

Sharm Bay

SHARM ELSHEIKH - EGYPT

LITORALE Building - GM-N



A TMG DEVELOPMENT
DESIGNED BY STUDIO MARCO PIVA



Litorale Building - GM-N

“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.”



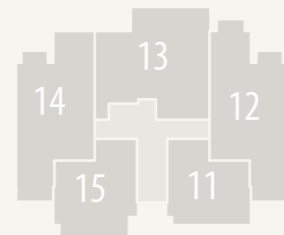
Garden View

Litorale

Building - GM-N

First Floor

- ▶ Total Area - Unit 11 73 m²
- ▶ Total Area - Unit 12 130 m²
- ▶ Total Area - Unit 13 134 m²
- ▶ Total Area - Unit 14 127 m²
- ▶ Total Area - Unit 15 82 m²



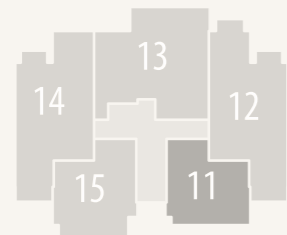
Litorale

Building - GM-N

Unit 11 First Floor

Total Unit Area 73 m²

Reception (Living + Dining + Kitchen)	4.25	X	7.65	m
Bedroom	3.95	X	4.35	m
Bathroom	2.75	X	1.57	m
Lobby	1.30	X	1.95	m
Terrace	2.88	m ²		



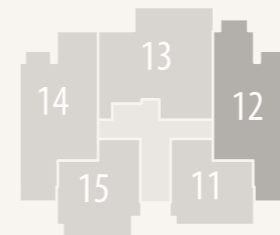
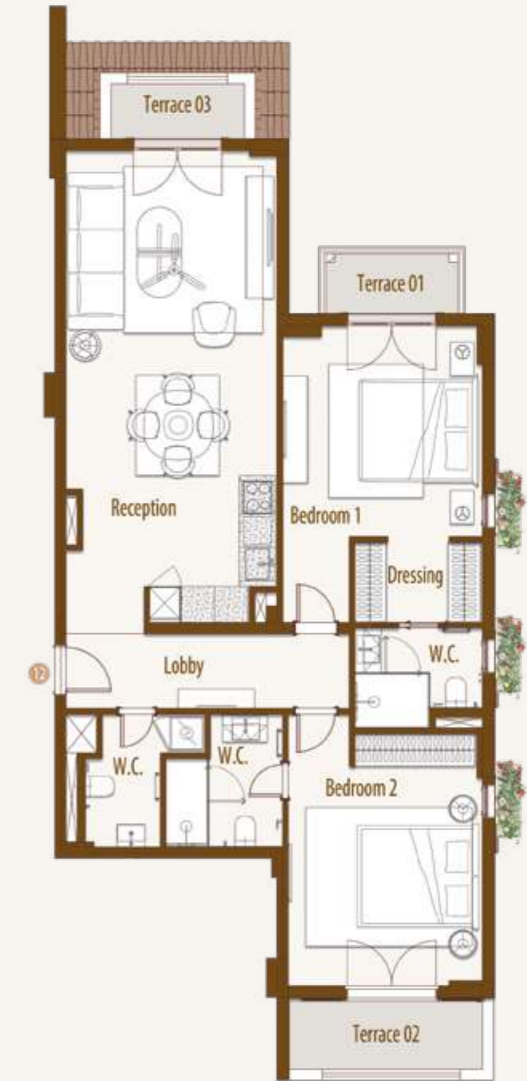
Litorale

Building - GM-N

Unit 12 First Floor

Total Unit Area 130 m²

Ent Lobby	5.25	X	1.50	m
Reception (Living + Dining + Kitchen)	3.95	X	8.70	m
Bedroom 1	3.75	X	3.95	m
Dressing	2.45	X	1.55	m
Bathroom 1	2.45	X	1.90	m
Bedroom 2	3.70	X	4.73	m
Bathroom 2	2.20	X	2.55	m
Guest Bathroom	1.47	X	2.55	m
Terrace 1	3.16	m ²		
Terrace 2	5.47	m ²		
Terrace 3	3.32	m ²		



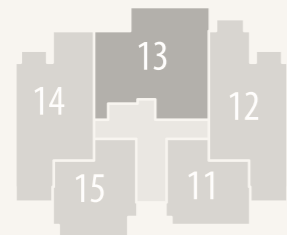
Litorale

Building - GM-N

Unit 13 First Floor

Total Unit Area 134 m²

Ent Lobby	1.37	X	3.95	m
Reception (Living + Dining + Kitchen)	3.95	X	8.70	m
Bedroom 1	3.70	X	3.95	m
Bathroom 1	2.50	X	1.57	m
Bedroom 2	3.75	X	3.85	m
Dressing	2.45	X	1.50	m
Bathroom 2	1.40	X	3.35	m
Guest Bathroom	1.87	X	1.15	m
Terrace 1	14.35	m ²		
Terrace 2	2.89	m ²		



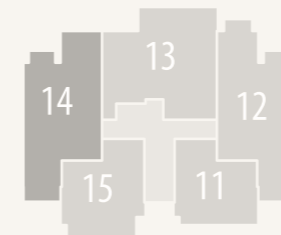
Litorale

Building - GM-N

Unit 14 First Floor

Total Unit Area 127 m²

Ent Lobby	5.25	X	1.50	m
Reception (Living + Dining + Kitchen)	4.00	X	8.70	m
Bedroom 1	3.75	X	3.95	m
Dressing	2.45	X	1.55	m
Bathroom 1	2.45	X	1.57	m
Bedroom 2	3.70	X	4.70	m
Bathroom 2	2.20	X	2.55	m
Guest Bathroom	1.47	X	2.55	m
Terrace 1	3.16	m ²		
Terrace 2	5.47	m ²		
Terrace 3	2.89	m ²		



Litorale

Building - GM-N

Unit 15 First Floor

Total Unit Area 82 m²

Reception (Living + Dining + Kitchen)	4.25 X 7.65 m
Bedroom	3.95 X 4.35 m
Bathroom	2.75 X 1.57 m
Terrace 1	10.89 m ²

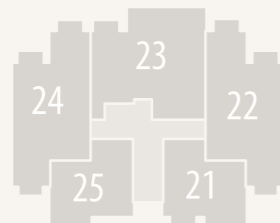


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Building - GM-N

Second Floor

- ▶ Total Area - Unit 21 72 m²
- ▶ Total Area - Unit 22 127 m²
- ▶ Total Area - Unit 23 135 m²
- ▶ Total Area - Unit 24 126 m²
- ▶ Total Area - Unit 25 72 m²



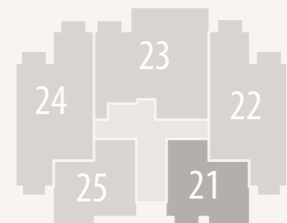
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Building - GM-N

Unit 21 Second Floor

Total Unit Area 72 m²

Reception (Living + Dining + Kitchen)	4.25 X 7.65 m
Bedroom	3.95 X 4.35 m
Bathroom	2.75 X 1.57 m
Terrace 1	2.1 m ²



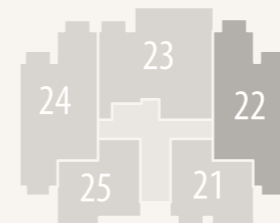
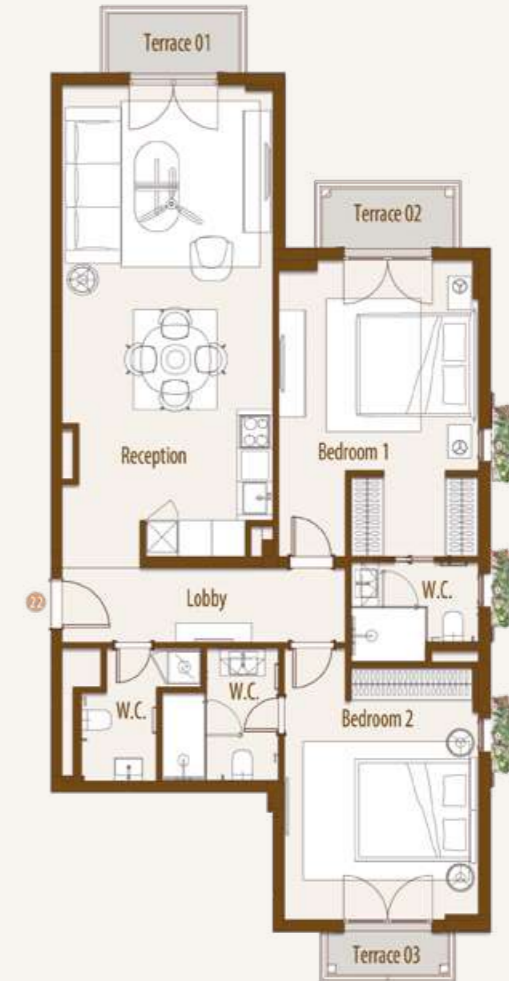
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Building - GM-N

Unit 22 Second Floor

Total Unit Area 127 m²

Reception (Living + Dining + Kitchen)	3.95 X 8.70 m
Lobby	5.25 X 1.50 m
Bedroom 1	3.75 X 3.95 m
Dressing	2.45 X 1.55 m
Bathroom 1	2.45 X 1.90 m
Bedroom 2	3.70 X 4.70 m
Bathroom 2	2.20 X 2.55 m
Guest Bathroom	1.47 X 2.55 m
Terrace 1	3.16 m ²
Terrace 2	3.16 m ²
Terrace 3	2.19 m ²



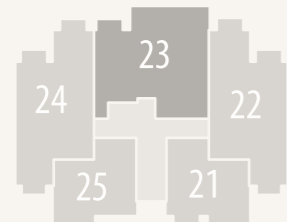
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Building - GM-N

Unit 23 Second Floor

Total Unit Area 135 m²

Reception (Living + Dining + Kitchen)	3.95	X	8.70	m
Lobby	1.37	X	3.95	m
Bedroom 1	3.70	X	3.95	m
Bathroom 1	2.50	X	1.90	m
Bedroom 2	3.75	X	3.85	m
Dressing	2.45	X	1.50	m
Bathroom 2	2.12	X	3.35	m
Guest Bathroom	1.87	X	1.15	m
Terrace 1	14.44			m ²
Terrace 2	2.89			m ²



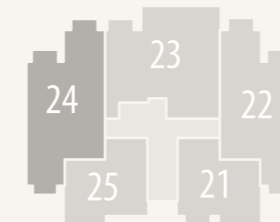
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Building - GM-N

Unit 24 Second Floor

Total Unit Area 126 m²

Reception (Living + Dining + Kitchen)	3.95	X	8.70	m
Lobby	5.25	X	1.50	m
Bedroom 1	3.75	X	3.95	m
Dressing	2.45	X	1.55	m
Bathroom 1	2.45	X	1.90	m
Bedroom 2	3.70	X	4.70	m
Bathroom 2	2.20	X	2.55	m
Guest Bathroom	1.47			2.55
Terrace 1	3.16			m ²
Terrace 2	2.89			m ²
Terrace 3	2.19			m ²



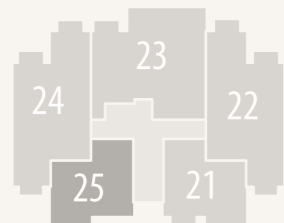
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Building - GM-N

Unit 25 Second Floor

Total Unit Area 72 m²

Reception (Living + Dining + Kitchen)	7.65	X	4.25	m
Bedroom	3.95	X	4.35	m
Bathroom	2.75	X	1.57	m
Terrace 1	2.1	m ²		



Litorale

Building - GM-N

Third Floor

- ▶ Total Area - Unit 31 71 m²
- ▶ Total Area - Unit 32 135 m²
- ▶ Total Area - Unit 33 136 m²
- ▶ Total Area - Unit 34 71 m²



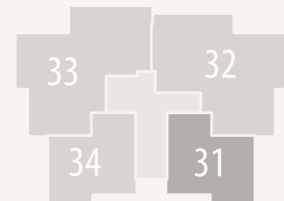
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Building - GM-N

Unit 31 Third Floor

Total Unit Area 71 m²

Reception (Living + Dining + Kitchen)	4.25 X 7.65	m
Bedroom	3.95 X 4.35	m
Bathroom	2.75 X 1.57	m



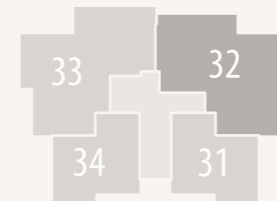
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Building - GM-N

Unit 32 Third Floor

Total Unit Area 135 m²

Reception (Living + Dining + Kitchen)	3.95 X 8.40	m
Guest Bathroom	1.57 X 2.55	m
Bedroom 1	3.75 X 3.65	m
Dressing	2.15 X 2.75	m
Bathroom 1	1.32 X 2.75	m
Bedroom 2	3.95 X 4.05	m
Bathroom 2	1.90 X 3.20	m
Terrace 01	11	m ²
Terrace 02	3.47	m ²



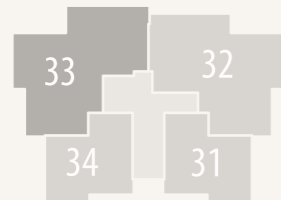
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Building - GM-N

Unit 33 Third Floor

Total Unit Area 136 m²

Reception (Living + Dining + Kitchen)	3.95 X 8.40 m
Lobby	1.30 X 3.35 m
Bedroom 1	3.75 X 3.80 m
Dressing	1.90 X 1.90 m
Bathroom 1	1.90 X 2.65 m
Bedroom 2	3.95 X 3.80 m
Bathroom 2	2.45 X 1.62 m
Guest Bathroom	1.57 X 2.55 m
Terrace 1	11 m ²
Terrace 02	3.47 m ²



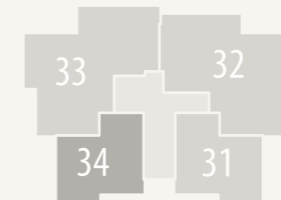
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Building - GM-N

Unit 34 Third Floor

Total Unit Area 71 m²

Reception (Living + Dining + Kitchen)	4.25 X 7.65 m
Bedroom	3.95 X 4.35 m
Bathroom	2.75 X 1.57 m



Grand Marina

Building - GM-N

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-N

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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