



The Merlot

AREA

Ground Floor	139.32m ²
First Floor	116.29m ²
Garage	38.88m ²
Porch	4.30m ²
Balcony	7.04m ²
TOTAL	305.83m² (32.92sq)

DIMENSIONS

Alfresco (optional)	15.66m ²
Width	9.35m
Depth	24.95m