

ANNABERG XXI

BADEN-BADEN

VILLA 1

APARTMENT N°1.1-1.5



DESIGNED BY NPS TCHOBAN VOSS





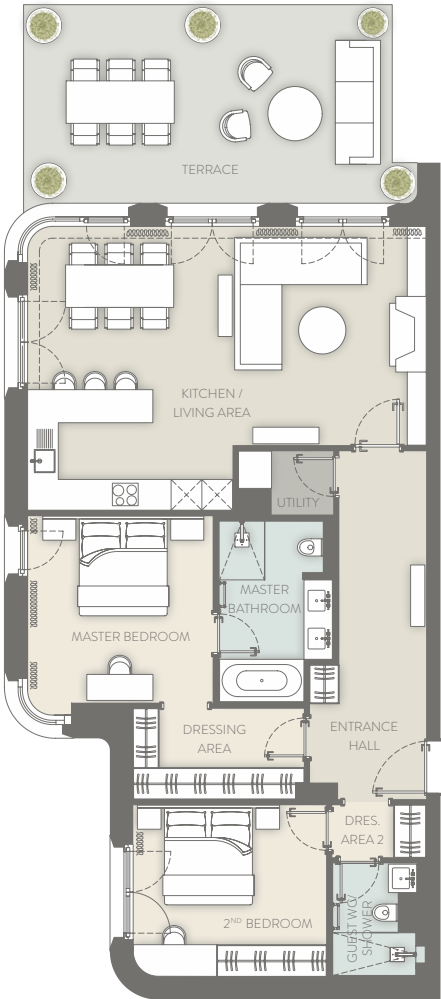
VILLA 1  
APARTMENT N°1.1-1.5

- KITCHEN
- LOUNGE
- PRIMARY BEDROOM



GROUND FLOOR

VILLA 1  
APARTMENT 1.1

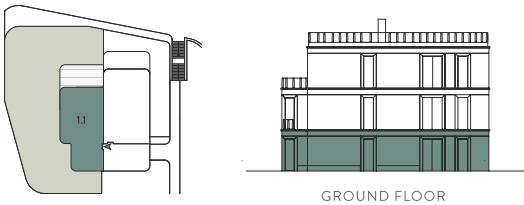


ENTRANCE HALL	15.1 SQ M
KITCHEN / LIVING AREA	44.4 SQ M
UTILITY	2.4 SQ M
MASTER BEDROOM	15.6 SQ M
MASTER BATHROOM	8.2 SQ M
DRESSING AREA	6.8 SQ M
2 <sup>ND</sup> BEDROOM	14.7 SQ M
DRESSING AREA 2	2.2 SQ M
GUEST WC/SHOWER	3.8 SQ M
TERRACE	31.5 SQ M
PRIVATE GARDEN	230.0 SQ M



INTERIOR AREA  
113.4 SQM

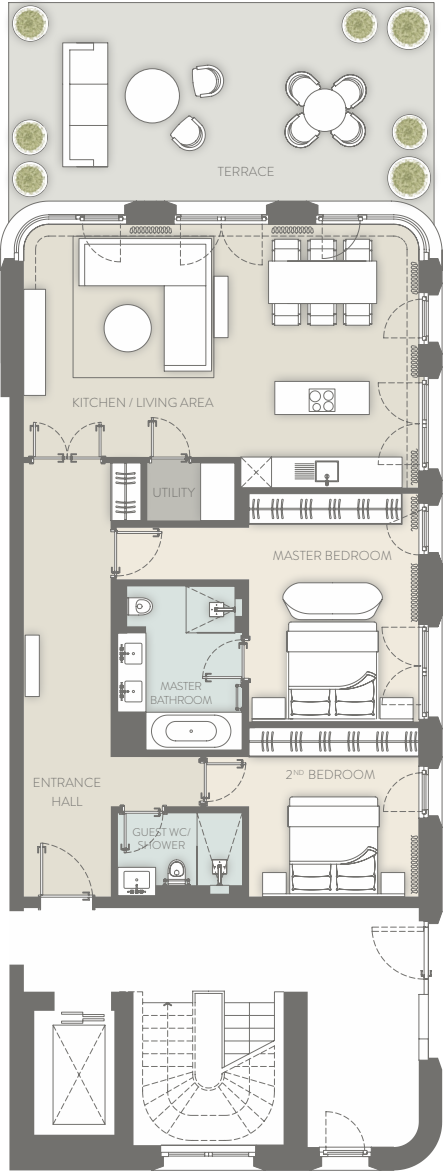
EXTERIOR AREA  
261.5 SQM





GROUND FLOOR

VILLA 1  
APARTMENT 1.2

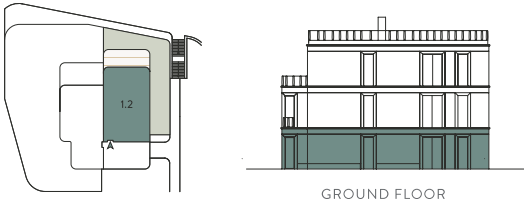


ENTRANCE HALL	19.7 SQ M
KITCHEN / LIVING AREA	43.2 SQ M
UTILITY	2.2 SQ M
MASTER BEDROOM	20.4 SQ M
MASTER BATHROOM	8.3 SQ M
2 <sup>ND</sup> BEDROOM	13.8 SQ M
GUEST WC/SHOWER	4.2 SQ M
TERRACE	37.8 SQ M
PRIVATE GARDEN	92.0 SQ M



INTERIOR AREA  
111.8 SQM

EXTERIOR AREA  
129.8 SQM

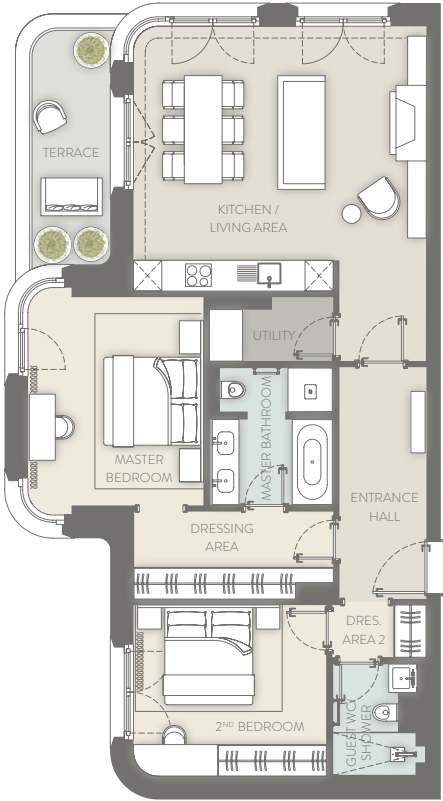




FIRST FLOOR

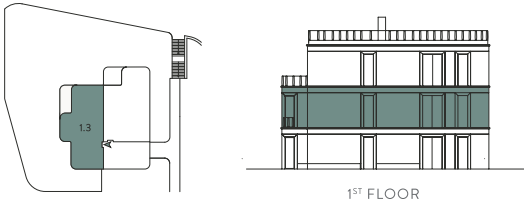
VILLA 1  
APARTMENT 1.3

ENTRANCE HALL	9.1 SQ M
KITCHEN / LIVING AREA	36.8 SQ M
UTILITY	2.5 SQ M
MASTER BEDROOM	16.6 SQ M
MASTER BATHROOM	6.9 SQ M
DRESSING AREA	7.5 SQ M
2 <sup>ND</sup> BEDROOM	14.7 SQ M
GUEST WC/SHOWER	3.8 SQ M
DRESSING AREA 2	2.2 SQ M
TERRACE	10.4 SQ M



INTERIOR AREA  
100.1 SQM

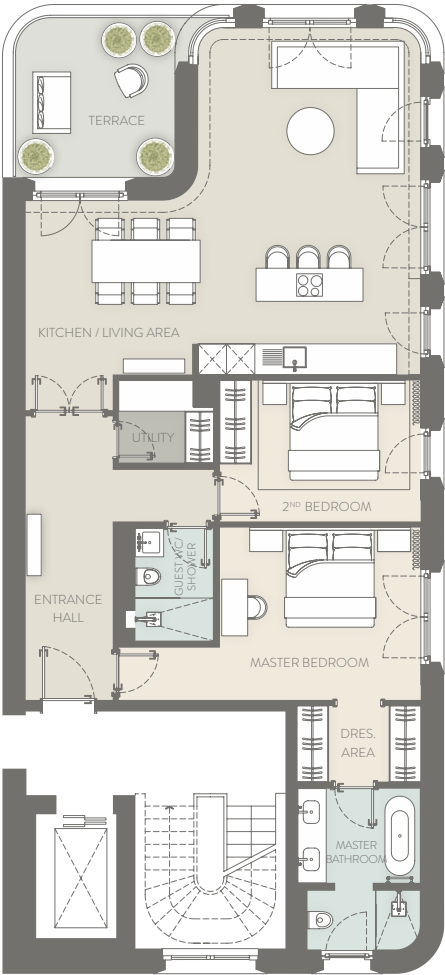
EXTERIOR AREA  
10.4 SQM



FIRST FLOOR

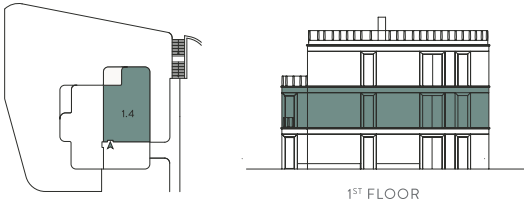
VILLA 1  
APARTMENT 1.4

ENTRANCE HALL	13.4 SQ M
KITCHEN / LIVING AREA	49.0 SQ M
UTILITY	3.3 SQ M
MASTER BEDROOM	17.9 SQ M
MASTER BATHROOM	8.1 SQ M
DRESSING AREA	4.2 SQ M
2 <sup>ND</sup> BEDROOM	12.7 SQ M
GUEST WC/SHOWER	3.9 SQ M
TERRACE	11.4 SQ M



INTERIOR AREA  
112.5 SQM

EXTERIOR AREA  
11.4 SQM



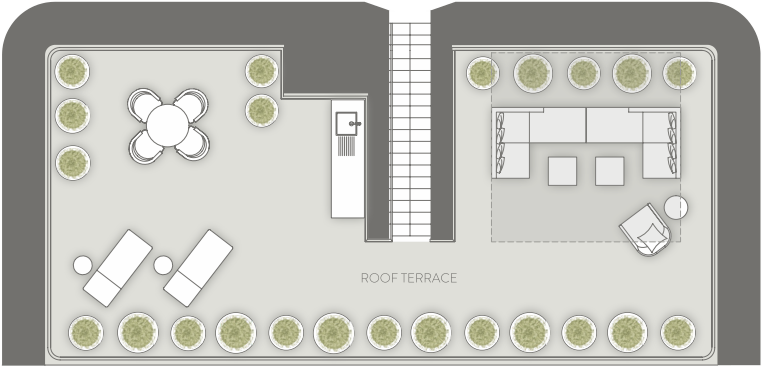


SECOND FLOOR

VILLA 1  
APARTMENT 1.5



ENTRANCE HALL	11.7 SQ M
KITCHEN/LIVING AREA	46.5 SQ M
UTILITY	4.1 SQ M
MASTER BEDROOM	18.8 SQ M
MASTER BATHROOM	8.1 SQ M
DRESSING AREA	9.8 SQ M
STUDY	7.3 SQ M
2 <sup>ND</sup> BEDROOM	15.0 SQ M
2 <sup>ND</sup> BATHROOM	3.8 SQ M
DRESSING AREA 2	5.4 SQ M
CORRIDOR	6.3 SQ M
GUEST WC	3.7 SQ M
TERRACE 1	63.7 SQ M
TERRACE 2	10.2 SQ M
ROOF TERRACE	86.9 SQ M

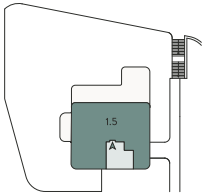


ROOF TERRACE



INTERIOR AREA  
140.4 SQM

EXTERIOR AREA  
160.7 SQM





A DEVELOPMENT BY



BRISEN GROUP

[www.brisengroup.com](http://www.brisengroup.com)

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken by the developer for any unintentional error, omission, or misstatement. These images show items of furniture, fittings or other elements of specification that may not be included with the sale of property and do not form part of a sale contract, which are intended to give potential purchasers an indication of how the property might look when furnished. It should be noted that residences under development are subject to municipal building regulations as well as mechanical, electrical and plumbing (MEP) adaptations, and elements of detail included are intended to give an indication of the general style of the product (e.g. materials, floorplans, MEP, specifications, positioning of furnishings and fittings) and may be subject to change without notice. Whilst floor areas and dimensions are provided for guidance, the floor plans are produced to scale from the architect's plans to provide a general overview of the layout of the properties.