

# Fact sheet

## Clifton



### House size

|                          |                    |
|--------------------------|--------------------|
| Dimensions               | 22.51 x 9.34 m     |
| Living area basement     | 131 m <sup>2</sup> |
| Living area ground floor | 135 m <sup>2</sup> |
| Living area first floor  | 126 m <sup>2</sup> |
| Total living area        | 392 m <sup>2</sup> |

### Façade

Timber cladding "Rondo" in natural finish in combination with white mineral render

### Roof

Mono pitch roof and flat roof

### Heating and ventilation

- Air source heat pump
- Hot water cylinder
- Underfloor heating
- Mechanical Ventilation with Heat Recovery

### Architecture and special features

- Corner windows flood interiors with natural light
- Continuous balcony with glass balustrades allow uninterrupted sight lines
- Generous infinity pool with hot tub and comfortable deck chairs
- Dark U-shaped staircase with glass balustrade
- Floor-to-ceiling windows offer views of beautiful landscaped gardens

### Standard specification

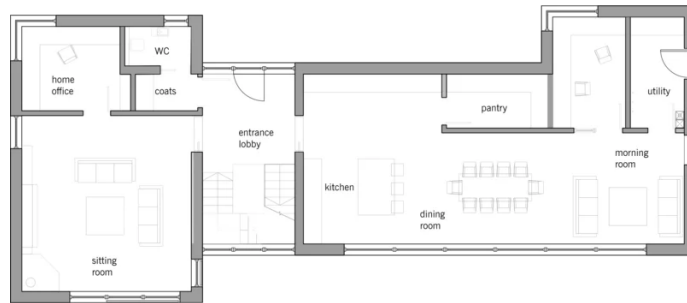
- Triple-glazed timber and aluminium windows, fitted in the factory without PU foam
- Holistic health concept with outstanding indoor air quality
- Effective Xund-E electrosmog protection and shielded electrical installations
- Superior-quality, environmentally friendly interiors that are healthy to live in thanks to innovative solutions developed in-house by Baufritz (e.g. interior paints, floor adhesives, etc.)
- HOIZ natural, organic insulation made from wood shavings — developed in-house, certified by natureplus and IBN



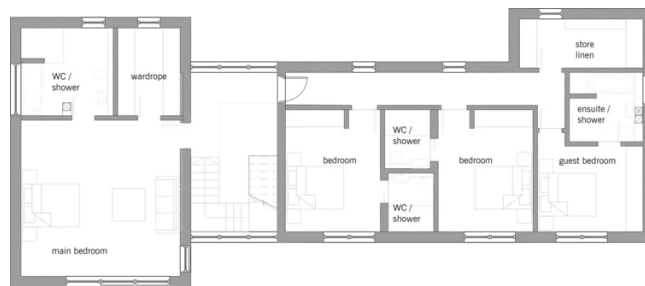
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# Floor plans Clifton

Ground Floor



First Floor





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