

# Sharm Bay

SHARM ELSHEIKH - EGYPT

PORTOFINO - PF - B

TMG DEVELOPMENTS  
DESIGN BY STUDIO MARCO PIVA



# Portofino

## PF-B

The **Portofino 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 **Portofino buildings**, inspired by the iconic Italian village, embody the exclusivity and elegance of this celebrated coastal gem. With their refined atmosphere and exceptional surroundings, the **Portofino buildings** enhance 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.

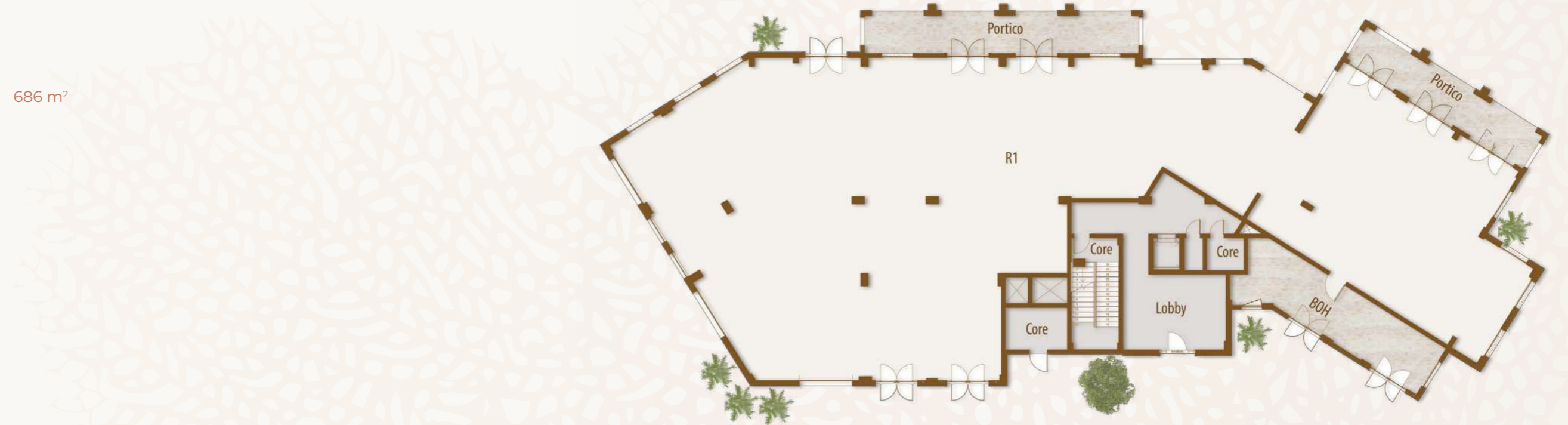
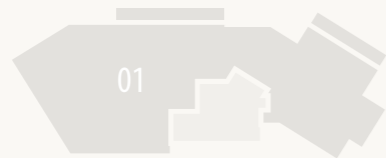


# Portofino

## PF-B

### Ground Floor

▶ Total Area Casual Dining (R1) 686 m<sup>2</sup>

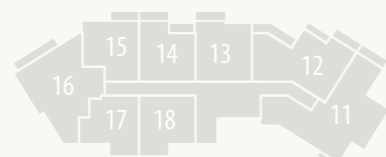


# Portofino

## PF-B

### First Floor

- ▶ Total Area - Unit 11 157 m<sup>2</sup>
- ▶ Total Area - Unit 12 119 m<sup>2</sup>
- ▶ Total Area - Unit 13 78 m<sup>2</sup>
- ▶ Total Area - Unit 14 75 m<sup>2</sup>
- ▶ Total Area - Unit 15 75 m<sup>2</sup>
- ▶ Total Area - Unit 16 130 m<sup>2</sup>
- ▶ Total Area - Unit 17 70 m<sup>2</sup>
- ▶ Total Area - Unit 18 73 m<sup>2</sup>



# Portofino

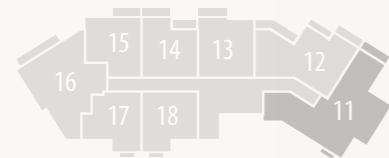
## PF-B

### Unit 11 First Floor

**Total Unit Area 157 m<sup>2</sup>**

Entrance	2.55	X	2.00	m
Living Room	4.21	X	6.66	m
Hall	2.25	X	1.20	m
Guest W.C	2.60	X	2.10	m
Master Bedroom	3.76	X	3.96	m
Master Bathroom	1.96	X	2.46	m

Dressing	2.15	X	1.80	m
Bedroom 01	3.76	X	3.96	m
Toilet 01	2.13	X	2.06	m
Bedroom 02	3.63	X	4.01	m
Toilet 02	2.43	X	2.11	m
Terrace 01	5.83	m <sup>2</sup>		
Terrace 02	1.77	m <sup>2</sup>		



# Portofino

## PF-B

### Unit 12 First Floor

**Total Unit Area 119 m<sup>2</sup>**

Entrance	1.80	X	1.35	m
Guest W.C	1.80	X	1.35	m
Living Room	3.95	X	6.66	m
Bedroom	3.76	X	4.36	m
Hall	2.90	X	1.20	m
Toilet	2.12	X	1.35	m
Master Bedroom	4.52	X	4.36	m
Master Bathroom	3.85	X	1.56	m
Terrace 01	8.94	m <sup>2</sup>		
Terrace 02	4.07	m <sup>2</sup>		
Terrace 03	5.56	m <sup>2</sup>		



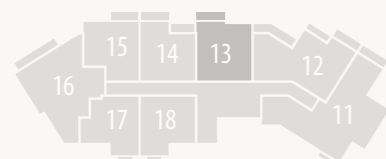
# Portofino

## PF-B

### Unit 13 First Floor

Total Unit Area 78 m<sup>2</sup>

Living Room	3.95	X	8.22	m
Bedroom	3.75	X	4.36	m
Hall	1.15	X	2.16	m
Toilet	2.55	X	1.80	m
Terrace 01	5.63 m <sup>2</sup>			
Terrace 02	5.02 m <sup>2</sup>			



# Portofino

## PF-B

### Unit 14 First Floor

Total Unit Area 75 m<sup>2</sup>

Living Room	3.95	X	8.22	m
Bedroom	3.75	X	4.36	m
Hall	1.15	X	2.16	m
Toilet	2.55	X	1.80	m
Terrace 01	5.47 m <sup>2</sup>			
Terrace 02	4.68 m <sup>2</sup>			



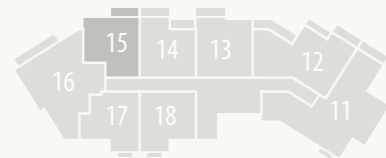
# Portofino

## PF-B

### Unit 15 First Floor

Total Unit Area 75 m<sup>2</sup>

Living Room	3.95	X	8.21	m
Hall	1.15	X	1.70	m
Bedroom	3.75	X	3.66	m
Toilet	2.65	X	1.83	m
Terrace 01	5.27 m <sup>2</sup>			



# Portofino

## PF-B

### Unit 16 First Floor

Total Unit Area 130 m<sup>2</sup>

Entrance	2.95	X	1.95	m
Guest W.C	1.77	X	1.98	m
Laundry	1.30	X	1.98	m
Hall 01	1.30	X	2.05	m
Hall 02	1.20	X	2.10	m
Living Room	8.67	X	3.76	m
Bedroom	3.70	X	3.46	m
Toilet	2.40	X	1.75	m
Master Bedroom	3.30	X	2.92	m
Master Bathroom	1.55	X	2.65	m
Terrace	8.86 m <sup>2</sup>			



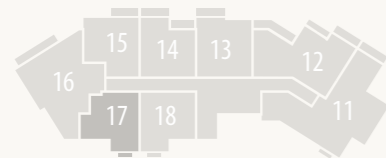
# Portofino

## PF-B

### Unit 17 First Floor

Total Unit Area 70 m<sup>2</sup>

Living room	3.95	X	8.21	m
Hall	1.25	X	2.15	m
Toilet	1.55	X	2.03	m
Bedroom	4.25	X	3.51	m
Terrace	1.74	m <sup>2</sup>		



# Portofino

## PF-B

### Unit 18 First Floor

Total Unit Area 73 m<sup>2</sup>

Living room	3.95	X	8.21	m
Hall	1.25	X	2.15	m
Toilet	2.55	X	1.80	m
Bedroom	3.75	X	4.36	m
Terrace	1.74	m <sup>2</sup>		

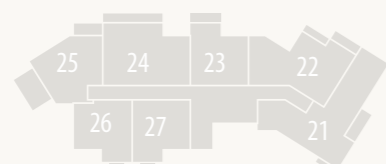


# Portofino

## PF-B

### Second Floor

- ▶ Total Area - Unit 21 137 m<sup>2</sup>
- ▶ Total Area - Unit 22 116 m<sup>2</sup>
- ▶ Total Area - Unit 23 77 m<sup>2</sup>
- ▶ Total Area - Unit 24 120 m<sup>2</sup>
- ▶ Total Area - Unit 25 95 m<sup>2</sup>
- ▶ Total Area - Unit 26 74 m<sup>2</sup>
- ▶ Total Area - Unit 27 74 m<sup>2</sup>



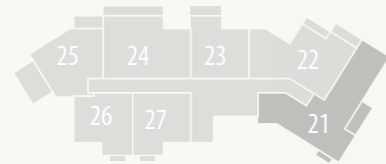
# Portofino

## PF-B

### Unit 21 Second Floor

Total Unit Area 137 m<sup>2</sup>

Entrance	2.95 X 1.95 m	Hall 02	1.40 X 1.90 m
Living Room	4.21 X 7.66 m	bedroom	3.64 X 4.01 m
Hall 01	0.80 X 1.70 m	Toilet	2.45 X 2.06 m
Guest W.C	1.70 X 1.63 m	Terrace 01	5.83 m <sup>2</sup>
Master bedroom	3.77 X 4.02 m	Terrace 02	7.36 m <sup>2</sup>
Master bathroom	2.20 X 2.06 m	Terrace 03	1.79 m <sup>2</sup>



# Portofino

## PF-B

### Unit 22 Second Floor

Total Unit Area 116 m<sup>2</sup>

Living Room	3.95 X 6.77 m
Guest W.C	1.85 X 1.35 m
Bedroom	3.76 X 4.36 m
Hall	2.90 X 1.20 m
Toilet	1.58 X 2.19 m
Master Bedroom	4.52 X 4.36 m
Master Bathroom	3.85 X 2.19 m
Terrace 01	5.56 m <sup>2</sup>
Terrace 02	4.07 m <sup>2</sup>

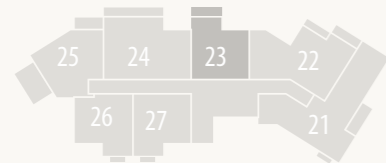


# Portofino

## PF-B

### Unit 23 Second Floor

<b>Total Unit Area 77 m<sup>2</sup></b>	
Living Room	3.95 X 8.22 m
Hall	1.20 X 2.16 m
Toilet	2.55 X 1.80 m
Bedroom	3.75 X 4.36 m
Terrace	5.63 m <sup>2</sup>



# Portofino

## PF-B

### Unit 24 Second Floor

<b>Total Unit Area 120 m<sup>2</sup></b>	
Living Room	3.95 X 8.22 m
Bedroom	3.90 X 4.16 m
Hall	3.90 X 1.20 m
Guest W.C	2.07 X 2.40 m
Toilet	2.63 X 2.16 m
Master Bedroom	3.75 X 4.36 m
Master Bathroom	2.95 X 1.80 m
Terrace	10.75 m <sup>2</sup>



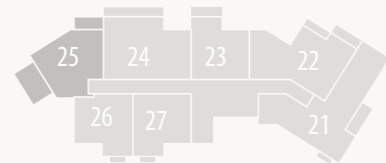
# Portofino

## PF-B

### Unit 25 Second Floor

Total Unit Area 95 m<sup>2</sup>

Living Room	4.30	X	6.46	m
Bedroom	3.76	X	5.47	m
Toilet	2.35	X	2.05	m
Terrace 01	6.66	m <sup>2</sup>		
Terrace 02	15.35	m <sup>2</sup>		



# Portofino

## PF-B

### Unit 26 Second Floor

Total Unit Area 74 m<sup>2</sup>

Living Room	3.95	X	8.21	m
Bedroom	3.76	X	4.36	m
Toilet	2.56	X	1.72	m
Terrace	1.74	m <sup>2</sup>		



# Portofino

## PF-B

### Unit 27 Second Floor

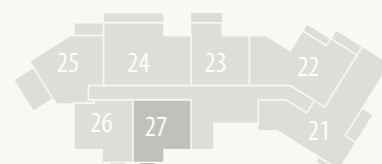
Total Unit Area 74 m<sup>2</sup>

Living Room 3.95 X 8.21 m

Bedroom 3.75 X 4.36 m

Toilet 2.60 X 1.80 m

Terrace 1.74 m<sup>2</sup>



# Portofino

## PF-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.

#### 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.



# Portofino

## PF-B

### 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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