m<sup>2</sup>
- 57. Maid Bedroom 01 | 13 m<sup>2</sup>
- 58. Maid Bedroom 02 | 20 m<sup>2</sup>
- 59. Staff Living | 14 m<sup>2</sup>
- 60. Laundry | 5,5 m<sup>2</sup>
- 61. Ironing | 5,5 m<sup>2</sup>
- 62. Male driver | 10 m<sup>2</sup>
  
- 63. MEP | 187 m<sup>2</sup>
- 64. Garage | 300 m<sup>2</sup>
- 65. Garage Storage | 4 m<sup>2</sup>

