

Sharm Bay

SHARM ELSHEIKH - EGYPT

Bellavista Building - F



TMG DEVELOPMENTS
DESIGN BY STUDIO MARCO PIVA



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Bellavista

Building-F

“The Bellavista (Beautiful View) Buildings are positioned on the islands designated for multi-family living, Isola Porto Blu and Isola Marina Blu, offering a truly luxurious living experience. Isola Porto Blu, the largest island harbor, serves as the key docking area for the yacht club, featuring deep blue waters in a serene and elegant setting. Isola Marina Blu, directly connected to Isola Porto Blu, captures the essence of the azure seas, seamlessly linking to the vast open waters and the surrounding harbor.

In the Bellavista Buildings, you will enjoy close proximity to the sea, as highlighted by their names, which emphasize the exceptional views.

Each name is carefully chosen to reflect the unique characteristics and stunning views of their respective locations, celebrating the project’s rich marine environment and breathtaking landscape.”

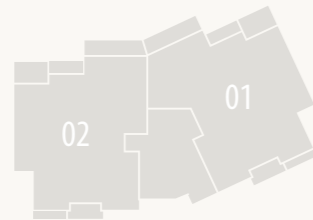


Garden view

Bellavista Building-F

Ground Floor

- ▶ Total Area - Unit 01 276 m²
- ▶ Total Area - Unit 02 273 m²



Bellavista

Building-F

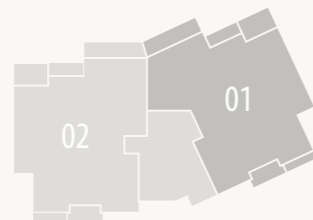
Unit 01

Ground Floor

Total Unit Area 276 m²

Entrance	2.30	X	2.55	m
Reception	6.68	X	8.41	m
Guest W.C	2.07	X	1.38	m
Maid's W.C	2.15	X	1.67	m
Maid's bedroom	2.15	X	2.55	m
Laundry	1.80	X	4.95	m
Bedroom 01	3.85	X	3.95	m
W.C 01	2.00	X	2.50	m
Bedroom 02	3.85	X	4.15	m
W.C 02	2.25	X	3.10	m

Bedroom 03	3.75	X	4.25	m
W.C 03	1.80	X	2.70	m
Bedroom 04	3.70	X	3.76	m
W.C 04	1.90	X	2.40	m
Lobby	7.10	X	1.20	m
Terrace 01	11.62	m ²		
Terrace 02	5.32	m ²		
Terrace 03	9.31	m ²		
Terrace 04	6.64	m ²		
Terrace 05	3.66	m ²		



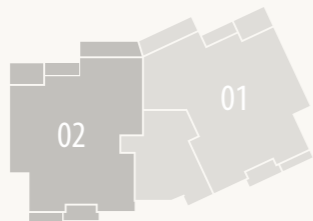
Bellavista Building-F

Unit 02 Ground Floor

Total Unit Area 273 m²

Entrance	2.40	X	4.00	m
Reception	6.75	X	8.35	m
Guest W.C	1.37	X	2.07	m
Maid's W.C	2.15	X	1.68	m
Maid's Room	2.25	X	2.55	m
Laundry	1.80	X	4.95	m
Bedroom 01	3.80	X	3.95	m
W.C 01	2.00	X	2.50	m
Bedroom 02	3.85	X	4.15	m
W.C 02	2.08	X	3.10	m

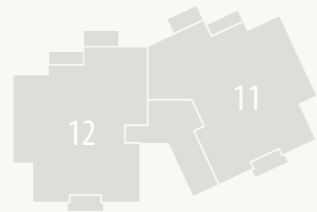
Bedroom 03	3.75	X	4.25	m
W.C 03	1.63	X	2.70	m
Bedroom 04	3.70	X	3.75	m
W.C 04	1.90	X	2.07	m
Lobby	1.20	X	7.10	m
Terrace 01	11.86 m ²			
Terrace 02	5.32 m ²			
Terrace 03	9.31 m ²			
Terrace 04	6.64 m ²			
Terrace 05	3.66 m ²			



Bellavista Building-F

First Floor

- ▶ Total Area - Unit 11 257 m²
- ▶ Total Area - Unit 12 255 m²



Bellavista

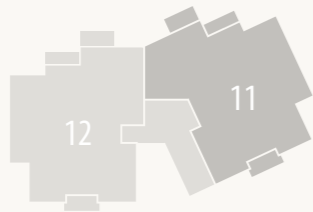
Building-F

Unit 11 First Floor

Total Unit Area 257 m²

Entrance	2.30	X	2.55	m
Reception	6.68	X	8.41	m
Guest W.C	2.07	X	1.38	m
Maid's W.C	2.15	X	1.67	m
Maid's bedroom	2.15	X	2.55	m
Laundry	1.80	X	4.95	m
Bedroom 01	3.85	X	3.95	m
W.C 01	2.00	X	2.50	m
Bedroom 02	3.85	X	4.15	m

Bedroom 03	3.75	X	4.25	m
W.C 03	1.80	X	2.70	m
Bedroom 04	3.70	X	3.76	m
W.C 04	1.90	X	2.40	m
Lobby	7.10	X	1.20	m
Terrace 01	6.43	m ²		
Terrace 02	5.32	m ²		
Terrace 03	6.64	m ²		

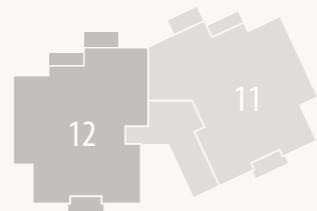


Bellavista Building-F

Unit 12 First Floor

Total Unit Area 255 m²		
Entrance	2.40 X 4.00	m
Reception	6.75 X 8.35	m
Guest W.C	1.37 X 2.07	m
Maid's W.C	2.15 X 1.68	m
Maid's Room	2.25 X 2.55	m
Laundry	1.80 X 4.95	m
Bedroom 01	3.80 X 3.95	m
W.C 01	2.00 X 2.50	m
Bedroom 02	3.85 X 4.15	m

W.C 02	2.08 X 3.10	m
Bedroom 03	3.75 X 4.25	m
W.C 03	1.63 X 2.70	m
Bedroom 04	3.70 X 3.75	m
W.C 04	1.90 X 2.07	m
Lobby	1.20 X 7.10	m
Terrace 01	6.80 m ²	
Terrace 02	5.32 m ²	
Terrace 03	6.64 m ²	



Bellavista

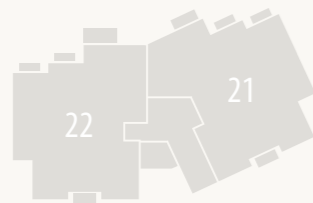
Building-F



Bellavista Building-F

Second Floor

- ▶ Total Area - Unit 21 251 m²
- ▶ Total Area - Unit 22 251 m²



Bellavista

Building-F

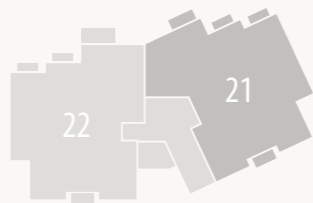
Unit 21

Second Floor

Total Unit Area 251 m²

Entrance	2.30	X	2.55	m
Reception	6.68	X	8.41	m
Guest W.C	2.07	X	1.38	m
Maid's W.C	2.15	X	1.67	m
Maid's bedroom	2.15	X	2.55	m
Laundry	1.80	X	4.95	m
Bedroom 01	3.85	X	3.95	m
W.C 01	2.00	X	2.50	m
Bedroom 02	3.85	X	4.15	m
W.C 02	2.25	X	3.10	m

Bedroom 03	3.75	X	4.25	m
W.C 03	1.80	X	2.70	m
Bedroom 04	3.70	X	3.76	m
W.C 04	1.90	X	2.40	m
Lobby	7.10	X	1.20	m
Terrace 01	3.94	m ²		
Terrace 02	2.55	m ²		
Terrace 03	2.55	m ²		
Terrace 04	3.34	m ²		

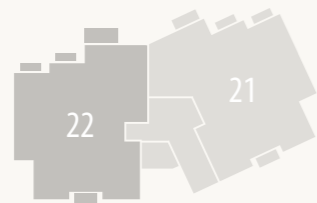


Bellavista Building-F

Unit 22 Second Floor

Total Unit Area 251 m²		
Entrance	2.40 X 4.00	m
Reception	6.75 X 8.35	m
Guest W.C	1.37 X 2.07	m
Maid's W.C	2.15 X 1.68	m
Maid's Room	2.25 X 2.55	m
Laundry	1.80 X 4.95	m
Bedroom 01	3.80 X 3.95	m
W.C 01	2.00 X 2.50	m
Bedroom 02	3.85 X 4.15	m

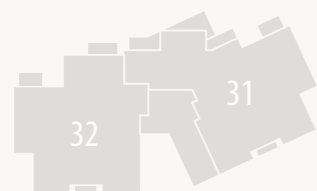
W.C 02	2.08 X 3.10	m
Bedroom 03	3.75 X 4.25	m
W.C 03	1.63 X 2.70	m
Bedroom 04	3.70 X 3.75	m
W.C 04	1.90 X 2.07	m
Lobby	1.20 X 7.10	m
Terrace 01	6.79 m ²	
Terrace 02	2.55 m ²	
Terrace 03	2.55 m ²	
Terrace 04	3.34 m ²	



Bellavista Building-F

Third Floor

- ▶ Total Area - Unit 31 240 m²
- ▶ Total Area - Unit 32 208 m²



Bellavista

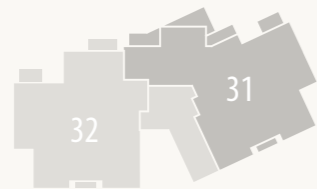
Building-F

Unit 31 Third Floor

Total Unit Area 240 m²

Entrance	2.90	X	3.19	m
Reception	8.65	X	6.25	m
Guest W.C	1.37	X	2.07	m
Maid's W.C	2.15	X	1.67	m
Maid's Room	2.15	X	2.55	m
Laundry	1.80	X	4.95	m
Bedroom 04	3.70	X	3.75	m
Bathroom 04	1.90	X	2.40	m
Bedroom 03	3.75	X	4.25	m

Bathroom 03	1.80	X	2.85	m
Bedroom 02	4.45	X	4.26	m
bathroom 02	2.25	X	2.75	m
Bedroom 01	3.70	X	4.15	m
Bathroom 01	1.85	X	3.00	m
Terrace 01	7.20	m ²		
Terrace 02	5.42	m ²		
Terrace 03	4.26	m ²		
Terrace 04	3.99	m ²		

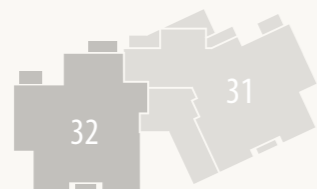


Bellavista Building-F

Unit 32 Third Floor

Total Unit Area 208 m²		
Entrance	3.95	X 1.90 m
Reception	6.56	X 6.35 m
Guest W.C	1.37	X 2.08 m
Maid's W.C	2.15	X 1.67 m
Maid's Room	2.15	X 2.55 m
Laundry	1.80	X 4.95 m
Bedroom 03	3.70	X 3.75 m
W.C 03	1.90	X 2.40 m

Bedroom 02	3.75	X 4.25 m
W.C 02	1.63	X 2.70 m
W.C 01	2.45	X 2.75 m
Bedroom 01	4.45	X 4.25 m
Terrace 01	4.40	m ²
Terrace 02	7.20	m ²
Terrace 03	3.99	m ²
	1.94	m ²



Bellavista Building-F

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.

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.



Bellavista Building-F

Finishing Specification

Reception, § & 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 or stone
- ▷ 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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