

ANNABERG XXI

BADEN-BADEN

VILLA 4

APARTMENT N° 4.1-4.3

DESIGNED BY NPS TCHOBAN VOSS





VILLA 4
APARTMENT N°4.1-4.3

- KITCHEN
- LOUNGE
- PRIMARY BEDROOM



GROUND FLOOR

VILLA 4
APARTMENT N° 4.1

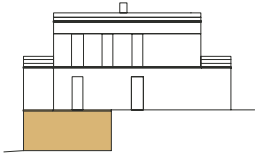
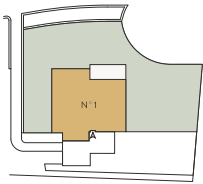


ENTRANCE HALL	14.3 SQ M
KITCHEN / LIVING AREA	86.0 SQ M
UTILITY	5.0 SQ M
MASTER BEDROOM	30.8 SQ M
MASTER BATHROOM	12.4 SQ M
DRESSING AREA	6.1 SQ M
2 ND BEDROOM	14.2 SQ M
2 ND BATHROOM	4.6 SQ M
DRESSING AREA 2	4.1 SQ M
3 RD BEDROOM	14.8 SQ M
3 RD BATHROOM	4.6 SQ M
DRESSING AREA 3	4.6 SQ M
GUEST WC	1.8 SQ M
STORAGE	2.1 SQ M
TERRACE	35.3 SQ M
PRIVATE GARDEN	284.0 SQ M



INTERIOR AREA
205.4 SQM

EXTERIOR AREA
319.3 SQM



GROUND FLOOR

FIRST FLOOR

VILLA 4
APARTMENT N° 4.2

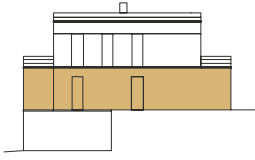
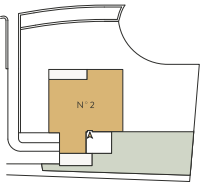


ENTRANCE HALL	18.1 SQ M
KITCHEN / LIVING AREA	81.6 SQ M
UTILITY	2.3 SQ M
GUEST WC	2.0 SQ M
MASTER BEDROOM	32.9 SQ M
MASTER BATHROOM	11.7 SQ M
DRESSING AREA	5.3 SQ M
2 ND BEDROOM	10.3 SQ M
2 ND BATHROOM	4.2 SQ M
DRESSING AREA 2	4.8 SQ M
3 RD BEDROOM	12.3 SQ M
3 RD BATHROOM	4.2 SQ M
DRESSING AREA 3	4.8 SQ M
UTILITY 2	2.1 SQ M
FAMILY ROOM/OFFICE	26.3 SQ M
TERRACE 1	18.8 SQ M
TERRACE 2	21.0 SQ M
PRIVATE GARDEN	250.0 SQ M



INTERIOR AREA
222.8 SQM

EXTERIOR AREA
289.8 SQM



1ST FLOOR

SECOND FLOOR

VILLA 4
APARTMENT N° 4.3



ENTRANCE HALL	9.8 SQ M
KITCHEN/LIVING AREA	57.9 SQ M
UTILITY	2.8 SQ M
MASTER BEDROOM	15.9 SQ M
MASTER BATHROOM	14.5 SQ M
DRESSING AREA	7.9 SQ M
2 ND BEDROOM	12.7 SQ M
2 ND BATHROOM	3.8 SQ M
STORAGE	2.1 SQ M
TERRACE	97.5 SQ M
ROOF TERRACE	79.0 SQ M

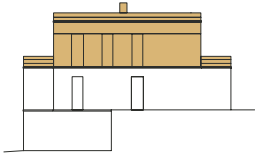
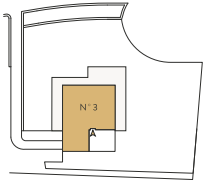


ROOF TERRACE



INTERIOR AREA
127.4 SQM

EXTERIOR AREA
176.5 SQM



2ND FLOOR



A DEVELOPMENT BY



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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.