

Sharm Bay

SHARM ELSHEIKH - EGYPT

PANORAMA Chalet



TMG DEVELOPMENTS
DESIGN BY STUDIO MARCO PIVA



PANORAMA Chief Architect: Stanislav Shubin

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Panorama Chalet

The **Panorama Chalet**, Positioned on the islands designated for multi-family living Isola Porto Blu and Isola Marina Blu, offers a truly luxurious living experience. Isola Porto Blu, the largest island harbor, serves as the key docking area for the yacht club, providing deep blue waters in a serene, elegant setting. Isola Marina Blu, connected to Isola Porto Blu, captures the essence of the azure seas, linking seamlessly to the vast open waters and the surrounding harbor.

The **Panorama Chalet** itself offers expansive, panoramic sea views and is just steps away from pristine private beaches.

Each name was carefully chosen to reflect the unique features and stunning vistas of these islands, celebrating the rich marine biodiversity and the breathtaking landscapes of the project.



Garden view

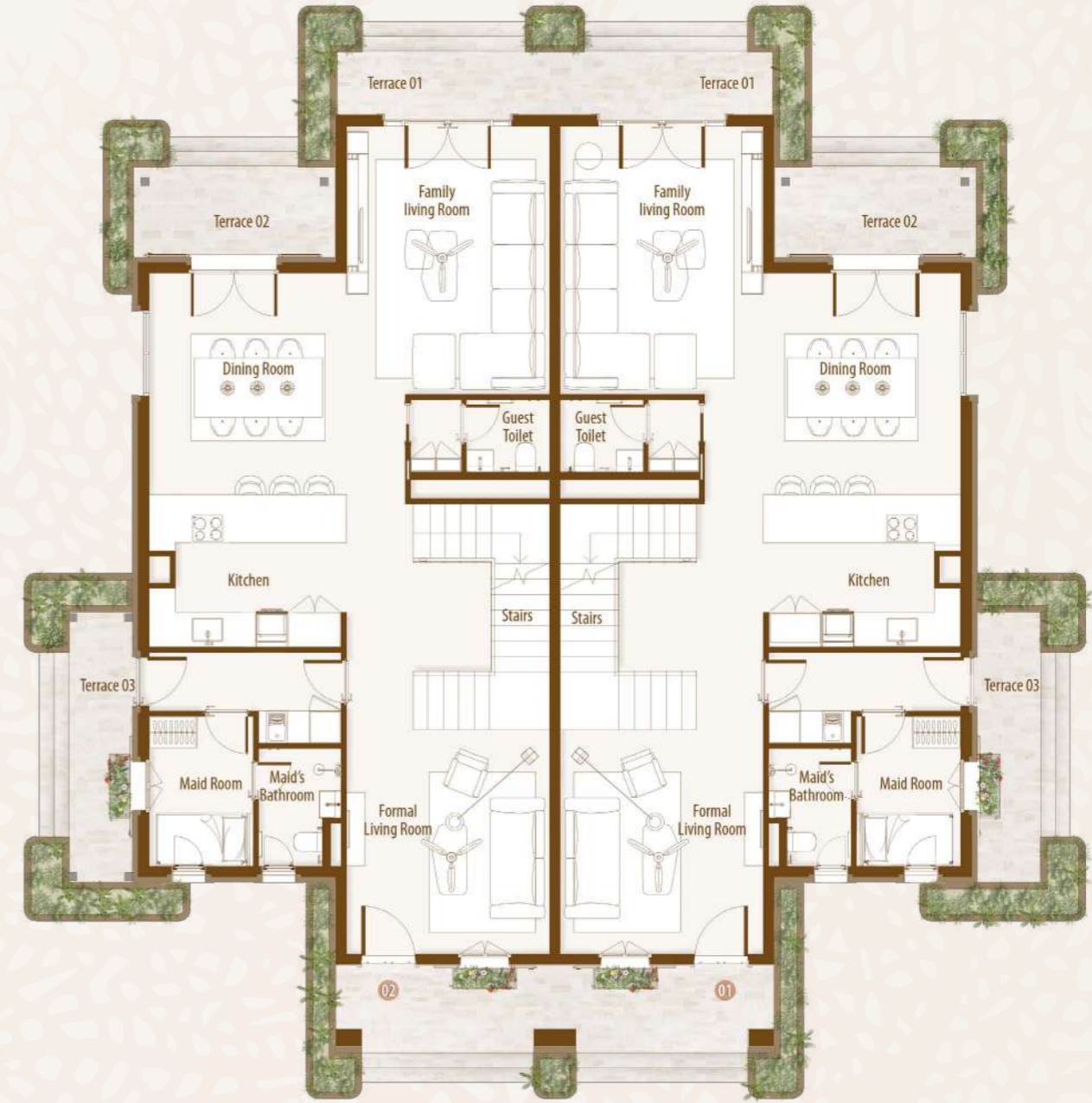
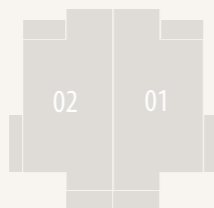
Panorama Chalet

Total Area 233 m²

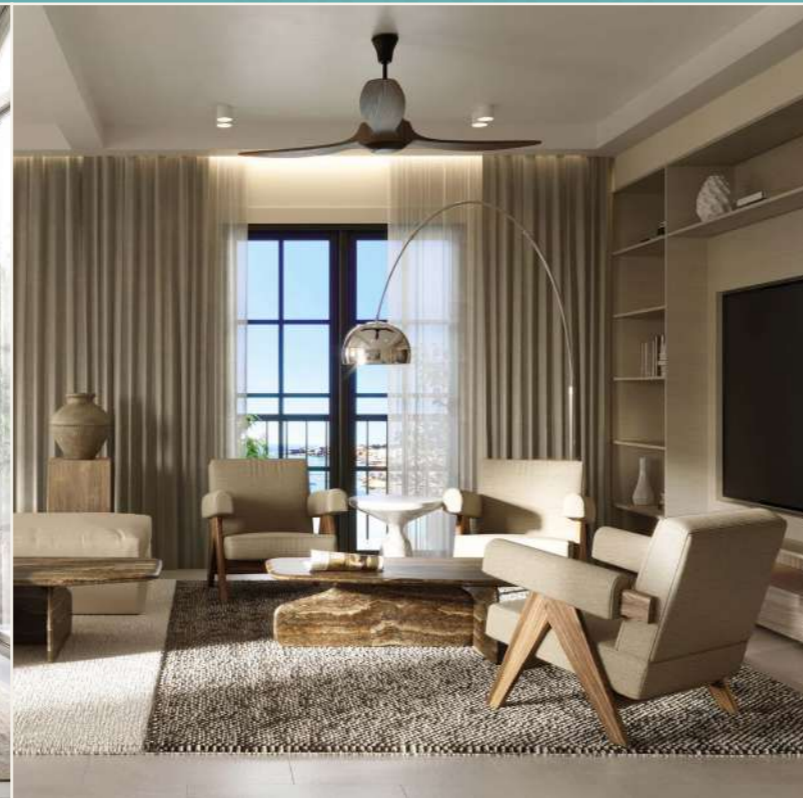
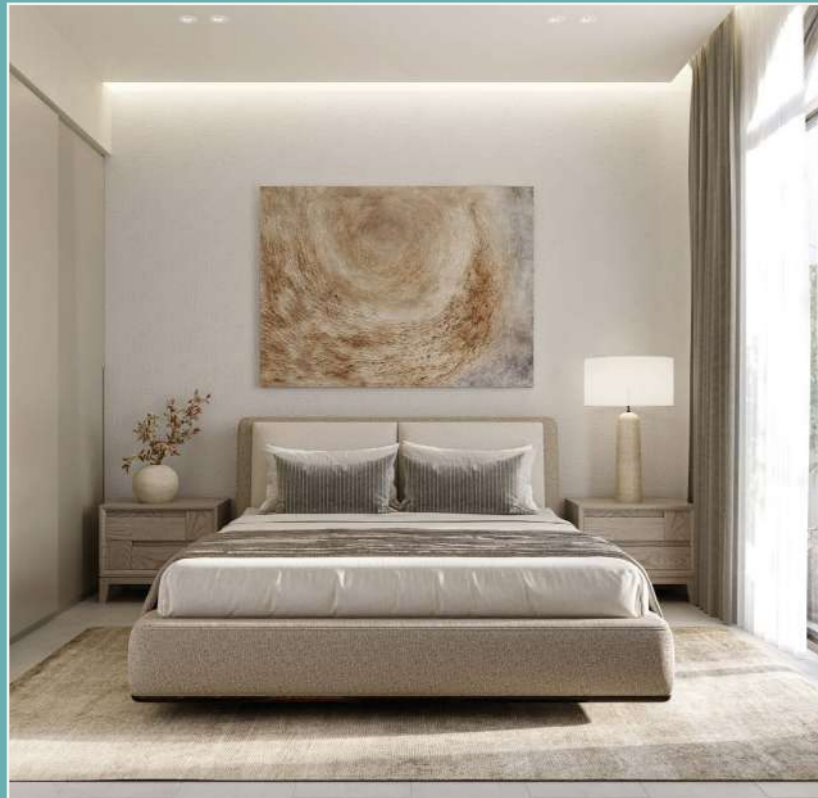
Ground Floor

Ground Floor Total Area 129 m²

Family living Room	4	X	5.18	m
Guest W.C	1.7	X	1.55	m
Dining room	3.74	X	4.37	m
Kitchen	3.8	X	2.82	m
Maid's Room	2.15	X	3	m
Maid's W.C	1.65	X	2.4	m
Formal Living Room	3.95	X	4.31	m
Terrace 01	6.73 m ²			
Terrace 02	6.49 m ²			
Terrace 03	5.98 m ²			



Panorama Chalet



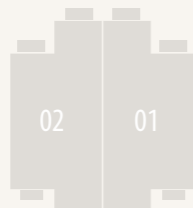
Panorama Chalet

Total Area 233 m²

First Floor

First Floor Total Area 104 m²

Master bedroom	3.95	X	4.68	m
Master bathroom	2.75	X	2.05	m
Bedroom 01	3.75	X	3.76	m
W.C 01	2.56	X	1.6	m
Lobby	2.5	X	1.9	m
W.C 02	2.56	X	1.6	m
Bedroom 02	3.76	X	3.76	m
Bedroom 03	4.01	X	4.26	m
Terrace 01	2.67	m ²		
Terrace 02	2.67	m ²		
Terrace 03	1.83	m ²		



Panorama Chalet

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.



Panorama Chalet

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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