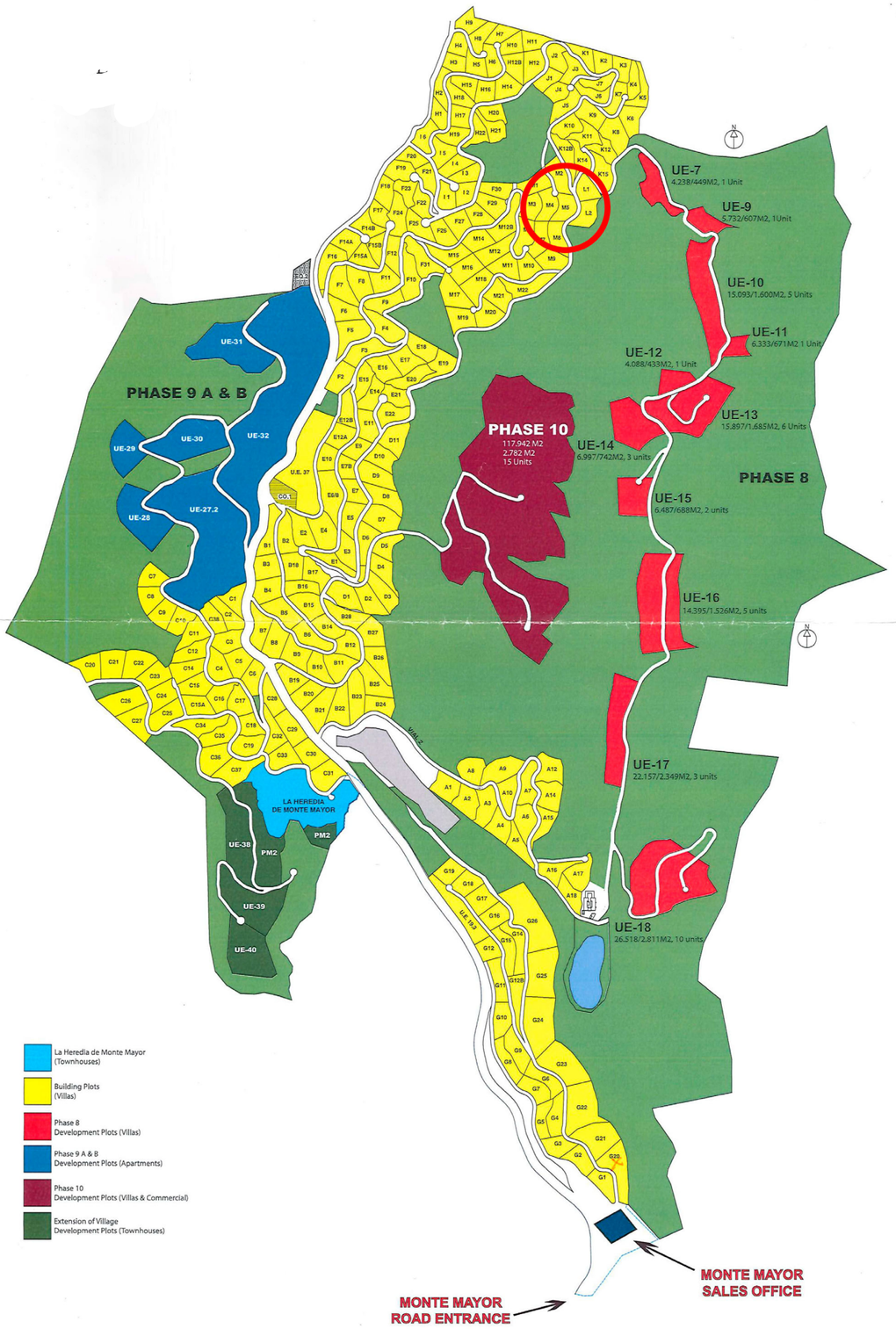
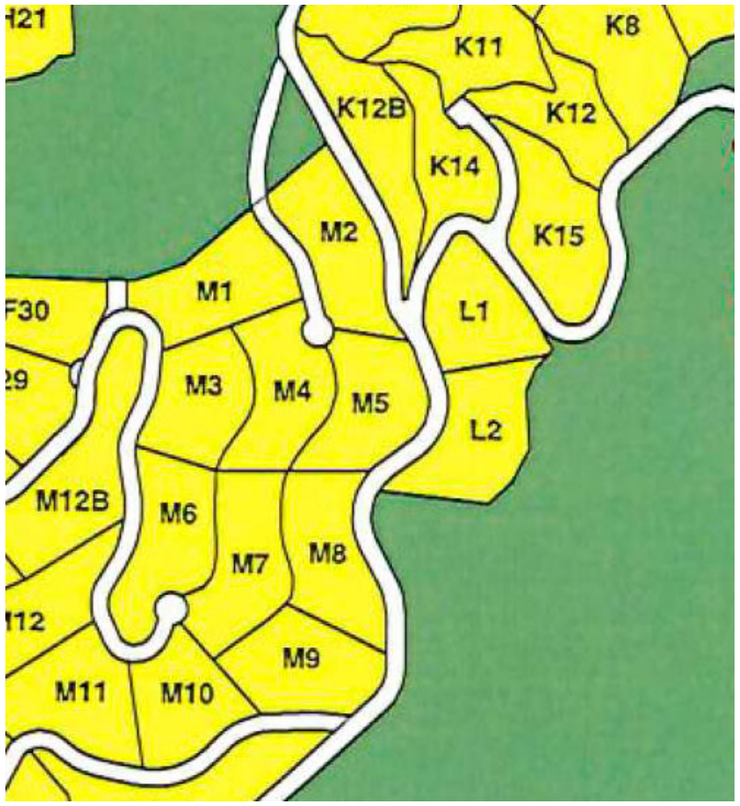


MONTEMAYOR MASTERPLAN



PLOT M5 + ADJACENT PLOTS

V	Día	Modificación

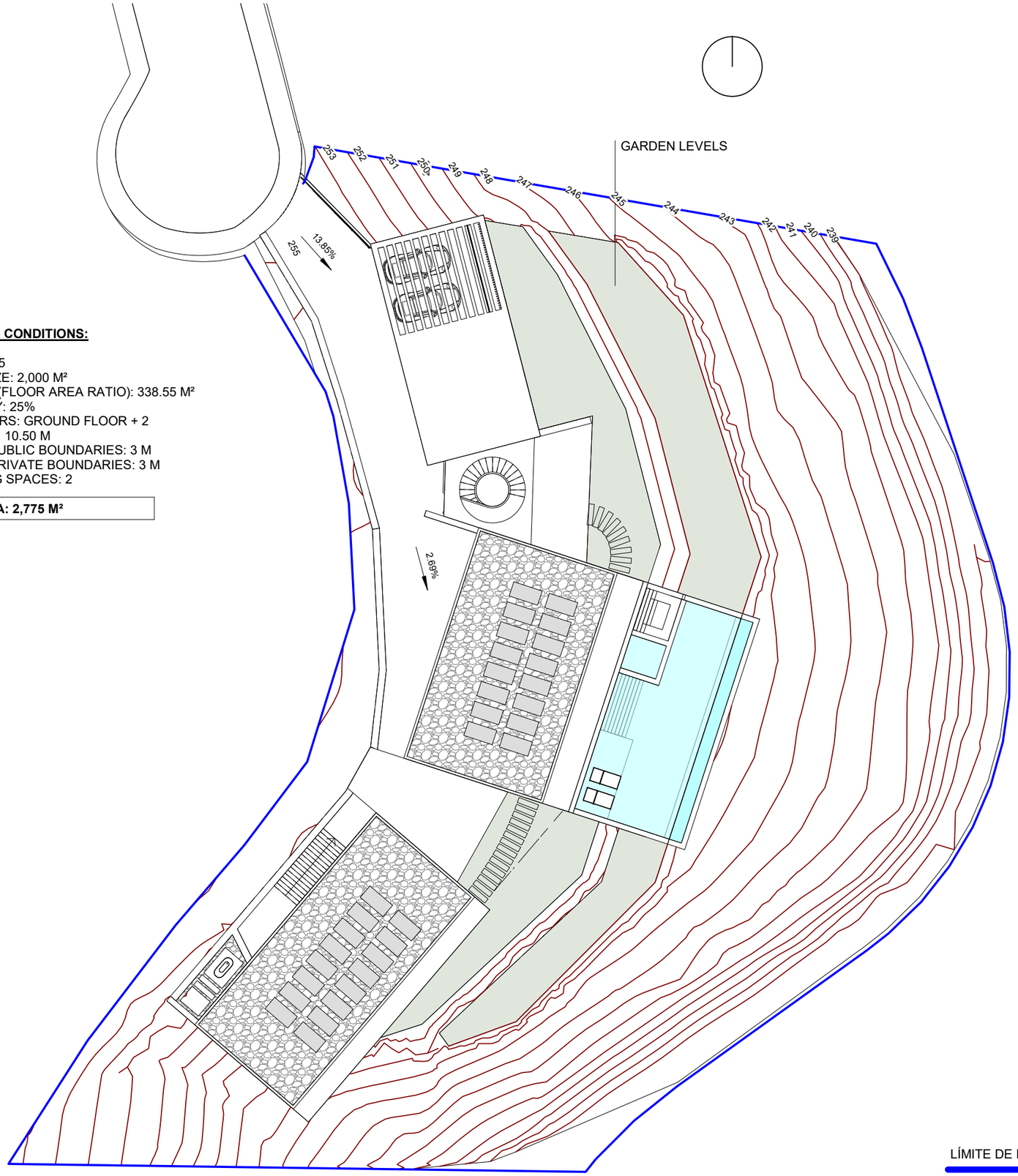
ANTEPROYECTO
VIVIENDA UNIFAMILIAR AISLADA

TÍTULO: Plot M5 Location

ESCALA: A3

Nº PLANO: REVISIÓN

PB_3.1



URBAN PLANNING CONDITIONS:

PLOT NUMBER: M-5
MINIMUM PLOT SIZE: 2,000 M²
BUILDABLE AREA (FLOOR AREA RATIO): 338.55 M²
PLOT OCCUPANCY: 25%
NUMBER OF FLOORS: GROUND FLOOR + 2
MAXIMUM HEIGHT: 10.50 M
SETBACK FROM PUBLIC BOUNDARIES: 3 M
SETBACK FROM PRIVATE BOUNDARIES: 3 M
MINIMUM PARKING SPACES: 2

TOTAL PLOT AREA: 2,775 M²

LÍMITE DE PARCELA

SEPARACIÓN LINDE PARCELA

Furniture shown is for decoration purposes only. The displayed plans show the villa in its final state after the first occupancy license.

V	Día	Modificación

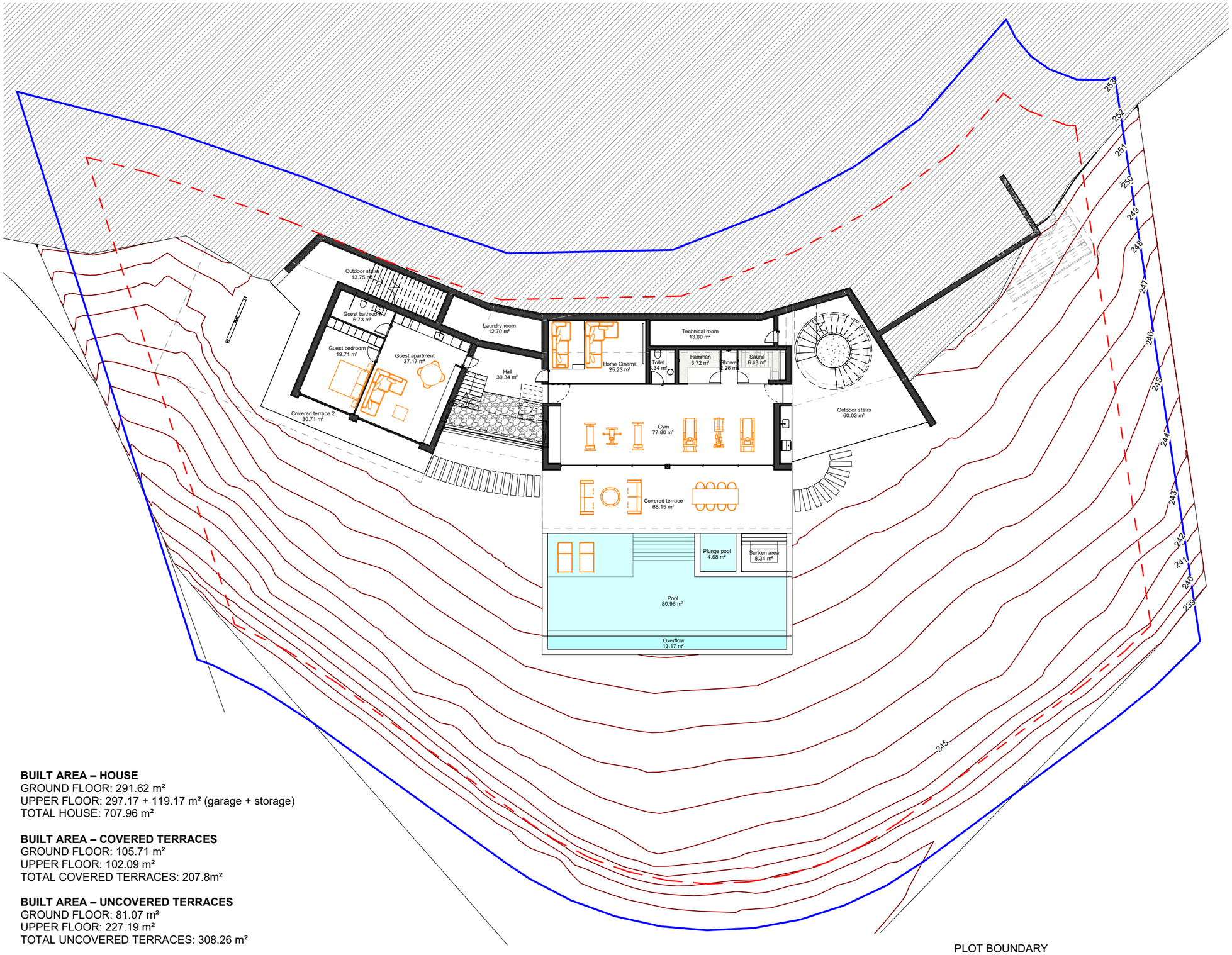
ANTEPROYECTO
VIVIENDA UNIFAMILIAR AISLADA

TÍTULO: Site

ESCALA: 1 : 300 A3

Nº PLANO: REVISIÓN

PB_3.1.2



V	Día	Modificación

BUILT AREA – HOUSE
GROUND FLOOR: 291.62 m²
UPPER FLOOR: 297.17 + 119.17 m² (garage + storage)
TOTAL HOUSE: 707.96 m²

BUILT AREA – COVERED TERRACES
GROUND FLOOR: 105.71 m²
UPPER FLOOR: 102.09 m²
TOTAL COVERED TERRACES: 207.8m²

BUILT AREA – UNCOVERED TERRACES
GROUND FLOOR: 81.07 m²
UPPER FLOOR: 227.19 m²
TOTAL UNCOVERED TERRACES: 308.26 m²

POOL AREA: 132.40 M²

TOTAL BUILT AREA: 707.96 + 207.8 + 308.26 + 132.40 = 1,356.42 m²
PLOT: 2775 m²

PLOT BOUNDARY

BOUNDARY SEPARATION

NON-BUDGETED FURNITURE

PB4.1.1.Ground Floor
1 : 250

ESCALA GRÁFICA
0 10m

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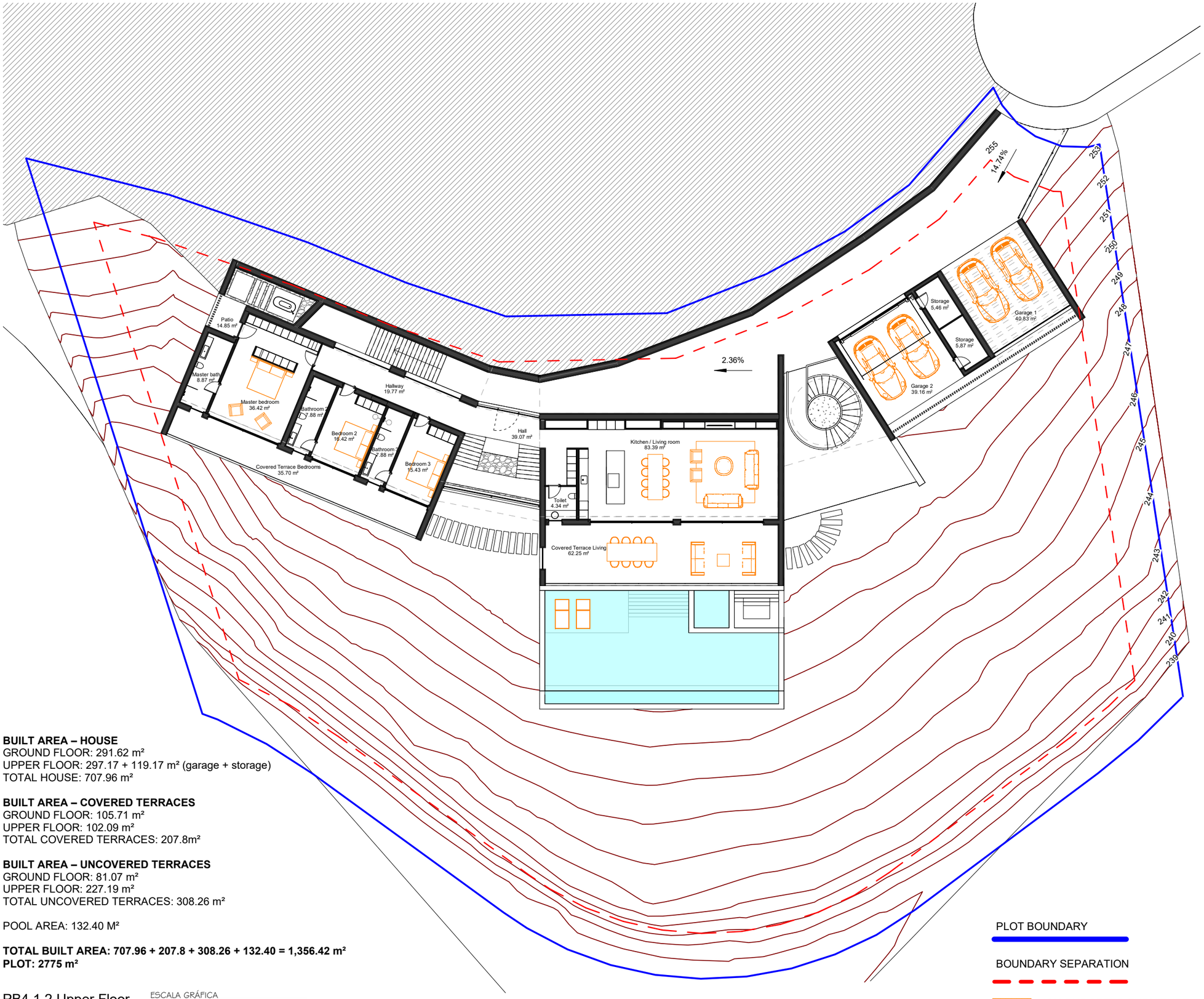
ANTEPROYECTO
VIVIENDA UNIFAMILIAR AISLADA

TÍTULO: Ground Floor

ESCALA: Como se indica A3

Nº PLANO: REVISIÓN
PB_4.1.1



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GROUND FLOOR: 81.07 m²
UPPER FLOOR: 227.19 m²
TOTAL UNCOVERED TERRACES: 308.26 m²

POOL AREA: 132.40 M²

TOTAL BUILT AREA: 707.96 + 207.8 + 308.26 + 132.40 = 1,356.42 m²
PLOT: 2775 m²

PB4.1.2.Upper Floor
1 : 250

ESCALA GRÁFICA
0 10m

PLOT BOUNDARY

BOUNDARY SEPARATION

NON-BUDGETED FURNITURE

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10.30 MONTEMAYOR M-5

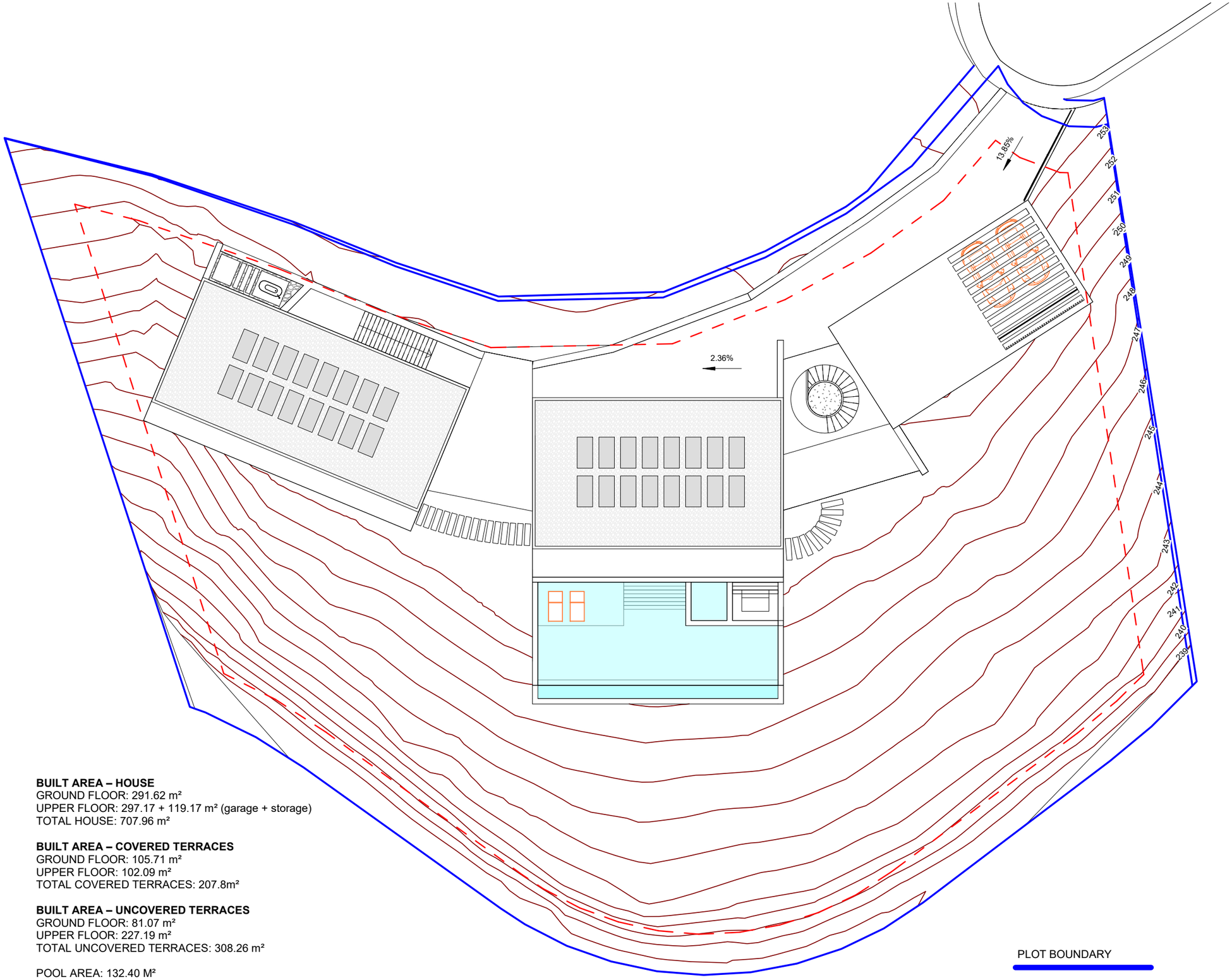
V	Día	Modificación

ANTEPROYECTO
VIVIENDA UNIFAMILIAR AISLADA

TÍTULO: Upper Floor

ESCALA: Como se indica A3

Nº PLANO: REVISIÓN
PB_4.1.2



V	Día	Modificación

BUILT AREA – HOUSE
GROUND FLOOR: 291.62 m²
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BUILT AREA – COVERED TERRACES
GROUND FLOOR: 105.71 m²
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TOTAL COVERED TERRACES: 207.8m²

BUILT AREA – UNCOVERED TERRACES
GROUND FLOOR: 81.07 m²
UPPER FLOOR: 227.19 m²
TOTAL UNCOVERED TERRACES: 308.26 m²

POOL AREA: 132.40 M²

TOTAL BUILT AREA: 707.96 + 207.8 + 308.26 + 132.40 = 1,356.42 m²
PLOT: 2775 m²

PLOT BOUNDARY

BOUNDARY SEPARATION

NON-BUDGETED FURNITURE

PB4.1.3. Rooftop
1 : 250

ESCALA GRÁFICA
0 10m

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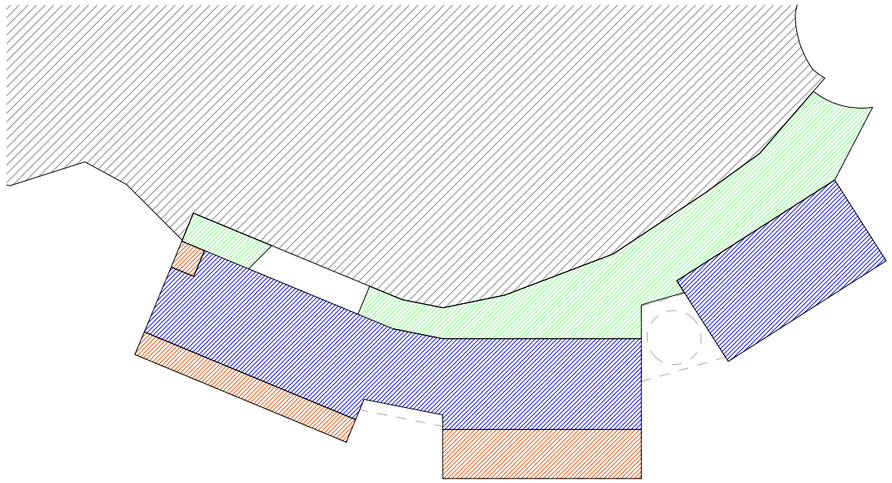
ANTEPROYECTO
VIVIENDA UNIFAMILIAR AISLADA

TÍTULO: Rooftop

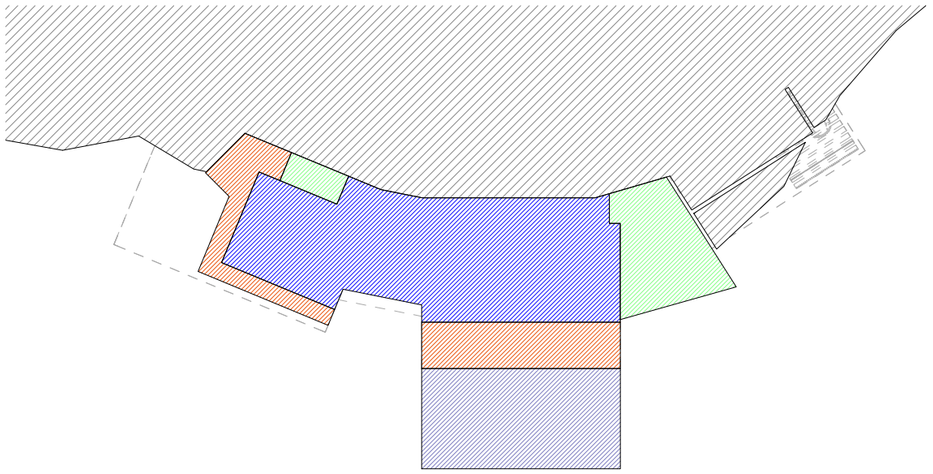
ESCALA: Como se indica A3

Nº PLANO: REVISIÓN

PB_4.1.3



PB4.1.2.Upper floor Surfaces
1 : 500



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GROUND FLOOR: 81.07 m²
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TOTAL UNCOVERED TERRACES: 308.26 m²

POOL AREA: 132.40 M²

TOTAL BUILT AREA: 707.96 + 207.8 + 308.26 + 132.40 = 1,356.42 m²
PLOT: 2775 m²

PB4.1.1.Ground floor Surfaces
1 : 500

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V	Día	Modificación

ANTEPROYECTO
VIVIENDA UNIFAMILIAR AISLADA

TÍTULO: Surfaces

ESCALA: 1 : 500 A3

Nº PLANO: REVISIÓN

PB_8.1