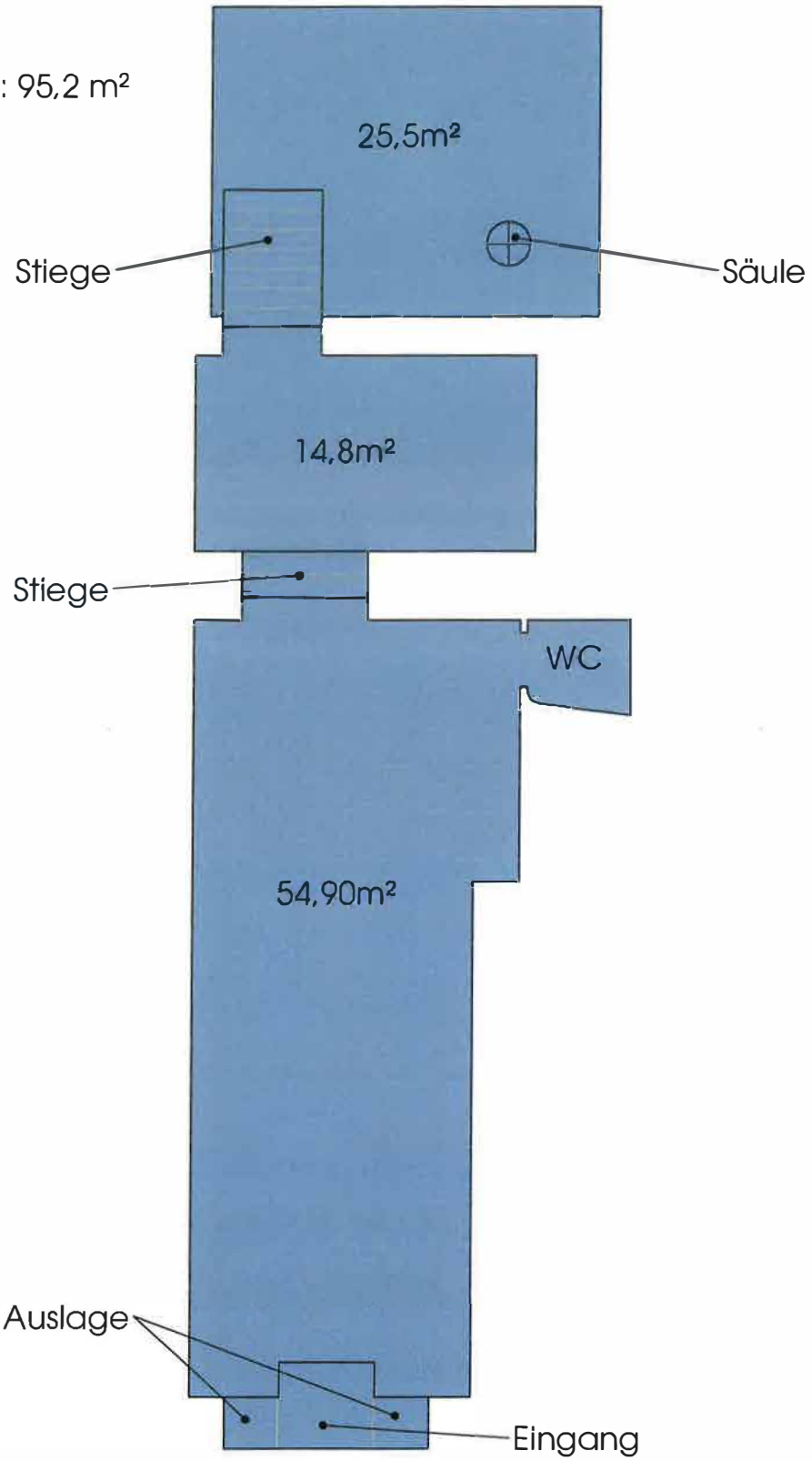Gesamtfläche: 95,2 m²