

# Sharm Bay

SHARM ELSHEIKH - EGYPT

NERVI - Villa D



TMG DEVELOPMENTS  
DESIGN BY STUDIO MARCO PIVA



# Nervi

## VILLA D

Total Area 252 m<sup>2</sup>

Villa Nervi reflects the refined character of this coastal locality near Genoa, inspired by one of Italy's most distinctive seaside destinations, offering a captivating journey through the country's heritage.

Designed as a Twin Villa, Villa Nervi shares one side with an identical structure, creating a harmonious and balanced architectural presence.

On the ground floor, the spacious living and dining area, along with a large kitchen, opens onto a portico that serves as a gateway to the garden, featuring a private pool and serene outdoor space.

The second floor includes three bedrooms, a master bedroom with a private bathroom and two large bedrooms that share a well-appointed bathroom, ensuring both comfort and functionality.

Stairs lead to the rooftop, where a spacious and well-equipped terrace offers a perfect setting for relaxation and enjoyment.

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

# Nervi

## VILLA D

Total Area 252 m<sup>2</sup>

### Ground Floor

Ground Floor Total Area 106 m <sup>2</sup>	
Entry	1.50 X 3.10 m
Guest Bathroom	1.25 X 2.25 m
Staircase	1.10 X 4.50 m
Living Room	4.10 X 6.15 m
Portico	4.00 X 2.60 m
Dining Room	2.70 X 4.50 m
Kitchen	2.70 X 3.40 m
Laundry	1.65 X 2.00 m
Maid Room	2.8 X 1.76 m
Maids Bathroom	1.15 X 2.00 m



# Nervi

## VILLA D

Total Area 252 m<sup>2</sup>

### First Floor

First Floor Total Area 101 m<sup>2</sup>

Staircase	2.60 X 4.35 m
Master Bathroom	1.65 X 2.99 m
Master Bedroom	4.20 X 3.75 m
Dressing	2.75 X 1.61 m
Master Bedroom Terrace	2.70 X 1.60 m
Secondary Bedroom Terrace	2.15 X 3.70 m
Bedroom 01	4.00 X 3.95 m
Bathroom	2.75 X 2.00 m
Bedroom 02	4.35 X 3.95 m
Secondary Bedroom Terrace	2.70 X 1.60 m



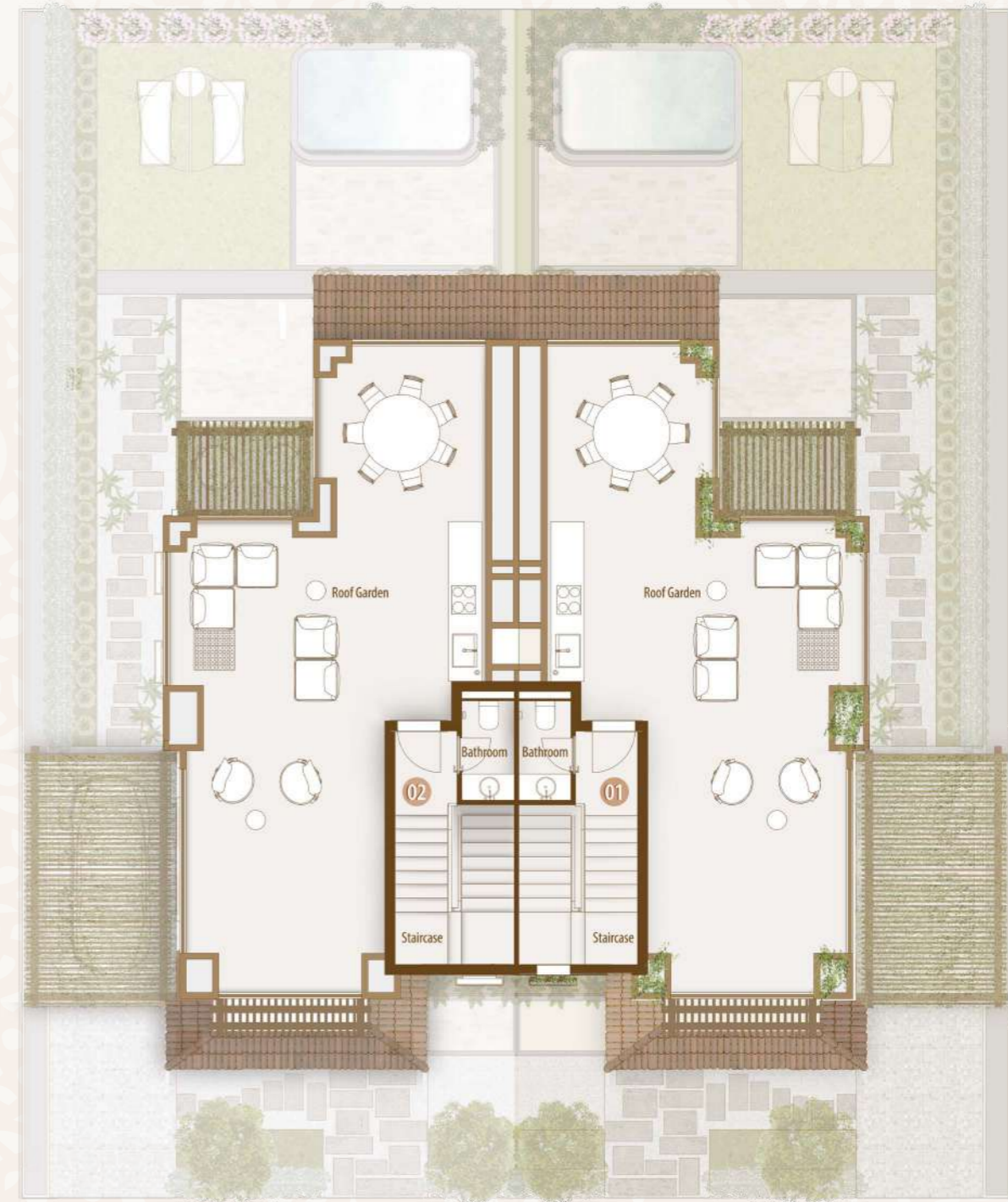
# Nervi

## VILLA D

Total Area 252 m<sup>2</sup>

### Roof Floor

Staircase	2.50	X 3.10	m
Bathroom	1.30	X 2.36	m
Roof Garden	72 m <sup>2</sup>		



# Nervi VILLA D

## 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.



# Nervi VILLA D

## 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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