



Birdie Villa

The Birdie Villa offers 227 m² of surface area and 2 en-suite bedrooms, each with its own small private garden.

The design of this villa maximises opening on the garden.

Its glazed sitting room fitted with a decking is next to the swimming pool with its cosy sunbed...

Part of the terrace is not roofed, for permanent enjoyment of sunlight and starlight.

Birdie | LAYOUT AND AREAS

| | M ² |
|----------------------------|----------------|
| 1 Kitchen & Dining room | 38.4 |
| 2 Bedroom 1 | 17.3 |
| 3 Attached bathroom 1 | 5.4 |
| 4 Powder room | 1.9 |
| 5 Attached master bathroom | 8.3 |
| 6 Walk-in wardrobe | 4.6 |
| 7 Master bedroom | 27.0 |
| 8 Open verandah | 41.5 |
| 9 Swimming pool | 18.0 |
| 10 Living room | 27.1 |
| 11 Service yard | 22.8 |
| 12 Employee toilet | 1.7 |
| 13 Pump & Generator | 4.0 |
| 14 Laundry | 6.8 |
| 15 Scullery | 6.4 |
| 16 Corridor | 6.2 |
| 17 Golf cart store* | 6.9 |
| 18 Car port* | 40.0 |
| GROSS INTERNAL AREA | 201.1 |
| Villa | 175.0 |
| Golf Cart Store | 9.0 |
| Car Port | 43.0 |
| GROSS EXTERNAL AREA | 227.0 |



* Optional