

Projekt: **Gutachten Rosenstraße**  
 Rosenstr. 21  
 48496 Hopsten

Bauherr: **Ludger Schröer**  
 Habichtweg 3  
 49509 Recke

Datum: **18.12.2024**

### Flächenaufstellung

#### Kellergeschoss

Bezeichnung	Raumlänge	*	Raumtiefe	=	Wohnfläche
Keller 1	3,980m	*	3,920m	=	15,60m <sup>2</sup>
Keller 2	2,715m	*	3,920m	=	10,64m <sup>2</sup>
Waschkeller	4,745m	*	5,170m	=	24,53m <sup>2</sup>
Heizöl	3,505m	*	4,265m	=	14,95m <sup>2</sup>
Keller 3	2,615m	*	2,775m	=	7,26m <sup>2</sup>
Heizung	3,110m	*	2,355m	=	7,32m <sup>2</sup>
Flur	2,985m	*	1,670m	=	4,98m <sup>2</sup>
	2,855m	*	1,245m	=	3,55m <sup>2</sup>
					<u>8,54m<sup>2</sup></u>

#### Zusammenfassung Kellergeschoss

**88,84m<sup>2</sup>**

#### Erdgeschoss

Bezeichnung	Raumlänge	*	Raumtiefe	=	Wohnfläche
Schlafen	4,100m	*	3,920m	=	16,07m <sup>2</sup>
Büro	2,790m	*	3,920m	=	10,94m <sup>2</sup>
Wohnen	4,745m	*	5,170m	=	24,53m <sup>2</sup>
Essen	3,505m	*	4,390m	=	15,39m <sup>2</sup>
Küche	2,740m	*	2,900m	=	7,95m <sup>2</sup>
Bad	1,900m	*	2,480m	=	4,71m <sup>2</sup>
WC	1,095m	*	1,530m	=	1,68m <sup>2</sup>

Flur			1,095m	*	2,745m	=	3,01m <sup>2</sup>
			0,115m	*	1,370m	=	0,16m <sup>2</sup>
			1,900m	*	1,795m	=	3,41m <sup>2</sup>
			2,855m	*	1,370m	=	<u>3,91m<sup>2</sup></u>
							10,49m <sup>2</sup>
Terrasse	0,50	*	6,820m	*	2,400m	=	8,18m <sup>2</sup>

### Zusammenfassung Erdgeschoss

99,93m<sup>2</sup>

### 1.Obergeschoss

Bezeichnung			Raumlänge	*	Raumtiefe	=	Wohnfläche
Schlafen			4,100m	*	3,920m	=	16,07m <sup>2</sup>
Büro			2,790m	*	3,920m	=	10,94m <sup>2</sup>
Wohnen			4,745m	*	5,170m	=	24,53m <sup>2</sup>
Essen			3,505m	*	4,390m	=	15,39m <sup>2</sup>
Küche			2,740m	*	2,900m	=	7,95m <sup>2</sup>
Bad			1,900m	*	2,480m	=	4,71m <sup>2</sup>
WC			1,095m	*	1,530m	=	1,68m <sup>2</sup>
Flur			1,095m	*	2,745m	=	3,01m <sup>2</sup>
			0,115m	*	1,370m	=	0,16m <sup>2</sup>
			1,900m	*	1,795m	=	3,41m <sup>2</sup>
			2,855m	*	1,370m	=	<u>3,91m<sup>2</sup></u>
							10,49m <sup>2</sup>
Balkon	0,50	*	6,810m	*	1,250m	=	4,26m <sup>2</sup>

### Zusammenfassung 1.Obergeschoss

96,00m<sup>2</sup>

### Dachgeschoss

Bezeichnung			Raumlänge	*	Raumtiefe	=	Wohnfläche
Schlafen			4,100m	*	2,880m	=	11,81m <sup>2</sup>
	h=>1m u. <2m	0,50	* 4,100m	*	1,005m	=	<u>2,06m<sup>2</sup></u>
							13,87m <sup>2</sup>
Büro			2,860m	*	2,880m	=	8,24m <sup>2</sup>
	h=>1m u. <2m	0,50	* 2,860m	*	1,005m	=	<u>1,44m<sup>2</sup></u>
							9,67m <sup>2</sup>

Wohnen		4,735m	*	2,880m	=	13,64m <sup>2</sup>
		3,960m	*	2,350m	=	9,31m <sup>2</sup>
h=>1m u. <2m	0,50 *	4,735m	*	1,005m	=	2,38m <sup>2</sup>
h=>1m u. <2m	0,50 *	3,960m	*	0,990m	=	1,96m <sup>2</sup>
						<u>27,28m<sup>2</sup></u>
Küche		2,160m	*	1,030m	=	2,22m <sup>2</sup>
h=>1m u. <2m	0,50 *	2,160m	*	0,990m	=	1,07m <sup>2</sup>
						<u>3,29m<sup>2</sup></u>
Bad		2,520m	*	0,840m	=	2,12m <sup>2</sup>
		1,570m	*	0,115m	=	0,18m <sup>2</sup>
		3,235m	*	0,075m	=	0,24m <sup>2</sup>
h=>1m u. <2m	0,50 *	3,235m	*	0,990m	=	1,60m <sup>2</sup>
						<u>4,14m<sup>2</sup></u>
Flur		5,510m	*	1,095m	=	6,03m <sup>2</sup>
AB		0,600m	*	0,955m	=	0,57m <sup>2</sup>

<b>Zusammenfassung Dachgeschoss</b>	<b>64,87m<sup>2</sup></b>
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#### Zusammenfassung:

Kellergeschoss	88,84m <sup>2</sup>
Erdgeschoss	99,93m <sup>2</sup>
1.Obergeschoss	96,00m <sup>2</sup>
Dachgeschoss	64,87m <sup>2</sup>

<b>Summe:</b>	<b>349,64 m<sup>2</sup></b>
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<b>Summe abzgl. Kellergeschoss:</b>	<b>260,80 m<sup>2</sup></b>
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Planung und Bauleitung:

terhechte & höfker architekten  
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48431 Rheine