

# 1B

2 BEDROOM

## CONSTRUCTION AREA

## FLOOR AREA

|              |                   |
|--------------|-------------------|
| Ground Floor | 58m <sup>2</sup>  |
| First Floor  | 48m <sup>2</sup>  |
| Total        | 106m <sup>2</sup> |

## OUTSIDE COVERED AREA

|          |                    |
|----------|--------------------|
| Entrance | 1.5m <sup>2</sup>  |
| Patio    | 19m <sup>2</sup>   |
| Total    | 20.5m <sup>2</sup> |

## OUTSIDE OPEN AREA

|                 |                   |
|-----------------|-------------------|
| Patio           | 11m <sup>2</sup>  |
| Yard            | 155m <sup>2</sup> |
| Parking pergola | 5m <sup>2</sup>   |
| Total           | 31m <sup>2</sup>  |

CROYDON  
*Gardens Estate*

**PLEASE NOTE:**

- Drawing no to scale.
- Unit areas are rounded off to the nearest whole number.
- Selection of optional extras as per prototype is pending Erf selected for the prototype to be built on. Optional extras for a specific unit type or erf to be verified with the Architect prior to sale.



FRONT ELEVATION

SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

**OPTIONAL EXTRAS FOR BUYERS ACCOUNT:**

- A PERGOLA OVER PARKING BAY.
- B M/S BUILT-IN BRAAI.
- C RAIN WATER HARVESTING TANK.
- I PERGOLA.

NOTE: WINDOW PENDING LOCATION ON SITE DEVELOPMENT PLAN. WHERE HOUSE IS ON THE OM BOUNDARY THE WINDOW WILL BE OMITTED.

