Fact sheet

Fortescue





House size

Dimensions	20.63 x 11.93 m
Living area basement	159 m²
Living area ground floor	161 m²
Living area second floor	117 m²
Total living area	437 m²

Façade

Horizontal timber cladding in combination with mineral render and natural stone

Roof

Pitched roof

Heating and ventilation

- Ground source heat pump
- Underfloor heating
- Mechanical Ventilation with Heat Recovery

Architecture and special features

- Exclusive hillside location by the sea
- Seamless transitions between outside and inside
- Large windows offering views of sea and landscaped gardens
- Multigenerational living with self-contained one bedroom flat
- Individual interior design concept incl. home gym, games room, extra guest bedroom & wine cellar

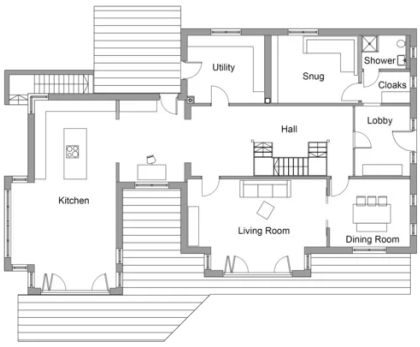
Standard specification

- 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

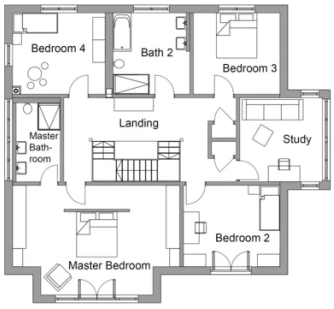
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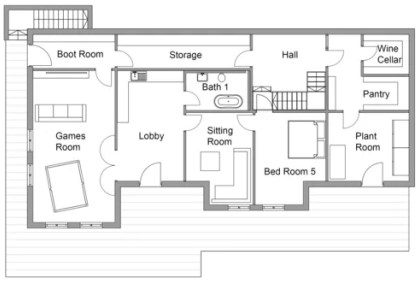
Floor plans Fortescue

Ground Floor



First Floor




Boot Room
Storage
Hall
Wine Cellar
Bath 1
Pantry
Games Room
Lobby
Sitting Room
Plant Room
Bed Room 5