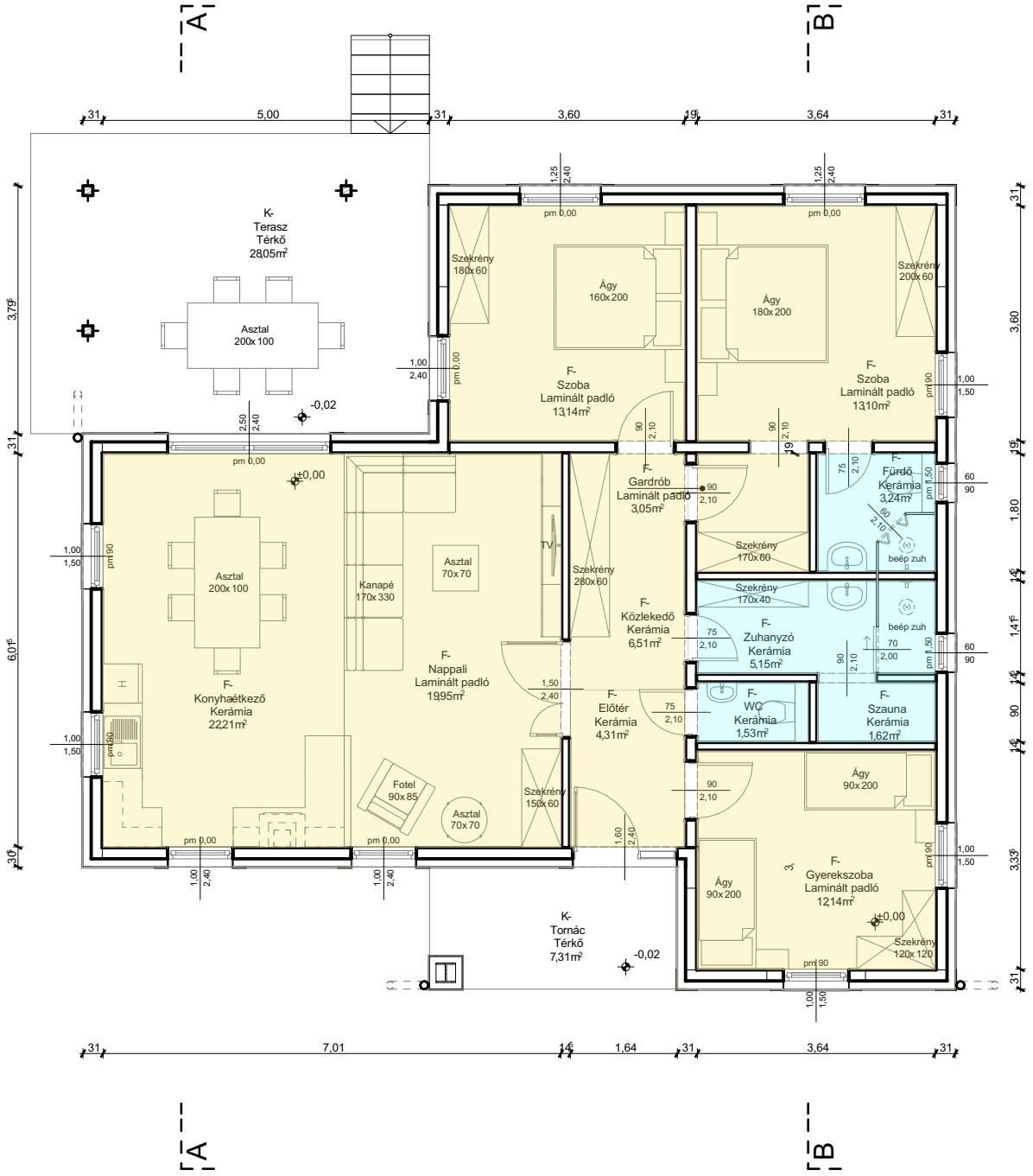nettó alapterület:	141,31 m^2
bruttó alapterület:	163,56 m^2