

Sharm Bay

SHARM ELSHEIKH - EGYPT

LERICI - Villa C



TMG DEVELOPMENTS
DESIGN BY STUDIO MARCO PIVA



Lerici

VILLA C

Total Area 317 m²

Villa Lerici is inspired by the charm of the picturesque Ligurian town, reflecting the elegance and beauty of Italy's most distinctive coastal destinations, offering a captivating journey through the country's heritage.

Villa Lerici (3-Bedroom) stands out for its Mediterranean-style architecture and interiors that combine luxurious simplicity with refined elegance.

On the ground floor, the spacious living and dining area, along with a large kitchen, opens onto a beautiful outdoor garden with a private pool, creating a seamless indoor-outdoor experience.

The second floor features three generously sized bedrooms, each with a private bathroom. Two of the bedrooms have terraces that offer stunning views and a peaceful retreat.

Stairs lead to the rooftop, where a well-designed terrace provides a comfortable and inviting space for relaxation and entertainment.

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

Lerici

VILLA C

Total Area 317 m²

Ground Floor

Ground Floor Total Area 116 m ²		
Staircase	2.60	X 4.30 m
Powder Room	1.3	X 2.16 m
Dining Room	4.40	X 3.70 m
Portico	4.80	X 2.90 m
Living Room	6.80	X 5.10 m
Kitchen	3.10	X 4.95 m
Laundry	1.55	X 1.70 m
Maid Room	1.55	X 2.90 m
Maid's Toilet	1.55	X 1.23 m
Driver Room & Toilet	3.00	X 2.65 m



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Total Area 317 m²

First Floor

First Floor Total Area 119 m ²		
Staircase	2.60	X 4.35 m
Master Bathroom	1.85	X 2.7 m
Master Bedroom	4.60	X 3.95 m
Master Bedroom Terrace	2.70	X 1.60 m
Secondary Bedroom Terrace	2.15	X 3.70 m
Bedroom 01	4.26	X 3.80 m
Bathroom 01	3.36	X 1.95 m
Bathroom 02	3.36	X 1.95 m
Bedroom 02	4.50	X 4.1 m



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Roof Floor

Staircase	2.60 X 3.40 m
Bathroom	1.40 X 2.23 m
Roof Garden	87 m ²



Lerici VILLA C

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.



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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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