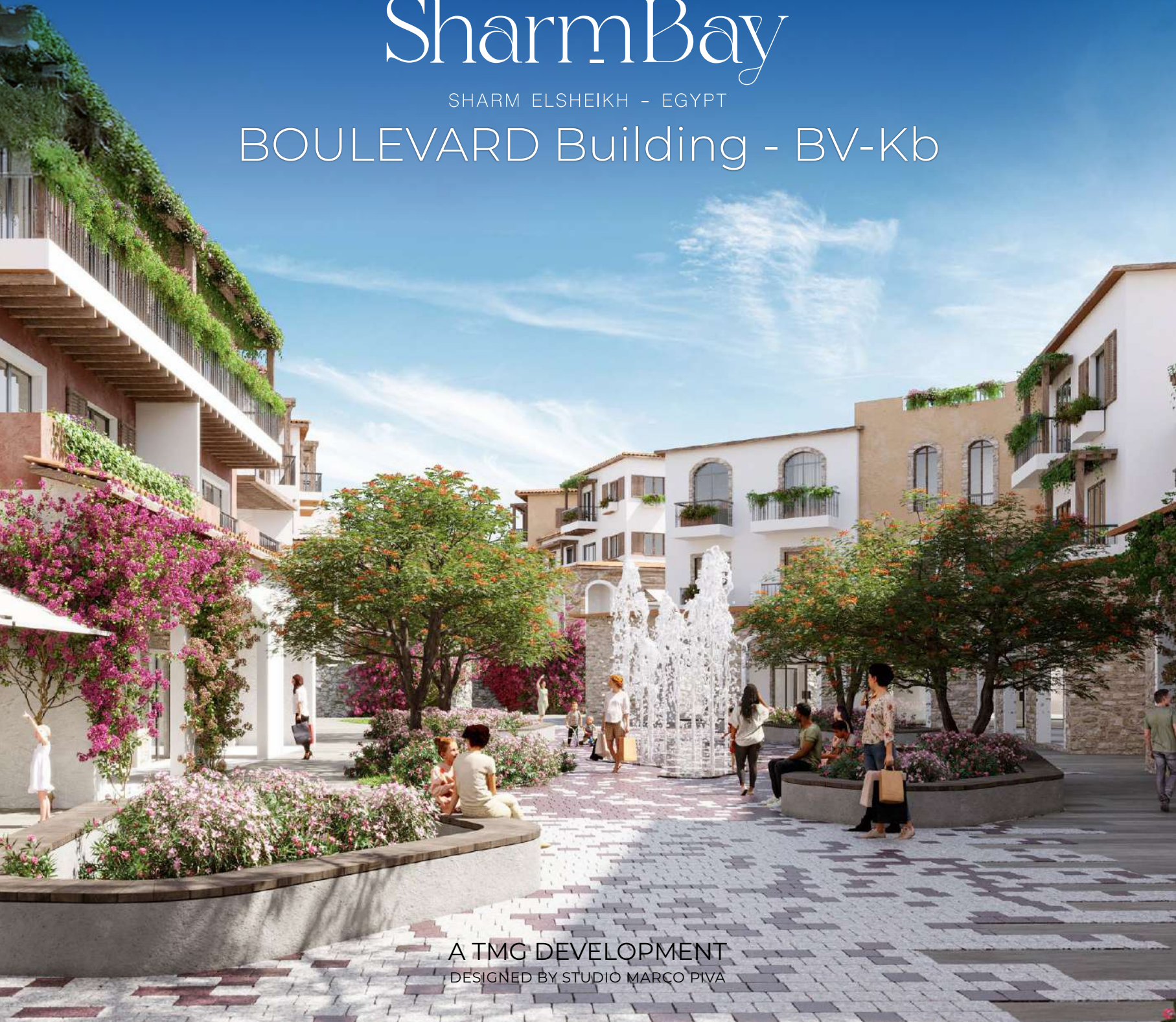


# Sharm Bay

SHARM ELSHEIKH - EGYPT

## BOULEVARD Building - BV-Kb



A TMG DEVELOPMENT  
DESIGNED BY STUDIO MARCO PIVA



# Boulevard

## Building - BV-Kb

“Boulevard takes its name from its role as the sunlit path that moves through the project. The place links the strip mall Porta del Sole to the center of the marina and supports a steady flow of movement between both areas.

You move through a line of commercial and residential spaces that sit along the route. The layout shows the warmth and energy of the sun and keeps the experience clear and direct for people who use the space each day.

The location builds a clean connection across the project. It works as a bright route that shapes the character of the area and supports the way people interact with the wider setting.

”



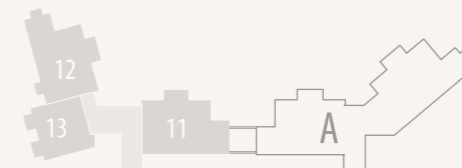
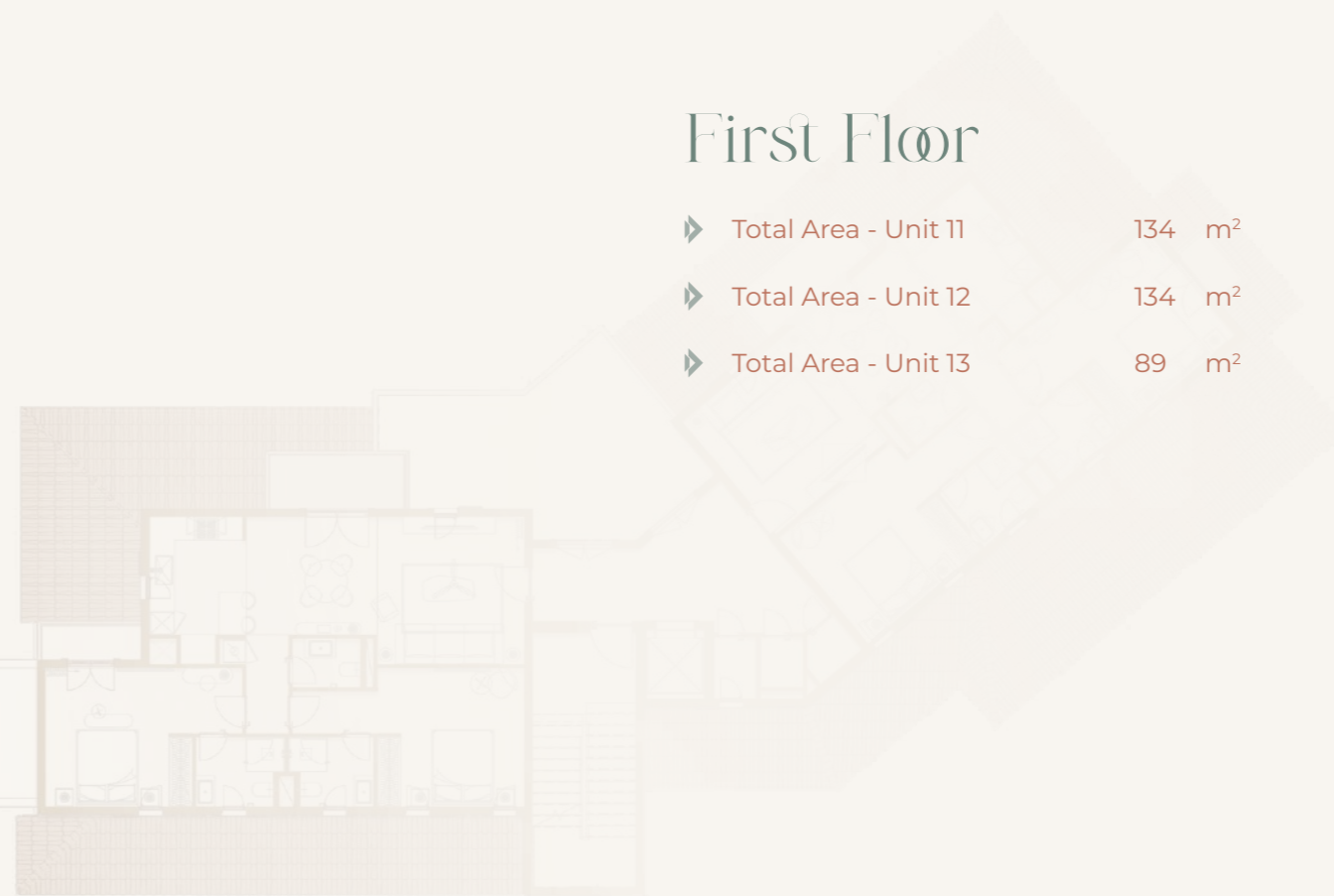
Garden View

# Boulevard

## Building - BV-Kb

### First Floor

- ▶ Total Area - Unit 11            134 m<sup>2</sup>
- ▶ Total Area - Unit 12            134 m<sup>2</sup>
- ▶ Total Area - Unit 13            89 m<sup>2</sup>



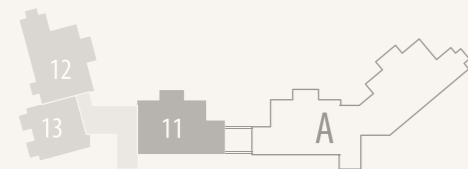
# Boulevard

## Building - BV-Kb

### Unit 11 First Floor

Area 134 m<sup>2</sup>

|                |                    |
|----------------|--------------------|
| Living room    | 3.90 X 3.96 m      |
| Dinning room   | 3.40 X 3.21 m      |
| Kitchen        | 2.62 X 3.96 m      |
| Guest Bathroom | 1.88 X 1.35 m      |
| Bedroom 1      | 3.96 X 3.76 m      |
| Bathroom 1     | 2.29 X 1.96 m      |
| Bedroom 2      | 3.96 X 3.77 m      |
| Bathroom 2     | 2.40 X 1.96 m      |
| Terrace 1      | 5.6 m <sup>2</sup> |
| Terrace 2      | 2.7 m <sup>2</sup> |



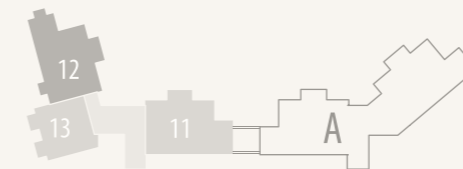
# Boulevard

## Building - BV-Kb

### Unit 12 First Floor

Area 134 m<sup>2</sup>

|              |                     |
|--------------|---------------------|
| Living room  | 3.69 X 3.90 m       |
| Dinning room | 3.21 X 3.40 m       |
| Kitchen      | 3.96 X 2.61 m       |
| Bedroom 1    | 3.76 X 3.96 m       |
| Bathroom 1   | 1.96 X 2.40 m       |
| Bedroom 2    | 3.76 X 3.96 m       |
| Bathroom 2   | 1.96 X 2.40 m       |
| Terrace 1    | 5.6 m <sup>2</sup>  |
| Terrace 2    | 1.94 m <sup>2</sup> |



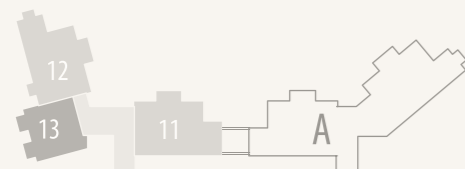
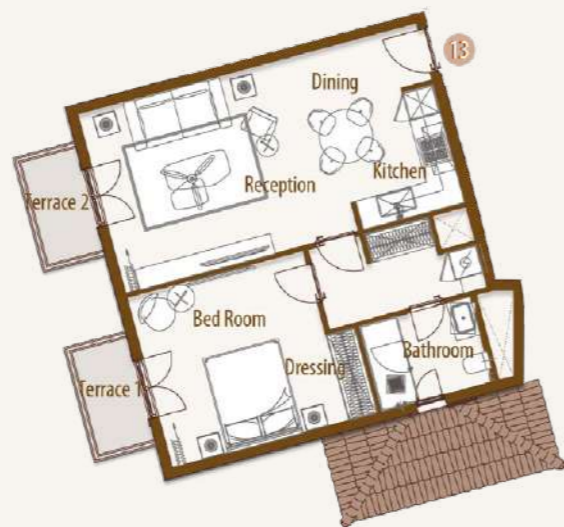
# Boulevard

## Building - BV-Kb

### Unit 13 First Floor

Area 89 m<sup>2</sup>

|                     |      |   |      |                |
|---------------------|------|---|------|----------------|
| Reception & Kitchen | 7.41 | X | 3.95 | m              |
| Dressing            | 3.45 | X | 1.80 | m              |
| Bedroom 1           | 3.91 | X | 3.76 | m              |
| Bathroom 1          | 2.48 | X | 1.97 | m              |
| Terrace 1           | 3.16 |   |      | m <sup>2</sup> |
| Terrace 2           | 3.16 |   |      | m <sup>2</sup> |



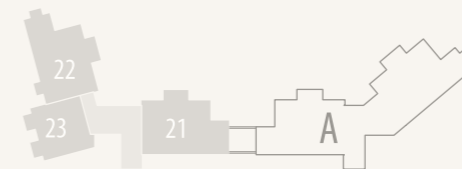
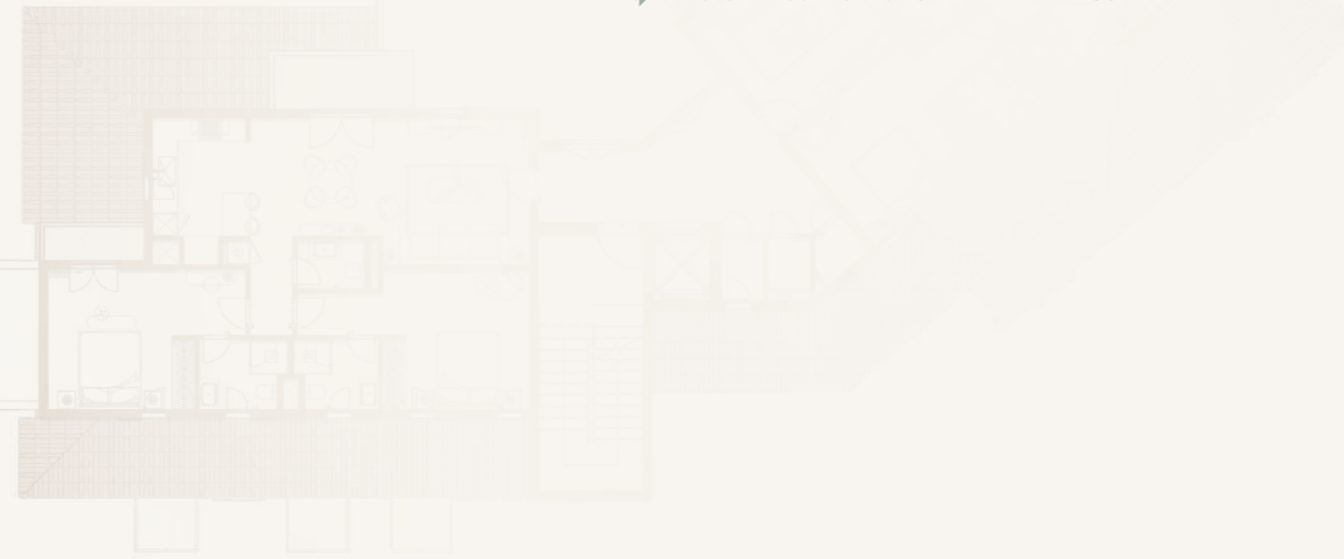


# Boulevard

## Building - BV-Kb

### Second Floor

- ▶ Total Area - Unit 21 134 m<sup>2</sup>
- ▶ Total Area - Unit 22 134 m<sup>2</sup>
- ▶ Total Area - Unit 23 89 m<sup>2</sup>



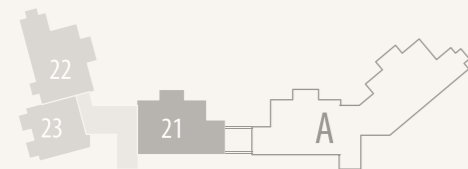
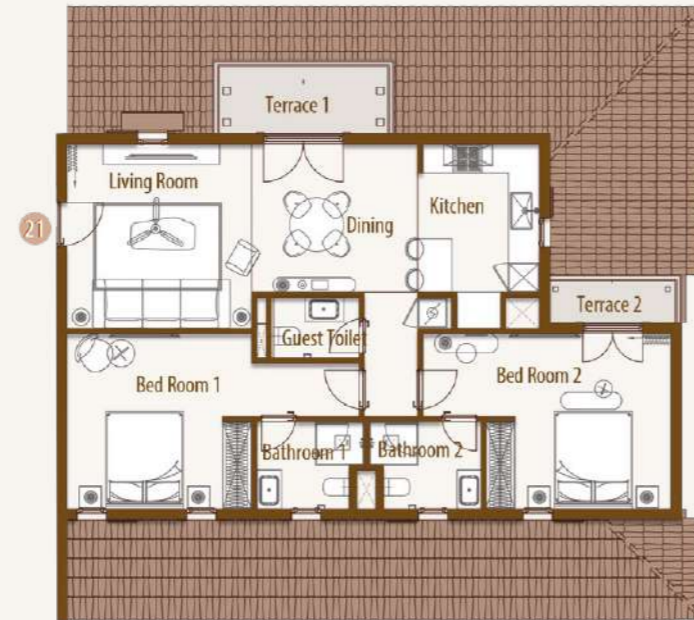
# Boulevard

## Building - BV-Kb

### Unit 21 Second Floor

Area 134 m<sup>2</sup>

|                |                    |
|----------------|--------------------|
| Living room    | 3.90 X 3.96 m      |
| Dinning room   | 3.40 X 3.21 m      |
| Kitchen        | 2.62 X 3.96 m      |
| Guest Bathroom | 1.88 X 1.35 m      |
| Bedroom 1      | 3.96 X 3.76 m      |
| Bathroom 1     | 2.29 X 1.96 m      |
| Bedroom 2      | 3.96 X 3.77 m      |
| Bathroom 2     | 2.40 X 1.96 m      |
| Terrace 1      | 5.6 m <sup>2</sup> |
| Terrace 2      | 2.7 m <sup>2</sup> |



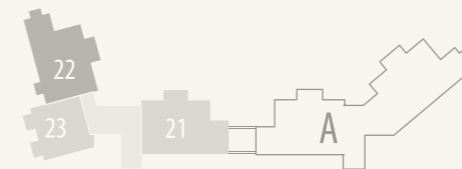
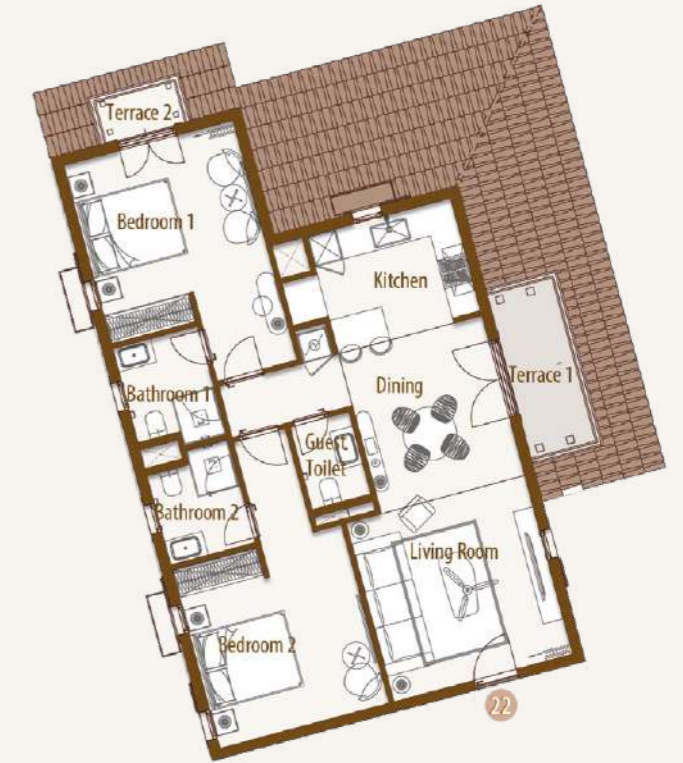
# Boulevard

## Building - BV-Kb

### Unit 22 Second Floor

Area 134 m<sup>2</sup>

|              |                     |
|--------------|---------------------|
| Living room  | 3.69 X 3.90 m       |
| Dinning room | 3.21 X 3.40 m       |
| Kitchen      | 3.96 X 2.61 m       |
| Bedroom 1    | 3.76 X 3.96 m       |
| Bathroom 1   | 1.96 X 2.40 m       |
| Bedroom 2    | 3.76 X 3.96 m       |
| Bathroom 2   | 1.96 X 2.40 m       |
| Terrace 1    | 5.6 m <sup>2</sup>  |
| Terrace 2    | 1.93 m <sup>2</sup> |



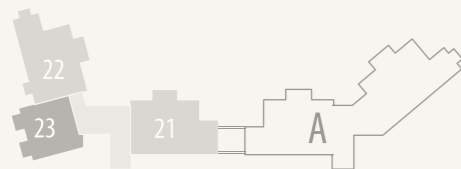
# Boulevard

## Building - BV-Kb

### Unit 23 Second Floor

Area 89 m<sup>2</sup>

|                     |      |   |      |                |
|---------------------|------|---|------|----------------|
| Reception & Kitchen | 7.41 | X | 3.95 | m              |
| Dressing            | 3.45 | X | 1.80 | m              |
| Bedroom 1           | 3.91 | X | 3.76 | m              |
| Bathroom 1          | 2.48 | X | 1.97 | m              |
| Terrace 1           | 3.16 |   |      | m <sup>2</sup> |
| Terrace 2           | 3.16 |   |      | m <sup>2</sup> |



# Boulevard Building - BV-Kb

## 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.



# Boulevard

## Building - BV-Kb

### Finishing Specification

#### Reception & Dining

- ▷ Flooring: High quality porcelain/ Ceramic
- ▷ Walls: Washable Water-based paints
- ▷ Ceiling: Washable paint on Gypsum board ceiling or plaster

#### Bathrooms & Kitchens

- ▷ Flooring: High quality porcelain / Ceramic
- ▷ Walls: High quality porcelain/ Ceramic and waterproof paint
- ▷ Ceiling: Washable paint on Gypsum board ceiling

*Sanitary Fixtures: Local production*

#### Bedrooms:

- ▷ Flooring: High quality porcelain / Ceramic
- ▷ 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 / Ceramic
- ▷ Walls: High quality porcelain or Local marble slabs / Ceramic

- ▷ 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:

- ▷ VRF system and Ex. Fans are included.

*(laundry caseworks, Cabinets, wooden kitchen units, Closets, TV units and vanities) aren't included*





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