

Sharm Bay

SHARM ELSHEIKH - EGYPT

PALERMO - Villa B



TMG DEVELOPMENTS
DESIGN BY STUDIO MARCO PIVA



Palermo

VILLA B

Total Area 364 m²

Palermo showcases the rich history and vibrant culture of Sicily's capital, inspired by one of Italy's most distinctive coastal cities, offering a captivating journey through the country's heritage.

Villa Palermo (4-Bedroom) stands out for its Mediterranean-inspired architectural design and interiors that embody luxurious simplicity and elegance.

On the ground floor, spacious living and dining areas open onto a large outdoor garden with a private pool, creating a seamless connection between indoor and outdoor spaces. This level also features a guest bedroom, offering comfort and privacy.

The second floor includes three generously sized bedrooms, each with a private bathroom, along with a spacious family living area and two large terraces that provide stunning views.

Stairs lead to the rooftop, where a beautifully designed terrace offers a breathtaking panoramic view of the sea, making it the perfect space 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

Palermo

VILLA B



Palermo

VILLA B

Total Area 364 m²

Ground Floor

Ground Floor Total Area 162 m ²			
Entry	2.25	X	1.95 m
Guest Bedroom	4.20	X	3.74 m
Guest Bathroom	2.65	X	1.93 m
Powder Room	4.15	X	1.50 m
Staircase	4.30	X	2.95 m
Living Room	4.40	X	5.90 m
Portico	4.30	X	0.90 m
Dining Room	4.10	X	5.90 m
Kitchen	3.45	X	3.75 m
Laundry	1.20	X	2.50 m
Maid Room & Toilet	2.3	X	2.80 m
Driver Room & Toilet	2.55	X	2.95 m



Palermo

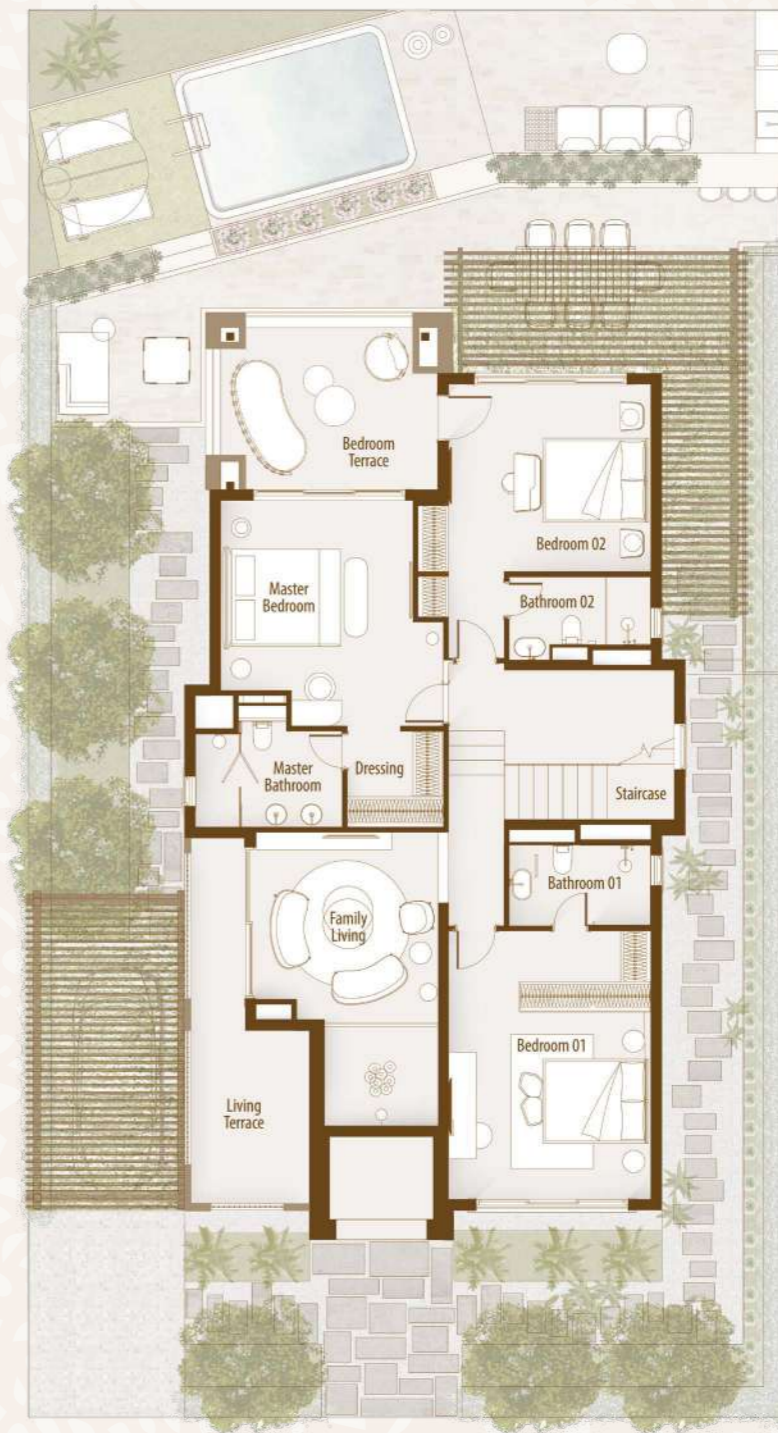
VILLA B

Total Area 364 m²

First Floor

First Floor Total Area 162 m²

Staircase	4.30	X	2.95	m
Bathroom 01	2.95	X	2.05	m
Bedroom 01	4.20	X	5.45	m
Family Living	3.80	X	3.85	m
Living Terrace	1.70	X	7.20	m
Master Bathroom	3.05	X	2.71	m
Master Bedroom	3.95	X	3.90	m
Dressing	2.00	X	1.90	m
Bedroom Terrace	4.10	X	3.40	m
Bedroom 02	4.20	X	3.85	m
Bathroom 02	2.95	X	1.8	m



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Total Area 364 m²

Roof Floor

Staircase	4.72 X 3.21	m
Bathroom	2.90 X 1.45	m
Roof Garden	74 m ²	





Palermo

VILLA B

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 وتكلفة إضافية.
٨. المصاعد الموضحة في جميع مخططات القلل اختيارية وتكلفة إضافية.



Palermo

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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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