



Merlin Villa

The Merlin Villa covers a surface area of 311 m² 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' concept, with the swimming pool bridging the gap between the living and external areas.

Merlin | LAYOUT AND AREAS

	M ²	
1	Entrance lobby	10.6
2	Dining room	22.6
3	Living room	23.2
4	Dry kitchen	17.8
5	Wet kitchen	7.9
6	Laundry	3.8
7	Service toilet	1.6
8	Pump & Machine room	3.0
9	Powder room	3.8
10	Main corridor	10.8
11	Master bedroom	21.5
12	Master bathroom	12.3
13	Master walk-in wardrobe	3.6
14	Bedroom 1	17.4
15	Walk-in wardrobe 1	2.6
16	Bathroom 1	5.3
17	Bedroom 2	17.4
18	Walk-in wardrobe 2	2.6
19	Bathroom 2	5.3
20	Pool deck	25.4
21	Main verandah	28.5
22	Verandah	-
23	Swimming pool	28.7
24	Outdoor shower	6.7
25	Service verandah	3.7
26	Service yard	22.1
27	Covered pathway	7.7
28	Open courtyard	-
29	Private garden	8.0
30	Golf cart store *	7.7
31	Car port *	36.6
GROSS INTERNAL AREA		273.4
Villa		234.0
Covered verandah		26.0
Golf cart store		10.0
Car port		41.0
GROSS EXTERNAL AREA		311.0



* Optional