

Sharm Bay

SHARM ELSHEIKH - EGYPT

AMALFI - Villa A1



TMG DEVELOPMENTS
DESIGN BY STUDIO MARCO PIVA



Amalfi

VILLA AI

Total Area 512 m²

Villa Amalfi embodies the charm of the Amalfi Coast, inspired by one of Italy's most iconic coastal cities, offering a journey through timeless elegance and Mediterranean beauty. This luxurious villa stands closest to the sea, where its Mediterranean-style architecture blends seamlessly with the surrounding natural landscape.

On the ground floor, expansive living spaces adorned with fine materials and designer furniture open onto a lush garden with a private pool. A guest bedroom, also overlooking the garden, adds comfort and exclusivity.

The first floor features four spacious bedrooms, each with a private bathroom and a large terrace accessible via external stairs, providing breathtaking views.

Internal stairs lead to the rooftop, where a vast terrace offers an outdoor living and dining area, complete with a private Jacuzzi, creating the perfect setting for relaxation.

Villa Amalfi is a true reflection of coastal luxury, designed for those who seek elegance and serenity by the sea.

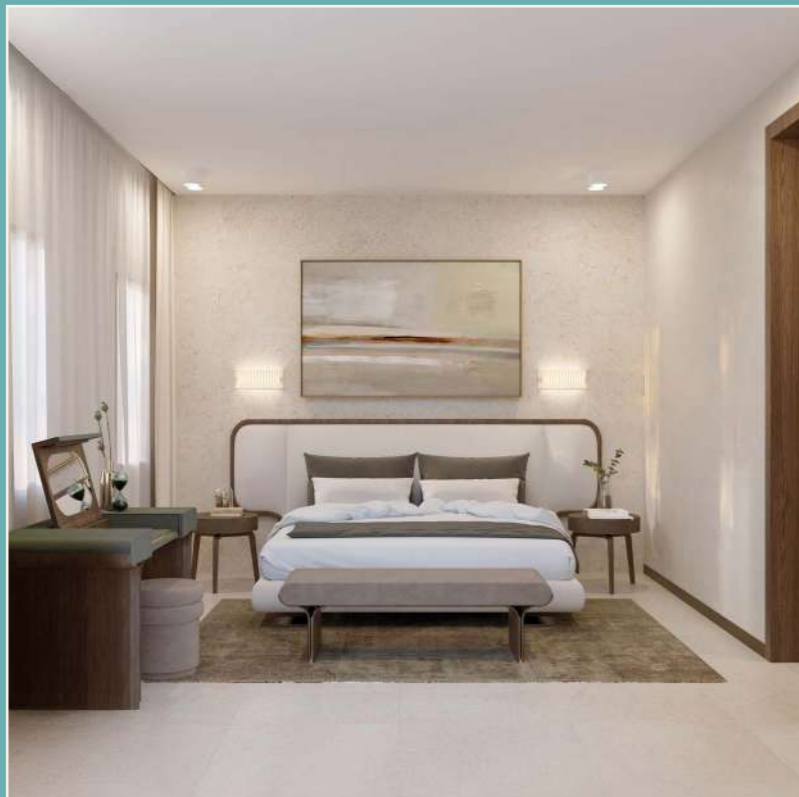
Each villa honors Italy's rich maritime tradition, providing a luxurious and refined retreat that embodies the essence of these iconic coastal destinations.



Garden Front view

Amalfi

VILLA A1



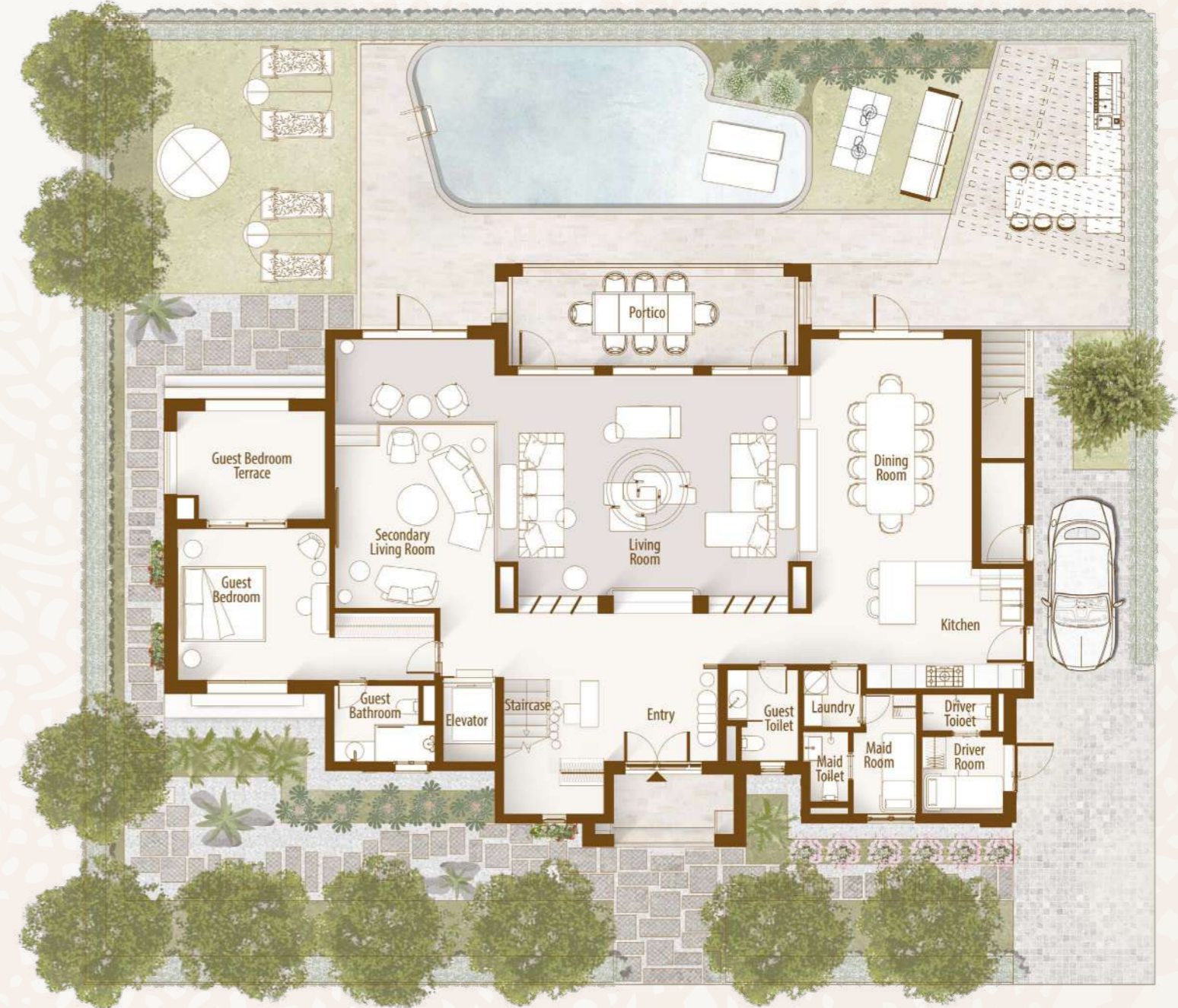
Amalfi

VILLA A1

Total Area 512 m²

Ground Floor

Ground Floor Total Area 248 m ²		
Entry	2.94	X 2.52 m
Staircase	2.56	X 3.54 m
Elevator	1.50	X 2.00 m
Guest Toilet	1.96	X 2.45 m
Guest Bedroom	3.95	X 4.00 m
Guest Bathroom	2.70	X 2.05 m
Guest Bedroom Terrace	2.70	X 3.70 m
Living Room	7.3	X 5.58 m
Secondary Living Room	4.15	X 4.67 m
Portico	7.59	X 2.58 m
Dining Room	4.20	X 5.62 m
Kitchen	4.09	X 3.23 m
Driver Room	2.2	X 2.10 m
Driver's Toilet	2.2	X 1.05 m
Maid Room	1.70	X 3.15 m
Maid Toilet	1.10	X 2.2 m
Laundry	1.55	X 1.55 m



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Total Area 512 m²

First Floor

First Floor Total Area 212 m²

Staircase	2.56	X	3.54	m
Elevator	1.50	X	2.00	m
Bedroom 01	3.95	X	3.95	m
Bathroom 01	2.70	X	2.05	m
Master Bathroom	3.95	X	2.95	m
Master Bedroom	4.11	X	6.85	m
Bedroom 02	3.89	X	3.95	m
Bathroom 02	2.19	X	2.00	m
Terrace	7.20	X	1.35	m
Living Room	3.75	X	5.95	m
Family Terrace	4.00	X	8.00	m
Bedroom 03	4.19	X	3.80	m
Bathroom 03	2.15	X	2.45	m



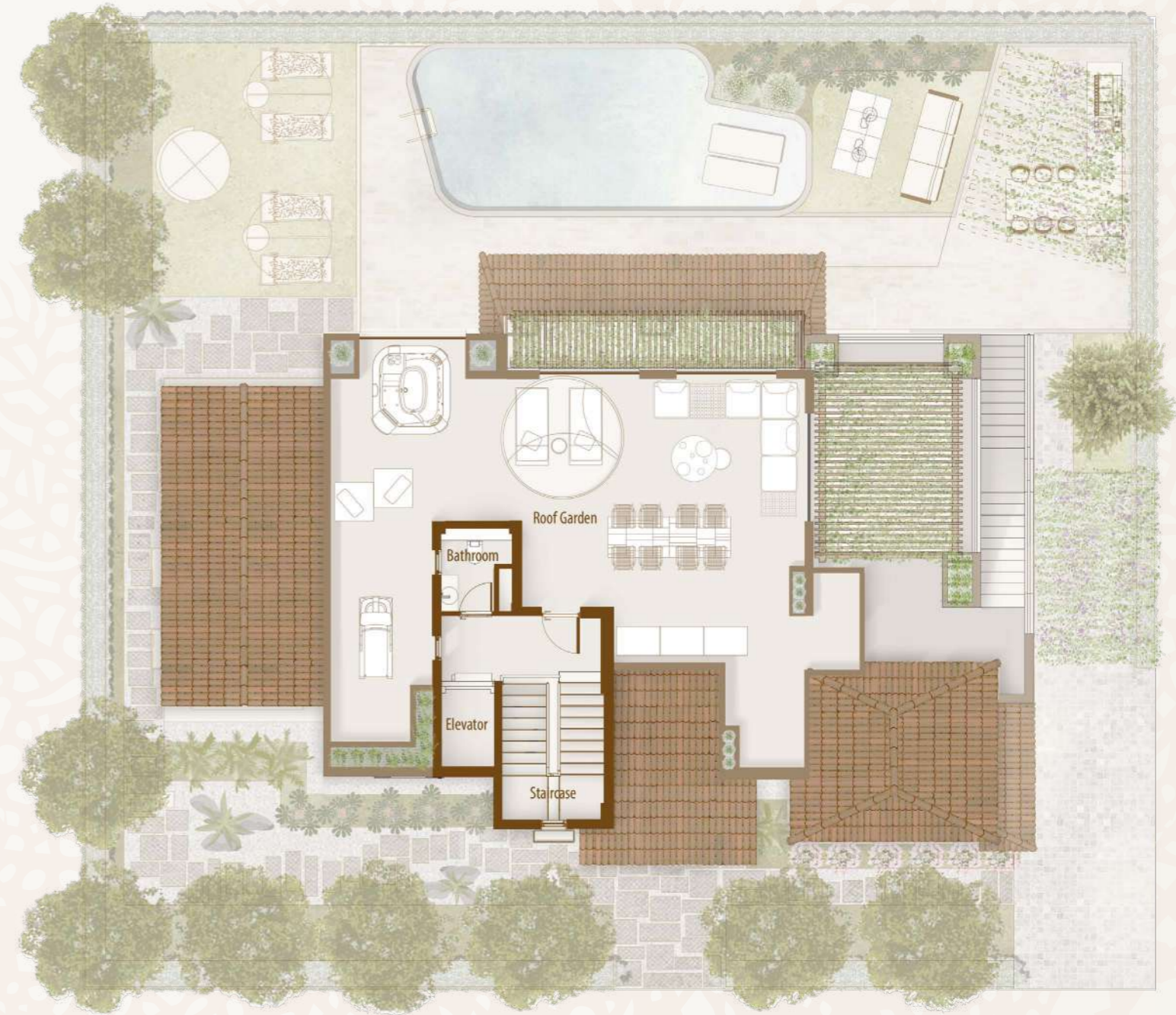
Amalfi

VILLA A1

Total Area 512 m²

Roof Floor

Staircase	2.56	X	5.2	m
Elevator	1.50	X	2.00	m
Bathroom	1.96	X	2.14	m
Roof Garden	98	m ²		





Amalfi VILLA A1

Disclaimer

Disclaimer:

1. Rooms' measurements are from the centerline of walls and the unit total area includes external walls thickness.
2. Diagrams are for illustrative purposes only and not to scale.
3. All finishes, furniture, sanitary fixtures setup, fences and windows openings shown in the accompanying renderings are for illustrative purposes only.
4. All landscaping visuals are for illustrative purposes only and are not included in the property.
5. All renderings and other visual materials, designs, façades are for demonstrative purposes only and are subject to change.
6. Gardens are for guidance only, the only trusted source for plot area is mentioned in the contract for the sold unit.
7. Swimming pools featured in villa exterior landscape plans are optional with additional cost.
8. Elevators featured in all villa plans are optional with additional cost.

تنويه:

١. الأبعاد الموضحة للفراغات هي الأبعاد بين محاور الحوائط، والمسطح الأجمالي يشمل سمك الحوائط الخارجية.
٢. الرسومات الموضحة بالكتالوج بدون مقياس رسم وهي للتوضيح فقط.
٣. التشطيبات، والفرش، وتوزيع الأجهزة الصحية، والأسوار، وفتحات النوافذ بالكتالوج هي للتوضيح فقط وقابلة للتغيير.
٤. عناصر تنسيق الحدائق (العامة والخاصة) بالكتالوج للتوضيح والأخراج الفني فقط، وهي غير مدرجة في الوحدة المباعة.
٥. عناصر الإخراج الفني للتصميمات والواجهات، هي وسائل أظهار مرئي فقط وخاضعة للتغيير.
٦. الحدائق إسترشادية فقط، والمصدر الوحيد الموثوق به لمساحة الأرض مذكور في عقد الوحدة المباعة.
٧. حمامات السباحة الموضحة على مخططات المناظر الطبيعية الخارجية للقلل اختيارية وبتكلفة إضافية.
٨. المصاعد الموضحة في جميع مخططات القلل اختيارية وبتكلفة إضافية.



Amalfi

VILLA A1

Finishing Specification

Reception, Lounge & Dining

- ▷ Flooring: High quality porcelain
- ▷ Walls: Washable Water-based paints
- ▷ Ceiling: Washable paint on Gypsum board ceiling or plaster

Bathrooms & Kitchens

- ▷ Flooring: High quality porcelain
- ▷ Walls: High quality porcelain and waterproof paint
- ▷ Ceiling: Washable paint on Gypsum board ceiling

Sanitary Fixtures: Local production

Bedrooms:

- ▷ Flooring: High quality porcelain
- ▷ Walls: Washable Water-based paints
- ▷ Ceiling: Washable paint on Gypsum board ceiling

Facades:

- ▷ Weather resistant paints and stone cladding
(Colors may slightly change during construction)

Building Entrance:

- ▷ Flooring: High quality porcelain
- ▷ Walls: High quality porcelain or Local marble slabs
- ▷ Ceiling: Washable Water-based paints

Stairs:

- ▷ High quality Porcelain or local marble
- ▷ Stairs Ceiling & Walls: Washable Water-based paints

Terraces:

- ▷ Flooring: High Quality Local ceramic tiles
- ▷ Walls & Ceiling: Weather resistant paints

Doors:

- ▷ 5 cm thickness HPL doors & high-quality hardware

External Windows:

- ▷ Aluminum profiles and double glazing

Electrical Wiring: All wiring and accessories are high quality local materials

Air Conditioning:

- ▷ VRV system and Ex. Fans are included.





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