



**TOTAL: 1210 sq. ft, 112 m2**

1st floor: 904 sq. ft, 84 m2, 2nd floor: 306 sq. ft, 28 m2

EXCLUDED AREAS: BALCONY: 49 sq. ft, 5 m2, OPEN TO BELOW: 507 sq. ft, 47 m2, WALLS: 138 sq. ft, 13 m2