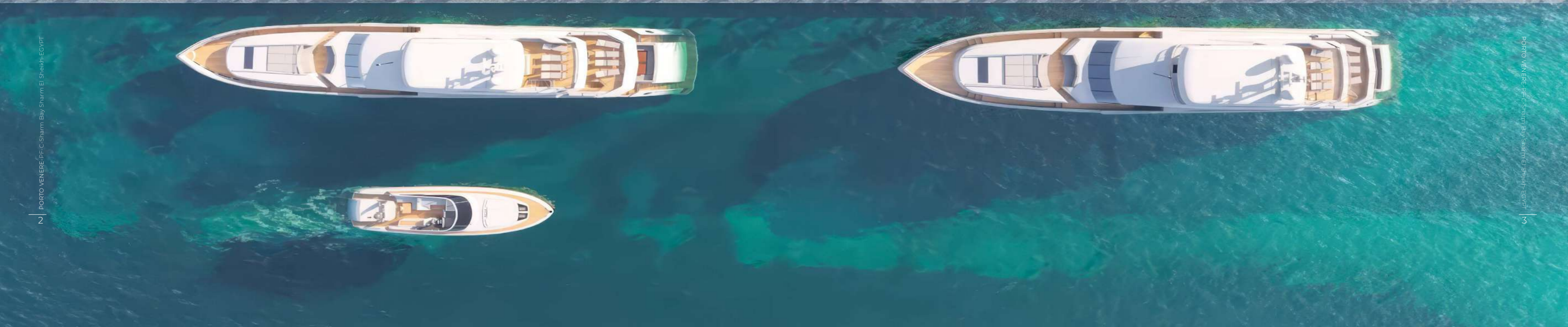


Sharm Bay

SHARM ELSHEIKH - EGYPT

PORTO VENERE - PF - C

TMG DEVELOPMENTS
DESIGN BY STUDIO MARCO PIVA



Porto Venere

PF-C

The **Porto Venere buildings**, located at the easternmost point of the Levante area, are designed to embody the luxury and charm of Italy's Levante Coast, home to the renowned city of Portofino. This premium location reflects its status as the most exclusive and luxurious destination within the project, where every detail is crafted to evoke the prestigious allure of Italy's coastal gems. With its unique architectural design and exceptional location, Levante stands as a distinguished destination for those seeking a lifestyle of distinction and refinement.

The **Porto Venere buildings**, Inspired by the historic Italian town, captures the essence of refined coastal living. Known for its stunning seaside beauty and rich heritage, the **Porto Venere** enhances the prestigious identity of the Levante area.

Each name highlights the prestigious nature of the Levante area, connecting the buildings to the esteemed coastal locations that inspire them.

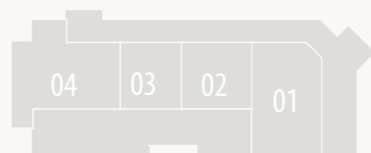


Porto Venere

PF-C

Ground Floor

- ▶ Total Area - R1 93 m²
- ▶ Total Area - R2 56 m²
- ▶ Total Area - R3 49 m²
- ▶ Total Area - R4 103 m²

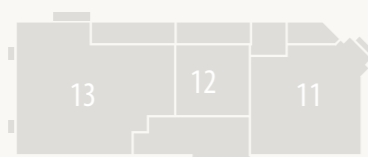


Porto Venere

PF-C

First Floor

- ▶ Total Area - Unit 11 184 m²
- ▶ Total Area - Unit 12 85 m²
- ▶ Total Area - Unit 13 258 m²



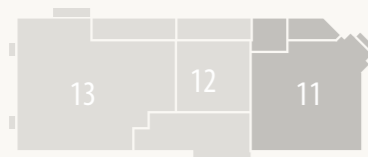
Porto Venere

PF-C

Unit 11 First Floor

Total Unit Area 184 m²

Living Room	3.95	X	7.60	m
Kitchen	3.95	X	2.41	m
Guest W.C	1.30	X	1.98	m
Toilet 01	2.40	X	2.41	m
Bedroom 01	3.76	X	4.26	m
Hall	3.70	X	1.85	m
Bedroom 02	3.70	X	4.96	m
Toilet 02	2.50	X	2.00	m
Master Bedroom	3.76	X	4.96	m
Master bathroom	2.56	X	2.00	m
Terrace 01	13.17	m ²		
Terrace 02	11.29	m ²		
Terrace 03	1.57	m ²		



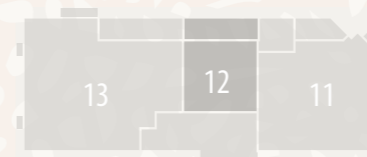
Porto Venere

PF-C

Unit 12 First Floor

Total Unit Area 85 m²

Living Room	3.95	X	6.16	m
Hall	1.20	X	2.35	m
Toilet	2.54	X	1.90	m
Bedroom	3.74	X	4.96	m
Terrace	18.25	m ²		



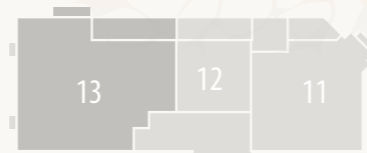
Porto Venere

PF-C

Unit 13 First Floor

Total Unit Area 258 m²

Entrance	2.20 X 2.10 m
Living Room	8.86 X 5.21 m
Guest W.C	2.10 X 2.15 m
Hall 01	3.34 X 3.40 m
Laundry	2.71 X 1.60 m
Maid's Room	2.39 X 2.26 m
Maid's Toilet	2.10 X 2.23 m
Bedroom 01	3.70 X 3.96 m
Toilet 01	2.50 X 1.70 m
Bedroom 02	3.76 X 3.96 m
Toilet 02	2.56 X 2.10 m
Hall 02	4.90 X 1.20 m
Bedroom 03	3.70 X 4.54 m
Toilet 03	2.50 X 1.93 m
Master Bedroom	3.76 X 5.16 m
Master bathroom	2.56 X 2.10 m
Terrace 01	20.53 m ²
Terrace 02	4.43 m ²
Terrace 03	1.30 m ²
Terrace 04	1.30 m ²

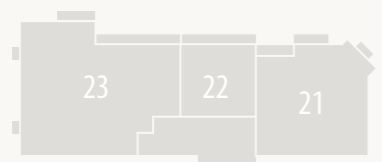


Porto Venere

PF-C

Second Floor

- ▶ Total Area - Unit 21 163 m²
- ▶ Total Area - Unit 22 75 m²
- ▶ Total Area - Unit 23 247 m²



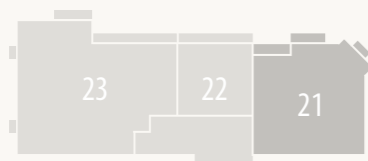
Porto Venere

PF-C

Unit 21 Second Floor

Total Unit Area 163 m²

Living Room	3.95	X	7.61	m
Kitchen	3.95	X	2.41	m
Guest W.C	1.30	X	2.05	m
Toilet 01	2.40	X	2.41	m
Bedroom 01	3.76	X	4.26	m
Hall	3.70	X	1.85	m
Master Bedroom	3.76	X	4.96	m
Master Bathroom	2.56	X	2.00	m
Bedroom 02	3.70	X	4.95	m
Toilet 02	2.50	X	2.00	m
Terrace 01	4.67	m ²		
Terrace 02	4.10	m ²		
Terrace 03	1.76	m ²		



Porto Venere

PF-C

Unit 22 Second Floor

Total Unit Area 75 m²

Living room	3.95	X	6.16	m
Hall	1.20	X	2.35	m
Toilet	2.55	X	1.90	m
Bedroom	3.75	X	4.96	m
Terrace	8.54	m ²		



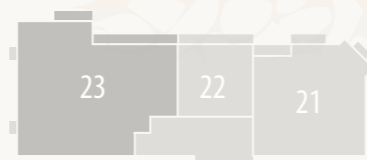
Porto Venere

PF-C

Unit 23 Second Floor

Total Unit Area 247 m²

Entrance	2.20	X	2.10	m
Living Room	8.85	X	5.21	m
Guest W.C	2.10	X	2.15	m
Hall 01	3.34	X	3.40	m
Laundry	2.71	X	1.60	m
Maid's Room	2.38	X	2.26	m
Maid's Toilet	2.10	X	2.31	m
Bedroom 01	3.70	X	3.96	m
Toilet 01	2.50	X	1.70	m
Bedroom 02	3.76	X	3.96	m
Toilet 2	2.56	X	2.10	m
Hall 02	4.90	X	1.20	m
Bedroom 03	3.70	X	4.43	m
Toilet 03	2.50	X	1.93	m
Master Bedroom	3.76	X	5.16	m
Master bathroom	2.56	X	2.10	m
Terrace 01	9.61	m ²		
Terrace 02	4.43	m ²		
Terrace 03	1.30	m ²		
Terrace 04	1.30	m ²		

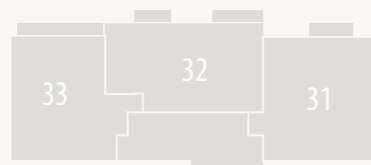


Porto Venere

PF-C

Third Floor

- ▶ Total Area - Unit 31 121 m²
- ▶ Total Area - Unit 32 116 m²
- ▶ Total Area - Unit 33 118 m²

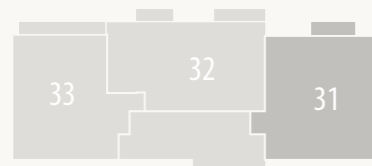


Porto Venere

PF-C

Unit 31 Third Floor

Total Unit Area 121 m²		
Entrance	4.25	X 1.85 m
living Room	5.15	X 6.25 m
Kitchen	3.05	X 2.17 m
Guest W.C	2.10	X 1.70 m
Toilet	2.10	X 2.17 m
Bedroom	4.01	X 3.76 m
Hall	1.20	X 1.35 m
Master bedroom	4.01	X 4.46 m
Master bathroom	2.40	X 1.80 m
Terrace	4.48	m ²

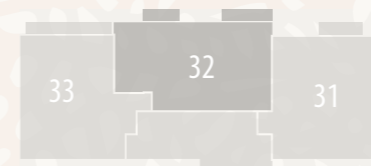
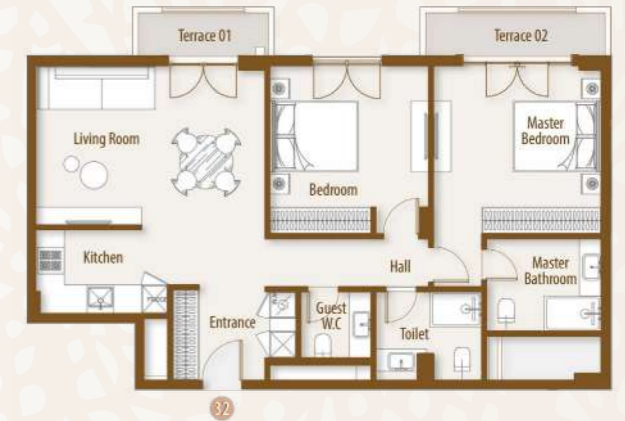


Porto Venere

PF-C

Unit 32 Third Floor

Total Unit Area 116 m²		
Entrance	2.90	X 2.20 m
Kitchen	3.15	X 2.05 m
Living Room	5.35	X 3.76 m
Guest W.C	1.70	X 1.63 m
Toilet	2.50	X 2.15 m
Hall	3.70	X 1.20 m
Bedroom	3.70	X 3.96 m
Master Bedroom	3.95	X 3.96 m
Master Bathroom	2.75	X 2.20 m
Terrace 01	3.52	m ²
Terrace 02	4.75	m ²



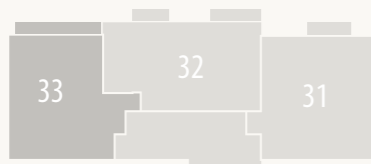
Porto Venere

PF-C

Unit 33 Third Floor

Total Unit Area 118m²

Living Room	3.95	X	7.51	m
Kitchen	2.25	X	2.61	m
Toilet	2.25	X	2.26	m
Bedroom	4.16	X	3.26	m
Hall	1.20	X	1.20	m
Master bedroom	3.76	X	4.11	m
Master bathroom	2.56	X	2.15	m
Terrace	7.98	m ²		





Porto Venere

PF-C-MIRROR

Ground Floor

- ▶ Total Area - R1 93 m²
- ▶ Total Area - R2 56 m²
- ▶ Total Area - R3 49 m²
- ▶ Total Area - R4 103 m²

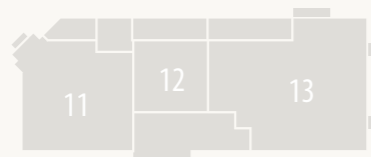


Porto Venere

PF-C-MIRROR

First Floor

- ▶ Total Area - Unit 11 184 m²
- ▶ Total Area - Unit 12 85 m²
- ▶ Total Area - Unit 13 258 m²



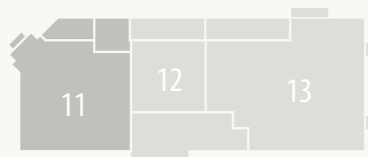
Porto Venere

PF-C-MIRROR

Unit 11 First Floor

Total Unit Area 184 m²

Living Room	3.95	X	7.6	m
Kitchen	3.95	X	2.41	m
Guest W.C	1.30	X	1.98	m
Toilet 01	2.40	X	2.41	m
Bedroom 01	3.76	X	4.26	m
Hall	3.70	X	1.85	m
Bedroom 02	3.70	X	4.96	m
Toilet 02	2.50	X	2.00	m
Master Bedroom	3.76	X	4.96	m
Master bathroom	2.56	X	2.00	m
Terrace 01	13.17	m ²		
Terrace 02	11.29	m ²		
Terrace 03	1.57	m ²		



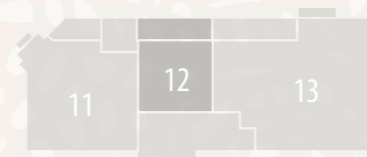
Porto Venere

PF-C-MIRROR

Unit 12 First Floor

Total Unit Area 85 m²

Living Room	3.95	X	6.16	m
Hall	1.20	X	2.35	m
Toilet	2.54	X	1.90	m
Bedroom	3.74	X	4.96	m
Terrace	18.25	m ²		



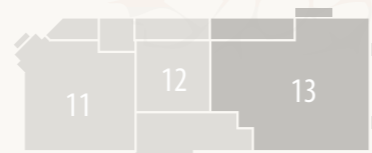
Porto Venere

PF-C-MIRROR

Unit 13 First Floor

Total Unit Area 258 m²

Entrance	2.20	X	2.10	m
Living Room	8.86	X	5.21	m
Guest W.C	2.10	X	2.15	m
Hall 01	3.34	X	3.40	m
Laundry	2.71	X	1.60	m
Maid's Room	2.39	X	2.26	m
Maid's Toilet	2.10	X	2.23	m
Bedroom 01	3.70	X	3.96	m
Toilet 01	2.50	X	1.70	m
Bedroom 02	3.76	X	3.96	m
Toilet 02	2.56	X	2.10	m
Hall 02	4.90	X	1.20	m
Bedroom 03	3.70	X	4.54	m
Toilet 03	2.50	X	1.93	m
Master Bedroom	3.76	X	5.16	m
Master bathroom	2.56	X	2.10	m
Terrace 01	20.53	m ²		
Terrace 02	4.43	m ²		
Terrace 03	1.30	m ²		
Terrace 04	1.30	m ²		

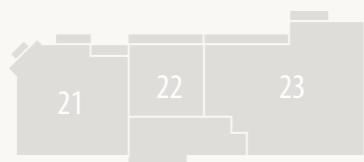


Porto Venere

PF-C-MIRROR

Second Floor

- ▶ Total Area - Unit 21 163 m²
- ▶ Total Area - Unit 22 78 m²
- ▶ Total Area - Unit 23 247 m²

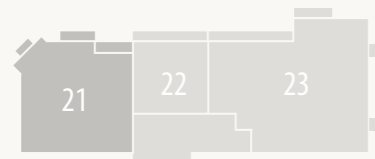


Porto Venere

PF-C-MIRROR

Unit 21 Second Floor

Total Unit Area 163 m²		
Living Room	3.95	X 7.61 m
Kitchen	3.95	X 2.41 m
Guest W.C	1.30	X 2.05 m
Toilet 01	2.40	X 2.41 m
Bedroom 01	3.76	X 4.26 m
Hall	3.70	X 1.85 m
Master Bedroom	3.76	X 4.96 m
Master Bathroom	2.56	X 2.00 m
Bedroom 02	3.70	X 4.95 m
Toilet 02	2.50	X 2.00 m
Terrace 01	4.67	m ²
Terrace 02	4.10	m ²
Terrace 03	1.76	m ²

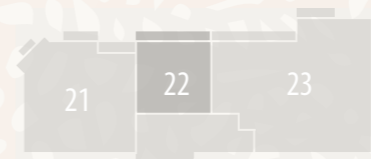


Porto Venere

PF-C-MIRROR

Unit 22 Second Floor

Total Unit Area 75 m²		
Living room	3.95	X 6.16 m
Hall	1.20	X 2.35 m
Toilet	2.55	X 1.90 m
Bedroom	3.75	X 4.96 m
Terrace	8.54	m ²



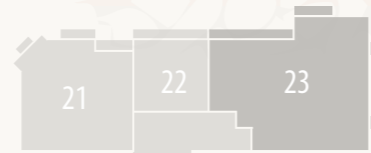
Porto Venere

PF-C-MIRROR

Unit 23 Second Floor

Total Unit Area 247 m²

Entrance	2.20	X	2.10	m
Living Room	8.85	X	5.21	m
Guest W.C	2.10	X	2.15	m
Hall 01	3.34	X	3.40	m
Laundry	2.71	X	1.60	m
Maid's Room	2.38	X	2.26	m
Maid's Toilet	2.10	X	2.31	m
Bedroom 01	3.70	X	3.96	m
Toilet 01	2.50	X	1.70	m
Bedroom 02	3.76	X	3.96	m
Toilet 2	2.56	X	2.10	m
Hall 02	4.90	X	1.20	m
Bedroom 03	3.70	X	4.43	m
Toilet 03	2.50	X	1.93	m
Master Bedroom	3.76	X	5.16	m
Master bathroom	2.56	X	2.10	m
Terrace 01	9.61	m ²		
Terrace 02	4.43	m ²		
Terrace 03	1.30	m ²		
Terrace 04	1.30	m ²		

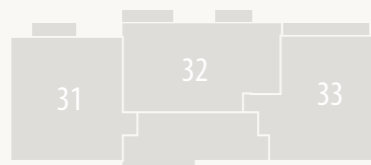


Porto Venere

PF-C-MIRROR

Third Floor

- ▶ Total Area - Unit 31 121 m²
- ▶ Total Area - Unit 32 116 m²
- ▶ Total Area - Unit 33 118 m²



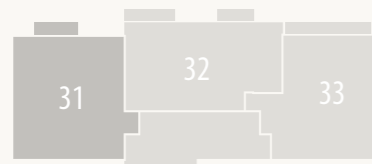
Porto Venere

PF-C-MIRROR

Unit 31 Third Floor

Total Unit Area 121 m²

Entrance	4.25	X	1.85	m
living Room	5.15	X	6.25	m
Kitchen	3.05	X	2.17	m
Guest W.C	2.10	X	1.70	m
Toilet	2.10	X	2.17	m
Bedroom	4.01	X	3.76	m
Hall	1.20	X	1.35	m
Master bedroom	4.01	X	4.46	m
Master bathroom	2.40	X	1.80	m
Terrace	4.48	m ²		



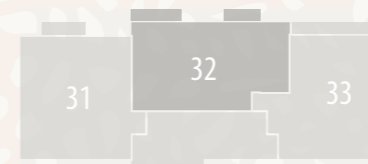
Porto Venere

PF-C-MIRROR

Unit 32 Third Floor

Total Unit Area 116 m²

Entrance	2.90	X	2.20	m
Kitchen	3.15	X	2.05	m
Living Room	5.35	X	3.76	m
Guest W.C	1.70	X	1.63	m
Toilet	2.50	X	2.15	m
Hall	3.70	X	1.20	m
Bedroom	3.70	X	3.96	m
Master Bedroom	3.95	X	3.96	m
Master Bathroom	2.75	X	2.20	m
Terrace 01	3.52	m ²		
Terrace 02	4.75	m ²		



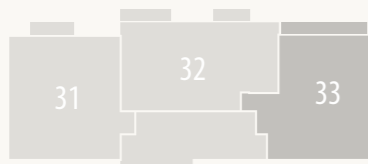
Porto Venere

PF-C-MIRROR

Unit 33 Third Floor

Total Unit Area 118m²

Living Room	3.95	X	7.51	m
Kitchen	2.25	X	2.61	m
Toilet	2.25	X	2.26	m
Bedroom	4.16	X	3.26	m
Hall	1.20	X	1.20	m
Master bedroom	3.76	X	4.11	m
Master bathroom	2.56	X	2.15	m
Terrace	7.98	m ²		



Porto Venere

PF-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.

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.



Porto Venere

PF-C

Finishing Specification

Reception, § & 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 or stone
- ▷ Walls: High quality porcelain or Local marble slabs
- ▷ Ceiling: Washable Water-based paints

Stairs:

- ▷ Marble slabs to match flooring selection
- ▷ 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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