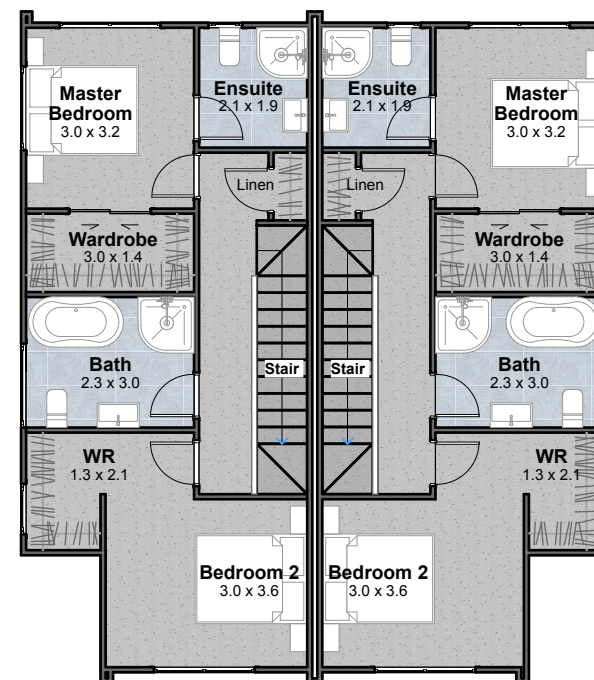
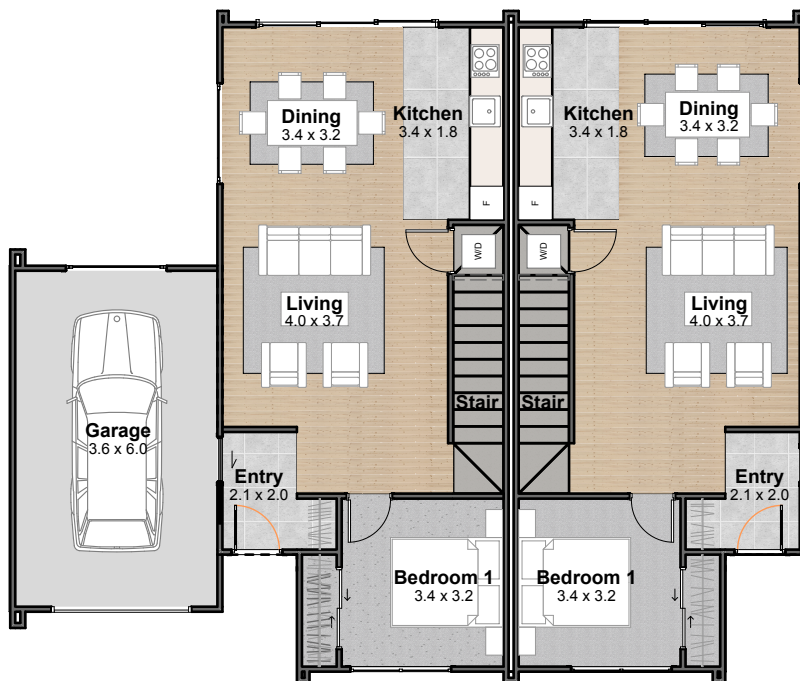




NIVO

DUPLEX

A modern duplex home designed for compact urban lots, offering two mirror-image residences that maximize space, privacy, and function. With a total floor area of 135m² per unit, this design includes a private ground-floor bedroom—ideal for guests or multigenerational living—alongside an open-plan kitchen, dining, and living zone that seamlessly flows to outdoor areas. Upstairs, each home features two more bedrooms, including a master suite with ensuite and walk-in wardrobe, creating well-zoned personal spaces. The modular garage design and symmetrical layout provide a smart, visually cohesive street presence, making *Nivo* an excellent solution for savvy investors or families seeking dual-living flexibility.



GROUND FLOOR

FIRST FLOOR



DIMENSIONS

Ground Floor Area	57m ²
First Floor Area	57m ²
Garage Area	21m ²
Total Floor Area	135m²
Overall Dimensions	14.2x12.9m

SPECIAL FEATURES

- Compact yet functional layout
- Private bedroom on ground floor
- Modular garage placement
- Symmetrical duplex design
- Flow to outdoor area