



Wellsand concept

gross external area 287 sqm / 3085 sq ft
gross internal area 259 sqm / 2790 sq ft

Overall width 16.72 m / 54' 10"
Overall depth 21.05 m / 67' 10"

- 2 storey house for steep sloping site
- Integral garage
- Wheelchair friendly
- Lift
- Low allergen
- Wrap-around balconies
- Covered terrace

This crisply rendered contemporary house was designed with disabled living in mind and incorporates a discreet lift.

Our standard heat recovery whole house ventilation system providing clean, filtered fresh air helps create a very special healthy internal environment with an even temperature throughout and by specifying tiled or hardwood flooring throughout has the additional benefit of being virtually dust free.

The extensive upper floor balcony extends out in an arc enabling the occupants to take full advantage of far reaching views towards the sea. This also provides shade over the terrace leading out from the lower lounge.

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LOWER FLOOR PLAN



UPPER FLOOR PLAN

Lower floor	metric	imperial
Bedroom 2	4.500 x 5.932	14' 5" x 19' 2"
Ensuite 2	3.280 x 2.364	10' 9" x 7' 9"
Storage	5.075 x 2.390	16' 8" x 7' 7"
Lobby	3.823 x 2.000	12' 6" x 6' 3"
Bedroom 3	3.703 x 6.505	12' 2" x 21' 4"
Ensuite 3	2.794 x 3.200	9' 2" x 10' 6"
Bedroom 4	3.703 x 6.505	12' 2" x 21' 4"
Bath	4.170 x 1.805	13' 8" x 5' 11"

Upper floor	metric	imperial
Hall	5.979 x 3.900	22' 4" x 12' 10"
Hall	2.600 x 3.350	8' 6" x 11'
Shower	2.305 x 2.385	7' 7" x 7' 10"
Study 1	3.600 x 2.385	11' 10" x 7' 10"
Study 2	3.305 x 3.350	10' 10" x 11'
Kitchen	4.500 x 5.638	17' 10" x 12' 6"
Upper lounge	3.703 x 6.505	12' 2" x 21' 4"
Bedroom 1	3.703 x 6.505	12' 2" x 21' 4"
Ensuite	2.794 x 3.200	9' 2" x 10' 6"