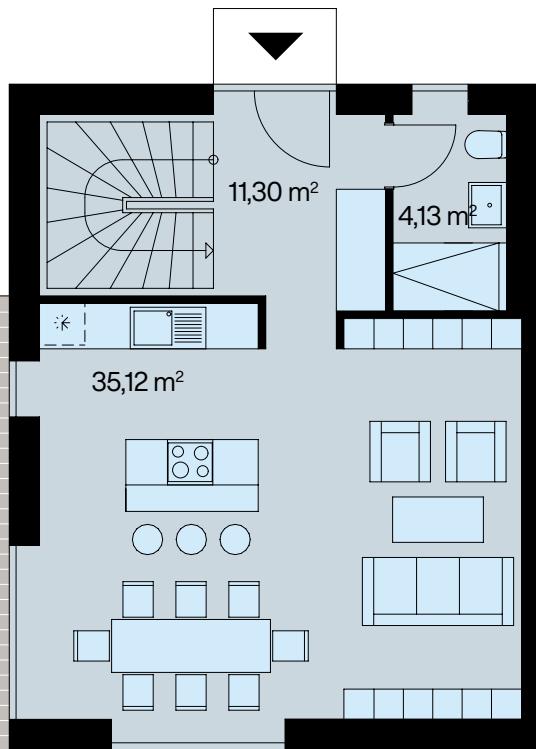
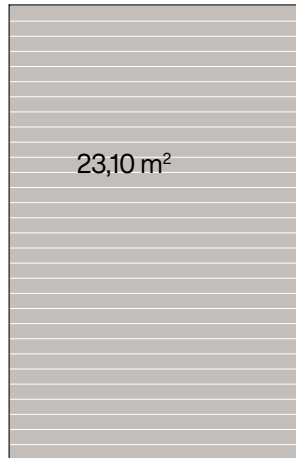


# WOHNEN AM NÖLDNERPARK

*Villa*

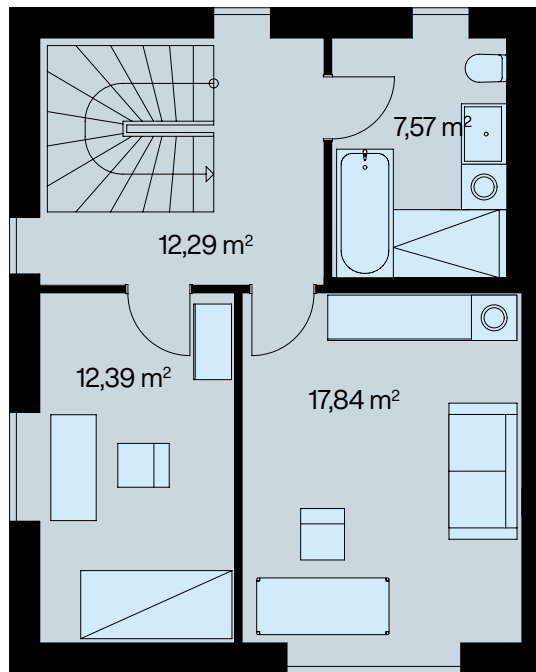


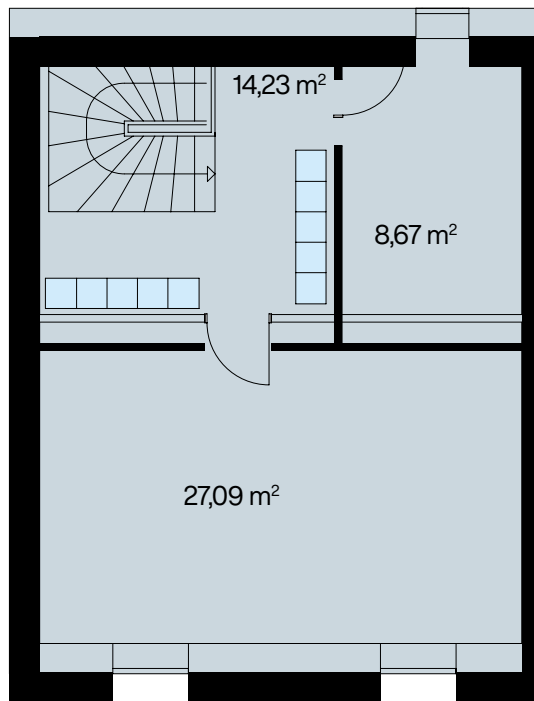
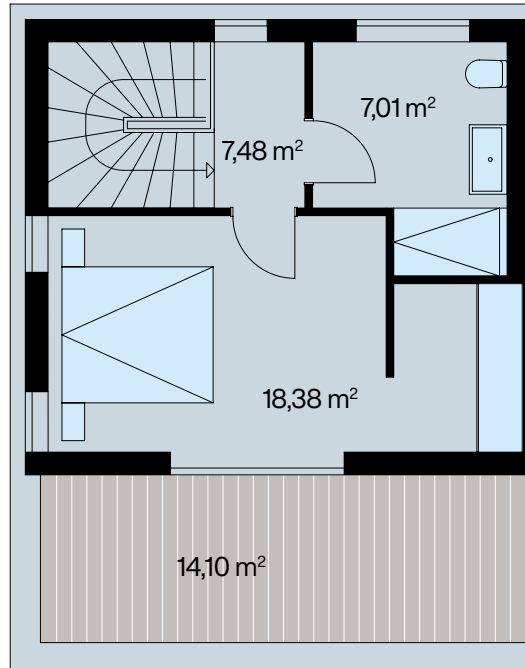
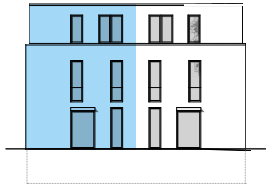


# Grundrisse

## Stadtvilla A (Rechts)

Flur, Treppe	11,30 m <sup>2</sup>
Wohnen, Kochen	35,12 m <sup>2</sup>
Bad/WC	4,13 m <sup>2</sup>
<b>EG Gesamt</b>	<b>50,55 m<sup>2</sup></b>
Flur, Treppe	12,29 m <sup>2</sup>
Kind	12,39 m <sup>2</sup>
Arbeiten	17,84 m <sup>2</sup>
Bad/WC	7,57 m <sup>2</sup>
<b>1. OG Gesamt</b>	<b>50,09 m<sup>2</sup></b>





# Grundrisse

## Stadtvilla A (Rechts)

Flur, Treppe	7,48 m <sup>2</sup>
Schlafen	18,38 m <sup>2</sup>
Bad/WC	7,01 m <sup>2</sup>
<b>DG Gesamt</b>	<b>32,87 m<sup>2</sup></b>
Flur, Treppe	14,23 m <sup>2</sup>
Haustechnik	8,67 m <sup>2</sup>
Hobby	27,09 m <sup>2</sup>
<b>UG Gesamt</b>	<b>49,99 m<sup>2</sup></b>
<b>Innen Gesamt</b>	<b>183,50 m<sup>2</sup></b>
Gartenterrasse (50%)	23,10 m <sup>2</sup>
Dachterrasse (50%)	14,10 m <sup>2</sup>
Privatgarten (0%)	30,00 m <sup>2</sup>
<b>Außen Gesamt</b>	<b>67,20 m<sup>2</sup></b>
<b>Gesamt</b>	<b>202,10 m<sup>2</sup></b>