

SouthMED.

EGYPT

TWINHOUSE VILLA - S02



A TMG DEVELOPMENT



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EGYPT

A New Global Destination Rising on the Mediterranean...

TWIN HOUSE VILLAS

Luxuriate in Seaside Serenity

Escape to a world of tranquility and beauty with SouthMED's exquisite villas boasting breathtaking views.

The luxury Villa zone spanned over 6mn sqm of terraced lagoons and waterfalls where the villas are planned to all face the sea and catch the north breeze designed to focus on wellness and relaxation.

These villas vary in size from 231 sqm semi-attached villas to 731 sqm stand alone Villas.

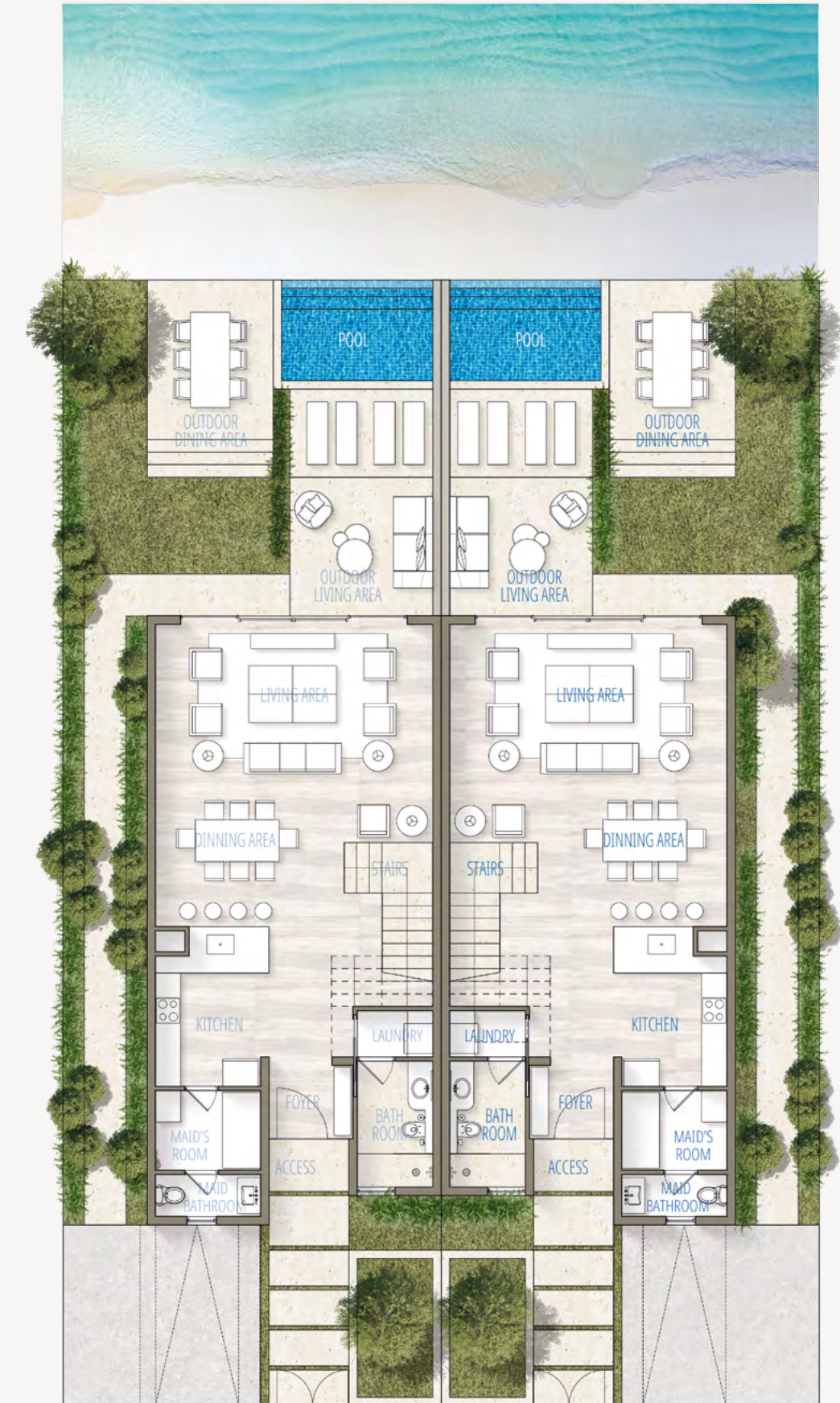
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GROUND FLOOR PLAN

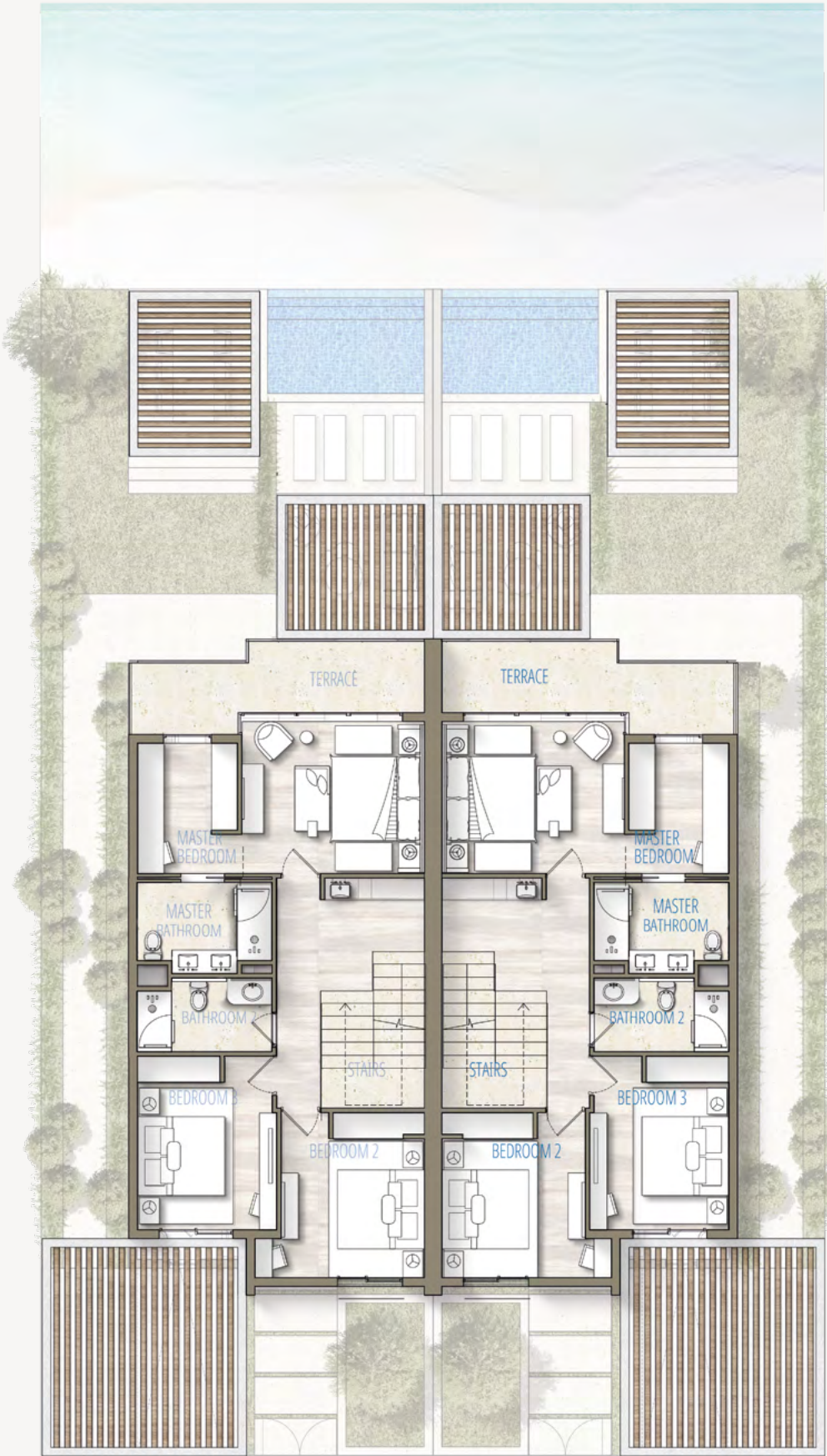
Total Area	231 m ²
Ground floor Total Area	110 m ²
Foyer	2.05 X 5.05 m
Bathroom 3	1.95 X 3.15 m
Kitchen	2.60 X 3.85 m
Maid Room	2.70 X 2.00 m
Maid toilet	2.70 X 1.15 m
Laundry	2.00 X 1.20 m
Dining Area	3.50 X 3.44 m
Living Area	6.90 X 3.40 m
Outdoor Living Area	3.60 X 3.30 m



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FIRST FLOOR PLAN

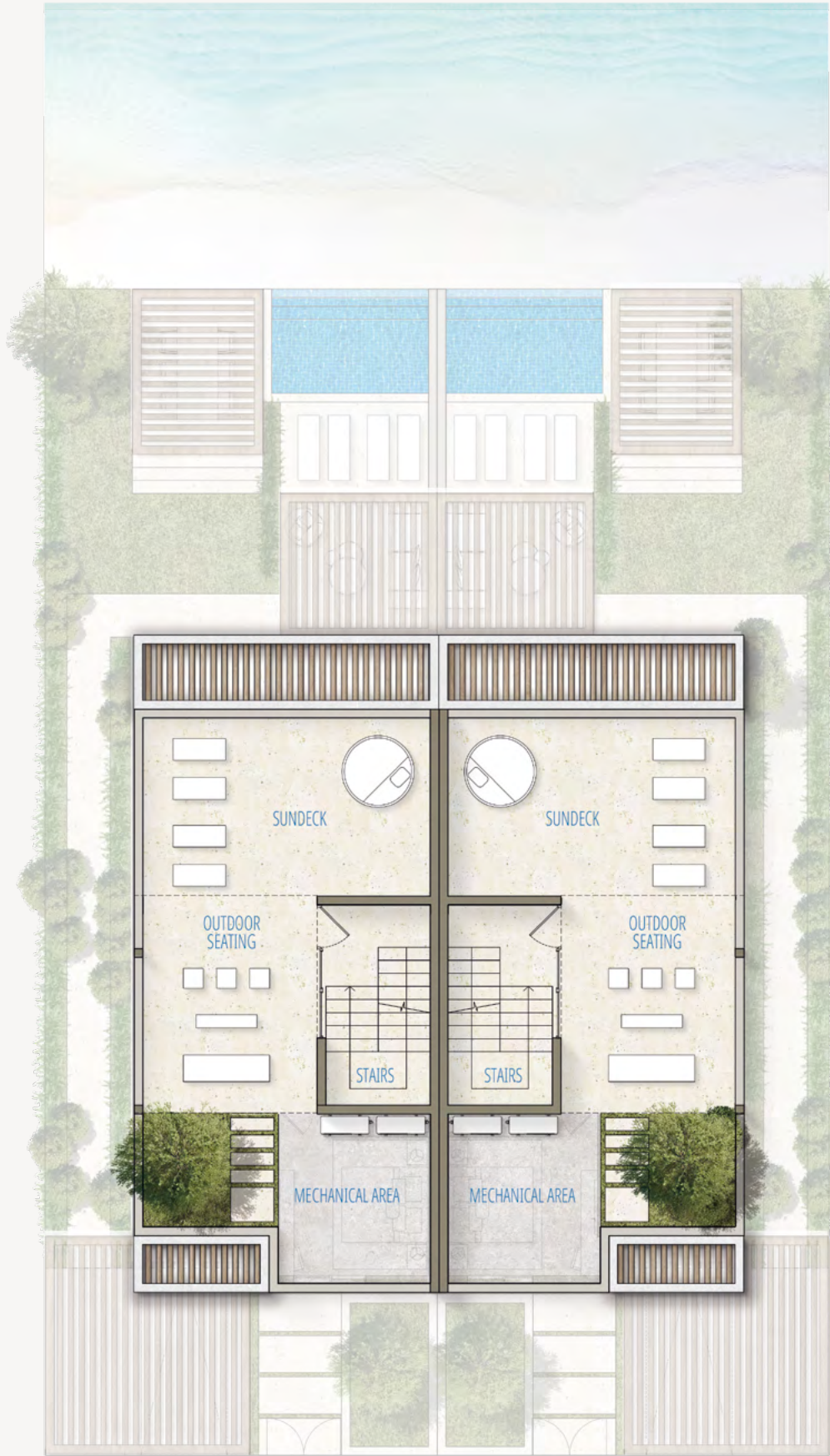
First floor Total Area	102 m²
Master Bedroom	4.45 X 3.60 m
Master Bathroom	3.25 X 2.25 m
Master Bedroom Terrace	6.80 X 2.20 m
Master bedroom dressing	2.45 x 3.20 m
Bathroom	3.25 x 1.80 m
Bedroom 3	3.35 X 4.15 m
Bedroom 2	3.55 X 3.95 m
Lobby	2.25 X 2.10 m



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ROOF FLOOR PLAN

Roof floor Total Area	19 m²
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FINISHING SPECIFICATION

Reception, Lounge & Dining

- Flooring: Marble tiles
- Walls: Washable Water-based paints
- Ceiling: Washable Water-based paints

Bathrooms & Kitchens

- Flooring: Local marble tiles
- Walls: High quality ceramic tiles (full height)
- Ceiling: Washable Water-based paints

Sanitary Fixtures: Local production from Ideal Standard or Duravit

Bedrooms:

- Flooring: Imported high quality HDF or local marble tiles
- Walls: Washable Water-based paints
- Ceiling: Washable Water-based paints

Facades:

- Weather resistant paints
- (Colors may slightly change during construction)

Building Entrance:

- Flooring: Marble
- Walls: 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 porcelain 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:

- All first fix / preparatory works necessary for A/C are included, A/C units and equipment are excluded.

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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 and fences 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 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 للفلل اختيارية وبتكلفة إضافية
٨. المصاعد الموضحة في جميع مخططات الفلل اختيارية وبتكلفة إضافية.





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