

# Griffen 17

*Functional design with all the fundamentals*

The Griffen is our newly designed living range, created for compact block sizes. With flexible layout options throughout the kitchen, living, dining and ensuite, this is a highly suitable floor plan for those seeking all the essentials of modern living, designed with function and style.

## Specifications

Minimum lot width: 10.5m  
Minimum lot length: 28m

 3
  1
  2
  2
  2

Ground floor	127.96m <sup>2</sup>
Garage	26.76m <sup>2</sup>
Porch	2.29m <sup>2</sup>
Total area	157.01m <sup>2</sup>

10.5m

