

URBICEIRA64



ADDRESS: **Rua Rui Arsénio, n.2 – 2655-505 Ericeira**

NUMBER OF FLOORS

Two-storey villa (Ground floor + First floor + walkable rooftop)

TYPOLOGY:

Four-bedroom house (1 bedroom + 1 suite + 2 suites with walk-in closet)

GARAGE

Two-car covered garage

LOT AREA: **345,0m²**

ROOFTOP AREA: **87,0m²**

FLOOR AREA: **217,0m²**

GARDEN AREA: **109,0m²**

POOL AREA: (5,10 X 3,00): **15,3m²**

AREA OF BALCONY AND TERRACE: **18,6m²**

USABLE FLOOR AREA

GROUND FLOOR		FIRST FLOOR	
ROOM	AREA (m ²)	ROOM	AREA (m ²)
Bathroom	5,3	Bedroom (MASTER)	15,2
Bedroom - office	14	Closet (MASTER)	5,7
Entrance hall - vestibule	12,9	Bathroom (MASTER)	6,7
Living	46	Bedroom (SUITE SOUTH)	13,5
Kitchen	15,7	Closet (SUITE SOUTH)	7,5
Laundry	4,4	Bathroom (SUITE SOUTH)	5,9
		Hallway	9,7
		Bedroom (SUITE NORTH)	16,4
		Bathroom (SUITE NORTH)	4,3
TOTAL GROUND FLOOR AREA	98,3	TOTAL FIRST FLOOR AREA	84,9
TOTAL USABLE AREA		183,2	

NOTE: Indicative areas based on architectural plans. Minor adjustments may take place during execution