

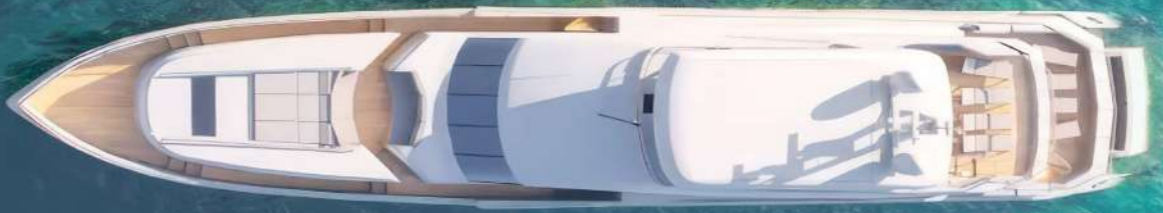
# Sharm Bay

SHARM ELSHEIKH - EGYPT

CAMOGLI - PF - A



TMG DEVELOPMENTS  
DESIGN BY STUDIO MARCO PIVA



# Camogli PF-A

The **Camogli buildings**, located at the easternmost point of the Levante area, are designed to embody the luxury and charm of Italy's Levante Coast, home to the renowned city of Portofino. This premium location reflects its status as the most exclusive and luxurious destination within the project, where every detail is crafted to evoke the prestigious allure of Italy's coastal gems. With its unique architectural design and exceptional location, Levante stands as a distinguished destination for those seeking a lifestyle of distinction and refinement.

The **Camogli buildings**, named after the picturesque Italian town known for its beautiful coastal views and historic charm, reflect the elegance and tranquility of their renowned coastal setting. With stunning sea views and a rich historic character, **Camogli buildings** enhances the refined identity of the Levante area.

Each name highlights the prestigious nature of the Levante area, connecting the buildings to the esteemed coastal locations that inspire them.

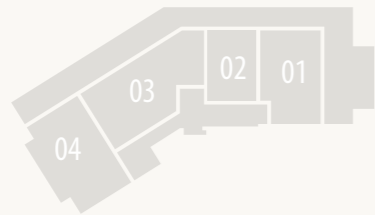


# Camogli

## PF-A

### Ground Floor

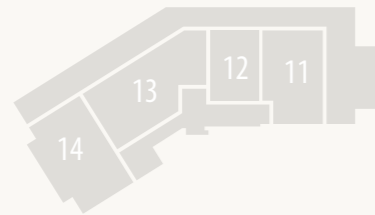
- ▶ Total Area - R1 87 m<sup>2</sup>
- ▶ Total Area - R2 56 m<sup>2</sup>
- ▶ Total Area - R3 120 m<sup>2</sup>
- ▶ Total Area - R4 108 m<sup>2</sup>
- ▶ Total Area - ATM 12 m<sup>2</sup>



# Camogli PF-A

## First Floor

- ▶ Total Area - Unit 11 176 m<sup>2</sup>
- ▶ Total Area - Unit 12 110 m<sup>2</sup>
- ▶ Total Area - Unit 13 81 m<sup>2</sup>
- ▶ Total Area - Unit 14 168 m<sup>2</sup>

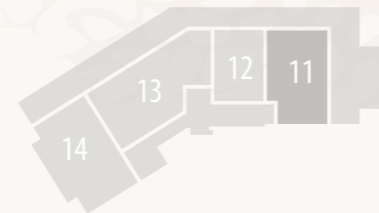


# Camogli PF-A

## Unit 11 First Floor

Total Unit Area 176 m<sup>2</sup>

Entrance	3.95	X	2.95	m
Living Room	3.95	X	5.86	m
Kitchen	4.40	X	2.30	m
Guest w.c.	2.40	X	1.30	m
Laundry	1.30	X	1.35	m
Bedroom 01	3.76	X	3.96	m
Toilet 01	2.10	X	2.30	m
Hall	5.00	X	1.30	m
Master Bedroom	3.76	X	4.86	m
Master Bathroom	2.46	X	1.80	m
Bedroom 02	3.70	X	4.15	m
Toilet 02	2.45	X	1.80	m
Terrace 01	5.64 m <sup>2</sup>			
Terrace 02	3.46 m <sup>2</sup>			
Terrace 03	9.89 m <sup>2</sup>			

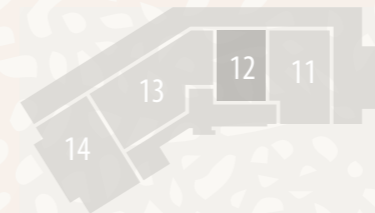


# Camogli PF-A

## Unit 12 First Floor

Total Unit Area 110 m<sup>2</sup>

Entrance	1.35	X	2.10	m
Guest w.c.	2.25	X	1.40	m
Living Room	3.95	X	6.31	m
Bedroom	3.70	X	4.36	m
Master Bedroom	3.32	X	5.70	m
Master Bathroom	2.12	X	2.15	m
Hall	2.65	X	1.20	m
Toilet	2.25	X	2.15	m
Terrace 01	6.25 m <sup>2</sup>			
Terrace 02	4.55 m <sup>2</sup>			



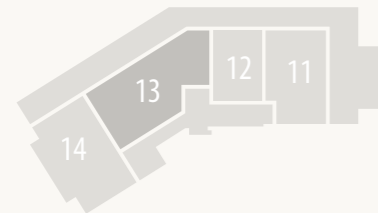
# Camogli

## PF-A

### Unit 13 First Floor

Total Unit Area 81 m<sup>2</sup>

Living Room	3.95 X 7.85 m
Bedroom	3.75 X 5.11 m
Toilet	2.55 X 2.45 m
Hall	1.20 X 2.75 m
Terrace 01	7.96 m <sup>2</sup>



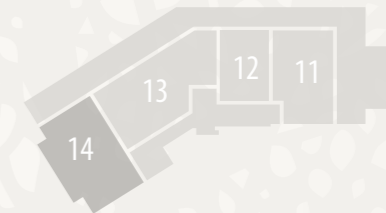
# Camogli

## PF-A

### Unit 14 First Floor

Total Unit Area 168 m<sup>2</sup>

Entrance	3.55 X 1.85 m
Living Room	3.95 X 6.41 m
Bedroom 01	3.70 X 3.76 m
Dressing	1.80 X 3.20 m
Toilet 01	1.90 X 2.50 m
Master Bedroom	3.76 X 4.71 m
Master Bathroom	2.56 X 1.75 m
Bedroom 02	4.36 X 4.26 m
Toilet 02	2.56 X 1.80 m
Hall	5.30 X 1.30 m
Guest W.C	1.50 X 1.53 m
Kitchen	4.60 X 1.96 m
Terrace 01	5.66 m <sup>2</sup>
Terrace 02	4.34 m <sup>2</sup>
Terrace 03	3.16 m <sup>2</sup>
Terrace 04	3.16 m <sup>2</sup>

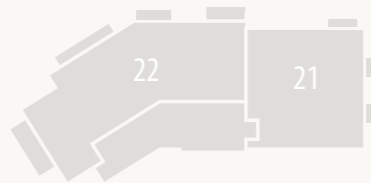




# Camogli PF-A

## Second Floor

- ▶ Total Area - Unit 21 180 m<sup>2</sup>
- ▶ Total Area - Unit 22 251 m<sup>2</sup>

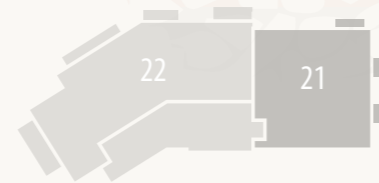


# Camogli PF-A

## Unit 21 Second Floor

Total Unit Area 180 m<sup>2</sup>

Entrance	3.95	X	2.95	m
Living Room	3.95	X	5.86	m
Kitchen	4.40	X	2.66	m
Guest w.c.	2.40	X	1.30	m
Laundry	1.30	X	1.35	m
Bedroom 01	3.76	X	3.96	m
Toilet 01	2.10	X	2.28	m
Hall	5.00	X	1.30	m
Master Bedroom	3.76	X	4.86	m
Master Bathroom	2.46	X	1.73	m
Bedroom 02	3.70	X	4.16	m
Toilet 02	2.45	X	1.80	m
Terrace 01	5.64	m <sup>2</sup>		
Terrace 02	3.43	m <sup>2</sup>		
Terrace 03	2.16	m <sup>2</sup>		
Terrace 04	2.16	m <sup>2</sup>		



# Camogli PF-A

## Unit 22 Second Floor

Total Unit Area 251 m<sup>2</sup>

Entrance	2.40	X	2.45	m
Hall 01	5.20	X	1.70	m
Master bedroom	4.06	X	4.86	m
Master bathroom	2.26	X	3.46	m
Master Dressing	1.75	X	2.95	m
Bedroom 01	3.90	X	3.76	m
Dressing	1.80	X	2.40	m
Toilet 01	1.75	X	2.40	m
Guest W.C	2.45	X	1.70	m
Living Room	6.86	X	3.76	m
Kitchen	1.60	X	2.59	m



Hall 02	6.70	X	1.30	m
Bedroom 02	3.70	X	3.87	m
Toilet 02	2.40	X	1.80	m
Bedroom 03	3.95	X	3.76	m
Toilet 03	2.75	X	1.90	m
Maid's Room	2.00	X	2.05	m
Maid's Toilet	1.60	X	2.05	m
Terrace 01	11.43	m <sup>2</sup>		
Terrace 02	7.97	m <sup>2</sup>		
Terrace 03	4.55	m <sup>2</sup>		
Terrace 04	6.25	m <sup>2</sup>		

# Camogli

## PF-A

### 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.



# Camogli PF-A

## 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:

- ▷ Marble slabs to match flooring selection
- ▷ 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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