



# NOOITGEDACHT VILLAGE

## SIMONSBURG MANOR

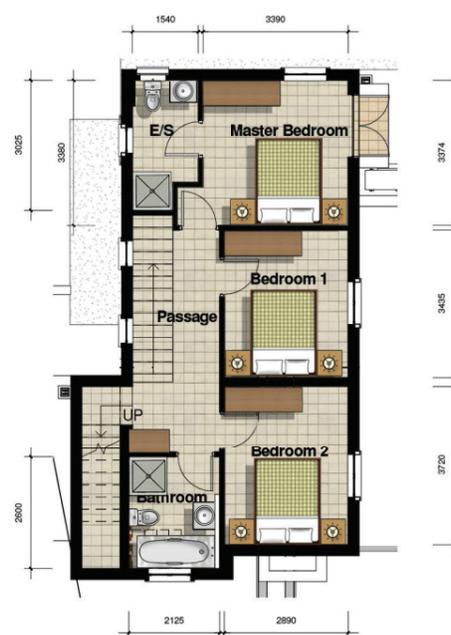
### ERF 3

Erf size:	317 m <sup>2</sup>
Compulsory Landscape:	14 m <sup>2</sup>
Usable:	303 m <sup>2</sup>
Ground Floor:	71 m <sup>2</sup>
First Floor:	67 m <sup>2</sup>
Loft:	18 m <sup>2</sup>
Garage:	41 m <sup>2</sup>
Total Unit Area:	197 m <sup>2</sup>

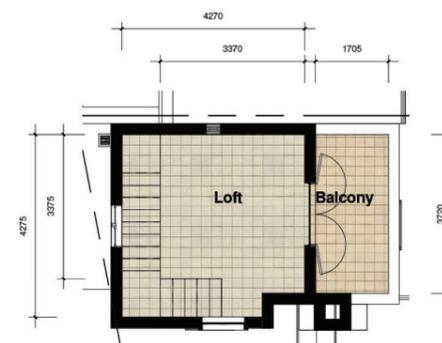
Covered Patio - GF:	28 m <sup>2</sup>
Juliet Balcony - FF:	± 1 m <sup>2</sup>
Balcony - Loft:	8 m <sup>2</sup>



Ground Floor



First Floor

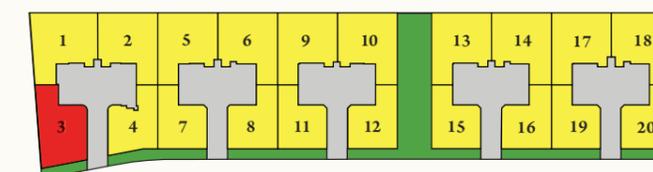


Loft



Front Elevation (East View)

Back Elevation (West View)



NORTH

Drawings for marketing purposes only. Drawings subject to design development. All plans, elevations, sections and specifications subject to final adjustments by architect. Levels shown on marketing material indicative. Final areas may vary with ± 5%. Door & Window sizes and positions may change due to unit orientation and position on site, as well to comply with all Municipal Regulations and requirements. Additional windows/doors may be added/omitted site dependent. All furniture, appliances, swimming pools and vehicles indicative. Final positions and detail for boundary walls, entrance gates dependent on adjoining unit and site location.