



## *Merlin Villa*

The Merlin Villa covers a surface area of 311 m<sup>2</sup> and comprises 3 bedrooms, each with its en-suite bathroom. The bathroom in the main bedroom offers a nice view on a secluded garden, featuring an outdoor shower. The common areas and the 3 bedrooms merge into the natural and lush surroundings, with stunning views on the Southern coast and the magnificent golf course. From the villa the high glass openings offer a strikingly spectacular and endless view of the unspoilt surroundings and indigenous vegetation. The water element plays a fundamental role in the villas's concept, with the swimming pool bridging the gap between the living and external areas.

# Merlin | LAYOUT AND AREAS

|                            | M <sup>2</sup>          |              |
|----------------------------|-------------------------|--------------|
| 1                          | Entrance Lobby          | 11.6         |
| 2                          | Dining Room             | 22.8         |
| 3                          | Living Room             | 25.7         |
| 4                          | Dry Kitchen             | 19.0         |
| 5                          | Wet Kitchen             | 8.7          |
| 6                          | Laundry                 | 3.9          |
| 7                          | Service Toilet          | 1.8          |
| 8                          | Pump & Machineroom      | 3.1          |
| 9                          | Powder Room             | 3.8          |
| 10                         | Main Corridor           | 12.3         |
| 11                         | Master Bedroom          | 22.5         |
| 12                         | Master Bathroom         | 14.4         |
| 13                         | Master Walk-In Wardrobe | 3.8          |
| 14                         | Bedroom 1               | 17.4         |
| 15                         | Walk-In Wardrobe 1      | 2.8          |
| 16                         | Bathroom 1              | 5.6          |
| 17                         | Bedroom 2               | 17.4         |
| 18                         | Walk-In Wardrobe 2      | 2.8          |
| 19                         | Bathroom 2              | 5.6          |
| 20                         | Pool Deck               | 29.6         |
| 21                         | Main Verandah           | 27.3         |
| 22                         | Verandah                | 4.7          |
| 23                         | Swimming Pool           | 21.0         |
| 24                         | Outdoor Shower          | 5.7          |
| 25                         | Service Verandah        | 3.7          |
| 26                         | Service Yard            | 22.8         |
| 27                         | Covered Pathway         | 5.0          |
| 28                         | Open Courtyard          | 7.4          |
| 29                         | Private Garden          | 8.3          |
| 30                         | Golf Cart Store*        | 8.1          |
| 31                         | Car Port*               | 35.2         |
| <b>GROSS INTERNAL AREA</b> |                         | <b>285.3</b> |
| Villa                      |                         | 234.0        |
| Covered Verandah           |                         | 26.0         |
| Golf Cart Store            |                         | 10.0         |
| Car Port                   |                         | 41.0         |
| <b>GROSS EXTERNAL AREA</b> |                         | <b>311.0</b> |



\* Optional