

Sharm Bay

SHARM ELSHEIKH - EGYPT

CAPRI - Villa A3



TMG DEVELOPMENTS
DESIGN BY STUDIO MARCO PIVA



Capri

VILLA A3

Total Area 448 m²

Villa Capri embodies the luxury and beauty of the world-famous island, inspired by one of Italy's most distinctive coastal cities, offering a captivating journey through the country's rich heritage. All villas of this type are located on islands, enhancing their exclusivity and connection to the sea.

Designed on a single level, Villa Capri is positioned exclusively among other villas, ensuring privacy and a seamless living experience. The interior layout revolves around a spacious living room that opens onto a lush garden with a private pool, creating a harmonious indoor-outdoor flow.

The villa features five elegantly designed bedrooms, a luxurious dining area, and a large, fully equipped kitchen. External stairs lead to the rooftop, where a vast terrace provides an inviting space for relaxation and entertainment, offering breathtaking views of the surroundings.

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

Capri

VILLA A3

Total Area 448 m²

Ground Floor

Ground Floor Total Area 381 m²

Entry	2.09	X	3.50	m
Bedroom 01	3.75	X	4.45	m
Bathroom 01	1.55	X	2.65	m
Bathroom 02	1.55	X	2.65	m
Bedroom 0 2	3.75	X	4.05	m
Dressing	2.3	X	1.80	m
Bedroom 03	3.96	X	3.90	m
Bathroom 0 3	2.60	X	2.1	m
Bedroom 04	3.95	X	3.9	m
Dressing	2.60	X	1.80	m
Bathroom 04	2.60	X	2.10	m
Master Bedroom	5.35	X	3.75	m
Dressing	8.60	X	1.90	m
Master Bathroom	3.25	X	4.34	m
Living Room	8.30	X	6.30	m
Dining Room	4.65	X	6.23	m
Kitchen	3.16	X	3.15	m
Terrace	12.40	X	3.05	m
Driver Room & Toilet	3.15	X	4.15	m

Maid's Room & Toilet	3.35	X	2.65	m
GUEST TOILET	1.50	X	2.65	m
Laundry	3.35	X	1.80	m
Powder Room	1.50	X	1.80	m



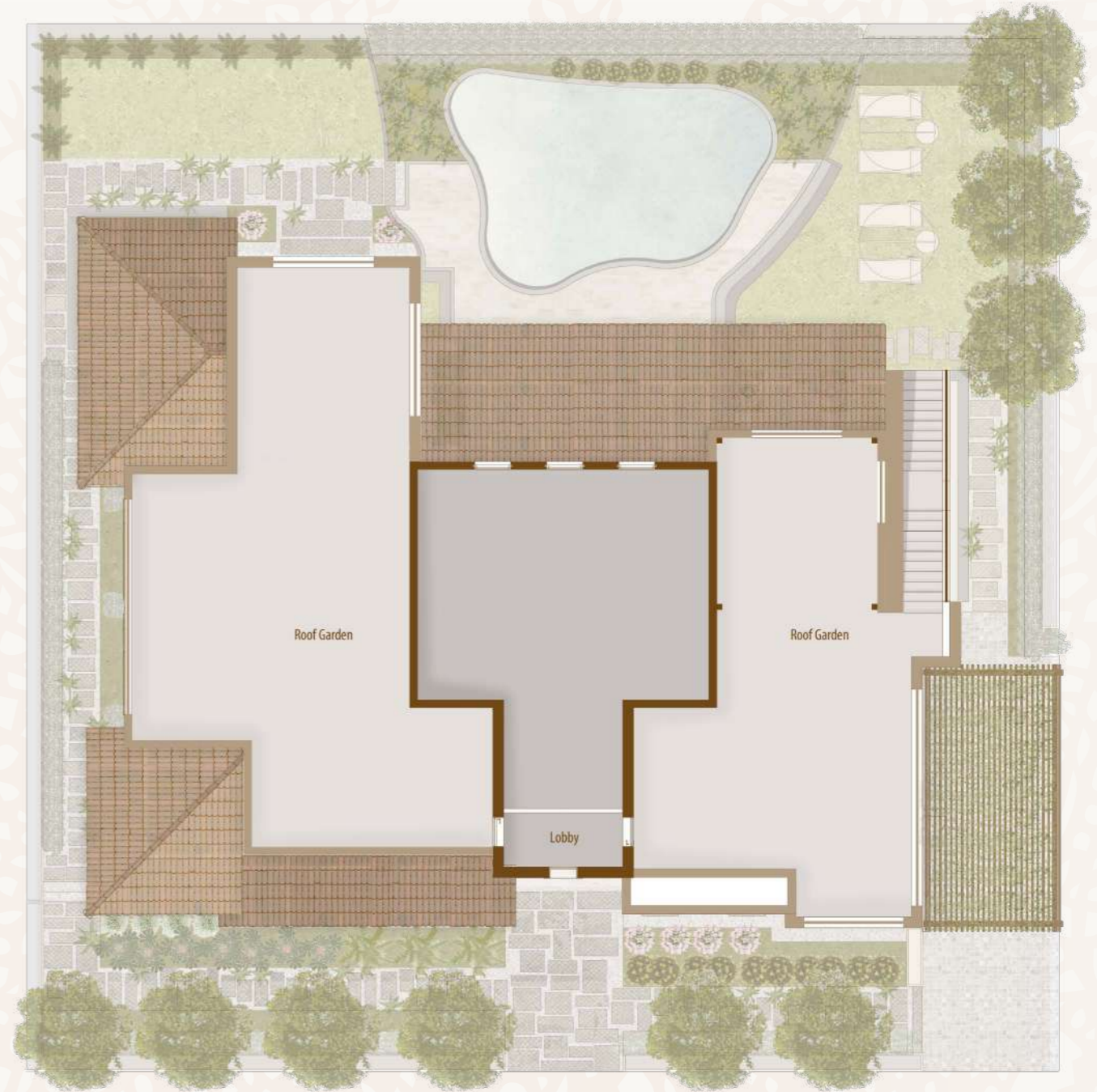
Capri

VILLA A3

Total Area 448 m²

Roof Floor

Roof Garden 203 m²





Capri VILLA A3

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.



Capri VILLA A3

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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