

Sharm Bay

SHARM ELSHEIKH - EGYPT

LITORALE Building - GM-M1b



A TMG DEVELOPMENT
DESIGNED BY STUDIO MARCO PIVA



Litorale

Building-GM-M1b

“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.”



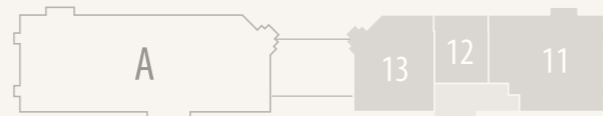
Marina View

Litorale

Building-GM-M1b

First Floor

- ▶ Total Area - Unit 11 256 m²
- ▶ Total Area - Unit 12 88 m²
- ▶ Total Area - Unit 13 182 m²



Litorale

Building-GM-M1b

Unit 11 First Floor

Total Unit Area 256 m²

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 ²
Terrace 2	4.43			m ²
Terrace 3	1.3			m ²
Terrace 4	1.3			m ²



Litorale

Building-GM-M1b

Unit 12 First Floor

Total Unit Area 88 m²

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 ²



Litorale

Building-GM-M1b

Unit 13 First Floor

Total Unit Area 182 m²

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 ²
Terrace 2	1.57			m ²

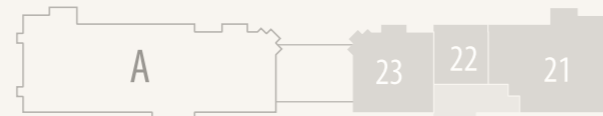


Litorale

Building-GM-M1b

Second Floor

- ▶ Total Area - Unit 21 245 m²
- ▶ Total Area - Unit 22 78 m²
- ▶ Total Area - Unit 23 162 m²



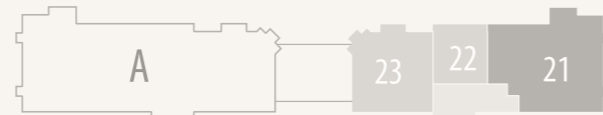
Litorale

Building-GM-M1b

Unit 21 Second Floor

Total Unit Area 245 m²

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 ²
Terrace 2	4.43			m ²
Terrace 3	1.3			m ²
Terrace 4	1.3			m ²



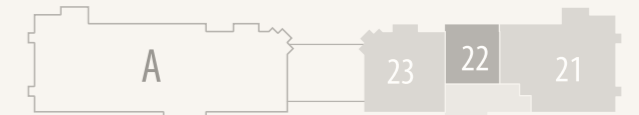
Litorale

Building-GM-M1b

Unit 22 Second Floor

Total Unit Area 78 m²

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 ²



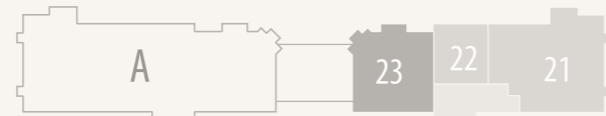
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Building-GM-M1b

Unit 23 Second Floor

Total Unit Area 162 m²

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 ²		
Terrace 2	4.1	m ²		
Terrace 3	1.76	m ²		



Litorale

Building-GM-M1b

Third Floor

- ▶ Total Area - Unit 31 121 m²
- ▶ Total Area - Unit 32 123 m²
- ▶ Total Area - Unit 33 124 m²



Litorale

Building-GM-M1b

Unit 31 Third Floor

Total Unit Area 121 m²

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 ²



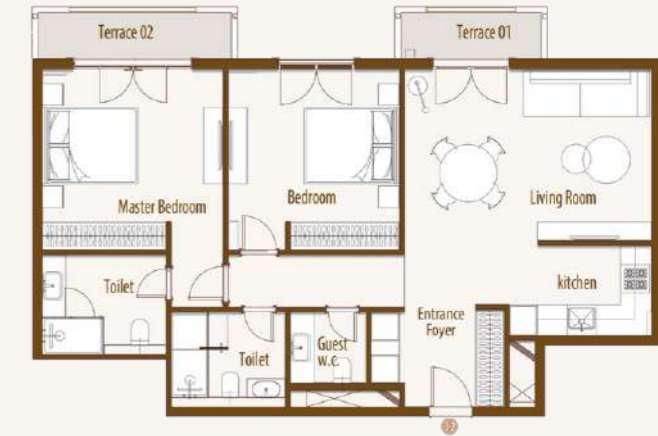
Litorale

Building-GM-M1b

Unit 32 Third Floor

Total Unit Area 123 m²

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 ²
Terrace 2	4.75	m ²



Litorale

Building-GM-M1b

Unit 33 Third Floor

Total Unit Area 124 m ²	
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 ²



Grand Marina

Building-GM-M1b

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-M1b

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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