
 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
132.30 sqm / 1424.07 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
122.11 sqm / 1314.38 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
6.05 sqm / 65.12 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 129.83 sqm / 1397.48 sqft  
IPMS 3C RESIDENTIAL 124.45 sqm / 1339.57 sqft

SPEC ID 60dda5b696af620dbf82e981