

# SharmBay

SHARM ELSHEIKH - EGYPT

LITORALE Building - GM-M1a



A TMG DEVELOPMENT  
DESIGNED BY STUDIO MARCO PIVA



# Litorale

## Building-GM-Mla

“Litorale sits at the end of Boulevard del Sole and takes its name from the Italian word for coastal. The place faces the marina and stands as a main point for living and commerce in the project.

You notice the movement of the marina and the calm of the water in the same view. The location gives the buildings open sightlines, steady access to the central flow of the area, and a strong link to the waterfront.

The setting supports a mix of daily activity and direct connection to the wider marine environment, which shapes the character of the buildings and the way people use the space.”



Marina View

# Litorale

## Building-GM-M1a

### First Floor

- ▶ Total Area - Unit 11            182 m<sup>2</sup>
- ▶ Total Area - Unit 12            88 m<sup>2</sup>
- ▶ Total Area - Unit 13            256 m<sup>2</sup>



# Litorale

## Building-GM-M1a

### Unit 11 First Floor

Total Unit Area 182 m<sup>2</sup>

Living room	3.95	X	7.60	m
Kitchen	3.95	X	2.40	m
Guest Bathroom	1.30	X	1.97	m
Bedroom 1	3.70	X	4.95	m
Bathroom 1	2.50	X	2.00	m
Bedroom Master	3.75	X	4.95	m
Bathroom Master	2.55	X	2.00	m
Bedroom 2	3.75	X	4.25	m
Bathroom 2	2.40	X	2.40	m
Terrace 1	24.46			m <sup>2</sup>
Terrace 2	1.57			m <sup>2</sup>



# Litorale

## Building-GM-M1a

### Unit 12 First Floor

Total Unit Area 88 m<sup>2</sup>

Reception and Kitchen	3.94	X	6.15	m
Bedroom	3.74	X	4.95	m
Bathroom	2.54	X	1.82	m
Terrace	18.25			m <sup>2</sup>



# Litorale

## Building-GM-M1a

### Unit 13 First Floor

Total Unit Area 256 m<sup>2</sup>

Ent Foyer	2.15	X	2.10	m
Reception (Living + Dining + Kitchen)	8.85	X	5.20	m
Guest Bathroom	2.02	X	2.15	m
Living Room	4.00	X	3.40	m
laundry	2.71	X	1.60	m
Maid Room	2.97	X	2.25	m
Maid Bathroom	1.50	X	2.23	m
Bedroom 1	3.70	X	4.43	m
Bathroom 1	2.50	X	1.92	m
Bedroom Master	3.75	X	3.75	m
Dressing	2.55	X	1.40	m
Bathroom Master	2.55	X	2.02	m
Bedroom 2	3.75	X	3.95	m
Bathroom 2	2.55	X	2.02	m
Bedroom 3	3.70	X	3.95	m
Bathroom 3	2.50	X	1.65	m
Terrace 1	20.53			m <sup>2</sup>
Terrace 2	4.43			m <sup>2</sup>
Terrace 3	1.3			m <sup>2</sup>
Terrace 4	1.3			m <sup>2</sup>



# Litorale

## Building-GM-M1a

### Second Floor

- ▶ Total Area - Unit 21            162 m<sup>2</sup>
- ▶ Total Area - Unit 22            78 m<sup>2</sup>
- ▶ Total Area - Unit 23            245 m<sup>2</sup>



# Litorale

## Building-GM-M1a

### Unit 21 Second Floor

Total Unit Area 162 m<sup>2</sup>

Living Room	3.95	X	7.60	m
Kitchen	3.95	X	2.40	m
Guest Bathroom	1.30	X	1.97	m
Bedroom 1	3.70	X	4.95	m
Bathroom 1	2.50	X	2.00	m
Bedroom Master	3.75	X	4.95	m
Bathroom Master	2.55	X	2.00	m
Bedroom 2	3.75	X	4.25	m
Bathroom 2	2.40	X	2.40	m
Terrace 1	4.67	m <sup>2</sup>		
Terrace 2	4.1	m <sup>2</sup>		
Terrace 3	1.76	m <sup>2</sup>		



# Litorale

## Building-GM-M1a

### Unit 22 Second Floor

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

Reception and Kitchen	3.95	X	6.15	m
Bedroom	3.75	X	4.95	m
Bathroom	2.55	X	1.82	m
Terrace	8.54	m <sup>2</sup>		



# Litorale

## Building-GM-M1a

### Unit 23 Second Floor

Total Unit Area 245 m<sup>2</sup>

Ent Foyer	2.15	X	2.15	m
Reception (Living + Dining + Kitchen)	8.85	X	5.20	m
Guest Bathroom	2.02	X	2.15	m
Living Room	4.00	X	3.40	m
laundry	2.71	X	1.60	m
Maid Room	2.97	X	2.25	m
Maid Bathroom	1.50	X	2.23	m
Bedroom 1	3.70	X	4.42	m
Bathroom 1	2.50	X	1.93	m
Bedroom Master	3.75	X	3.75	m
Dressing	2.55	X	1.40	m
Bathroom Master	2.55	X	2.02	m
Bedroom 2	3.75	X	3.95	m
Bathroom 2	2.55	X	2.02	m
Bedroom 3	3.70	X	3.95	m
Bathroom 3	2.50	X	1.65	m
Terrace 1	9.61			m <sup>2</sup>
Terrace 2	4.43			m <sup>2</sup>
Terrace 3	1.3			m <sup>2</sup>
Terrace 4	1.3			m <sup>2</sup>



# Litorale

## Building-GM-M1a

### Third Floor

- ▶ Total Area - Unit 31            124    m<sup>2</sup>
- ▶ Total Area - Unit 32            123    m<sup>2</sup>
- ▶ Total Area - Unit 33            121    m<sup>2</sup>



# Litorale

## Building-GM-M1a

### Unit 31 Third Floor

Total Unit Area 124 m<sup>2</sup>

Living Room	5.15	X	7.95	m
Kitchen	3.05	X	2.05	m
Guest Bathroom	2.10	X	1.70	m
Bedroom Master	4.00	X	4.45	m
Bathroom Master	2.40	X	1.80	m
Bedroom 1	4.00	X	3.75	m
Bathroom 1	2.05	X	2.10	m
Terrace 1	4.48		m <sup>2</sup>	



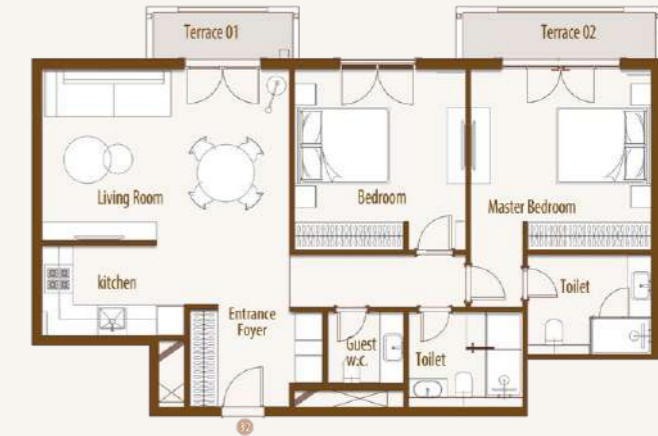
# Litorale

## Building-GM-M1a

### Unit 32 Third Floor

Total Unit Area 123 m<sup>2</sup>

Ent Foyer	2.90	X	2.20	m
Living Room	5.35	X	3.75	m
Kitchen	3.15	X	2.05	m
Guest Bathroom	1.70	X	1.60	m
Bedroom 1	3.70	X	3.95	m
Bedroom Master	3.95	X	3.95	m
Bathroom Master	2.75	X	2.20	m
Bathroom	2.50	X	2.15	m
Terrace 1	3.52		m <sup>2</sup>	
Terrace 2	4.75		m <sup>2</sup>	



# Litorale

## Building-GM-M1a

### Unit 33 Third Floor

Total Unit Area 121 m<sup>2</sup>

Living Room	3.95	X	7.50	m
Guest Bathroom	2.50	X	1.45	m
Kitchen	2.25	X	2.60	m
Bedroom Master	3.75	X	4.10	m
Bathroom Master	2.55	X	2.15	m
Bedroom 1	4.15	X	3.85	m
Bathroom 1	2.25	X	2.25	m
Terrace 1	7.98		m <sup>2</sup>	



# Grand Marina

## Building-GM-M1a

### 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.



# Grand Marina

## Building-GM-M1a

### 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:

- ▷ VRV system and Ex. Fans are included.

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





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