

# Sharm Bay

SHARM ELSHEIKH - EGYPT

## SORRENTO - Villa A2



TMG DEVELOPMENTS  
DESIGN BY STUDIO MARCO PIVA



SORRENTO VILLAS SPA - 3D RENDERING

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# Sorrento

## VILLA A2

Total Area 469 m<sup>2</sup>

Villa Sorrento reflects the charm of the historic coastal town of Sorrento, inspired by one of Italy's most distinctive coastal cities, offering a captivating journey through the country's rich heritage. With its Mediterranean-style architecture and unique design, the villa blends harmoniously with the surrounding natural landscape, seamlessly integrating into both land and island settings.

On the ground floor, spacious living and dining areas open onto a beautiful porch, serving as a gateway to the garden with a private pool. This floor also features a guest bedroom, providing comfort and privacy.

The second floor houses four bedrooms, each with a private bathroom, designed for spacious family living and opening onto a large terrace with stunning views.

The rooftop is a vast garden space featuring an outdoor living and dining area, a fully equipped kitchen, and a relaxing Jacuzzi, creating the perfect setting for luxurious outdoor living.

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

# Sorrento

## VILLA A2

Total Area 469 m<sup>2</sup>

### Ground Floor

Ground Floor Total Area 219 m <sup>2</sup>		
Entry	2.90 X 2.90	m
Staircase	2.60 X 4.20	m
Powder Room	1.47 X 2.70	m
Guest Bathroom	1.78 X 2.85	m
Guest Bedroom	3.95 X 4.00	m
Living Room	10.00 X 6.50	m
Portico	15.60 X 2.25	m
Dining Room	3.70 X 5.35	m
Kitchen	4.15 X 3.50	m
Laundry	2.2 X 1.70	m
Pantry	1.8 X 1.70	m
Maid Room	2.4 X 2.15	m
Maid's Bathroom	1.2 X 2.15	m
Driver Room	2.35 X 2.15	m
Driver Toilet	1.55 X 1.75	m



# Sorrento

## VILLA A2

Total Area 469 m<sup>2</sup>

### First Floor

First Floor Total Area 189 m<sup>2</sup>

Staircase	2.60	X	4.20	m
Bathroom 01	1.58	X	2.65	m
Bedroom 01	3.95	X	3.90	m
Bathroom 02	3.1	X	2.05	m
Bedroom 02	4.3	X	3.7	m
Master Bathroom	3.85	X	2.65	m
Master Bedroom	4.70	X	6.45	m
Living Room	4.4	X	4.4	m
Living Terrace	2.20	X	9.65	m
Bedroom 03	3.90	X	4.00	m
Bathroom 03	2.7	X	2.85	m



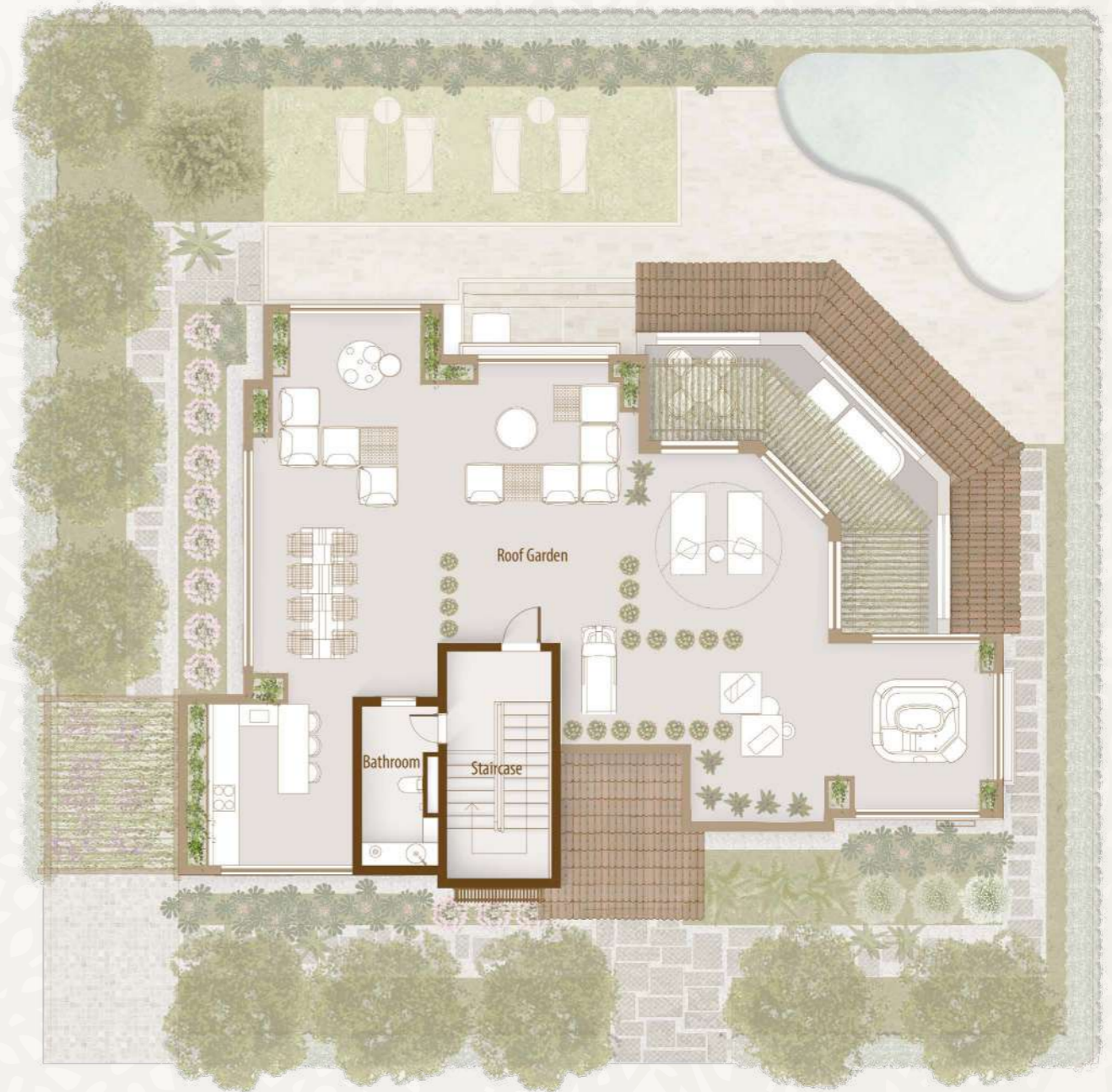
# Sorrento

## VILLA A2

Total Area 469 m<sup>2</sup>

### Roof Floor

Staircase	2.60 X 5.40 m
Bathroom	1.95 X 3.85 m
Roof Garden	125.90 m <sup>2</sup>



# Sorrento

## VILLA A2

### 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.



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## VILLA A2

### 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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