

# Sharm Bay

SHARM ELSHEIKH - EGYPT

LITORALE Building - GM-P



A TMG DEVELOPMENT  
DESIGNED BY STUDIO MARCO PIVA



# Litorale

## Building - GM-P

“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.”

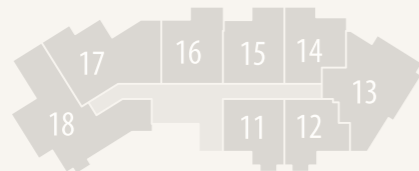


Garden View

# Litorale Building - GM-P

## First Floor

▶ Total Area - Unit 11	71	m <sup>2</sup>
▶ Total Area - Unit 12	70	m <sup>2</sup>
▶ Total Area - Unit 13	130	m <sup>2</sup>
▶ Total Area - Unit 14	76	m <sup>2</sup>
▶ Total Area - Unit 15	81	m <sup>2</sup>
▶ Total Area - Unit 16	82	m <sup>2</sup>
▶ Total Area - Unit 17	126	m <sup>2</sup>
▶ Total Area - Unit 18	156	m <sup>2</sup>



# Litorale

## Building - GM-P

### Unit 11 First Floor

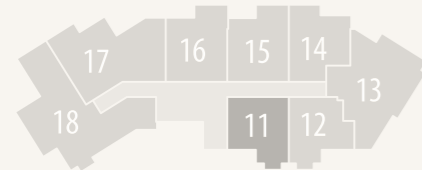
Total Unit Area 71 m<sup>2</sup>

Reception + Kitchen 3.95 X 8.20 m

Bedroom 3.75 X 4.35 m

bathroom 2.55 X 2.15 m

Terrace 1.74 m<sup>2</sup>



# Litorale

## Building - GM-P

### Unit 12 First Floor

Total Unit Area 70 m<sup>2</sup>

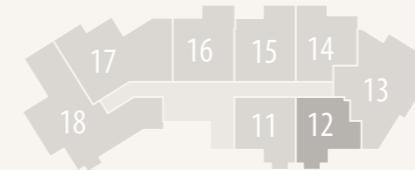
Reception 3.95 X 4.55 m

Kitchen 2.50 X 3.15 m

Bedroom 4.25 X 4.05 m

Bathroom 1.55 X 2.02 m

Terrace 1.74 m<sup>2</sup>

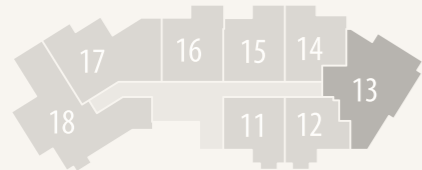


# Litorale

## Building - GM-P

### Unit 13 First Floor

Total Unit Area 130 m <sup>2</sup>		
Reception	9.62	X 3.75 m
Laundry	1.3	X 1.97 m
Guest Bathroom	1.77	X 1.97 m
Bedroom 1	4.15	X 3.7 m
Bathroom 1	2.05	X 2.4 m
Bedroom 2	4.65	X 3.3 m
Bathroom 2	1.55	X 2.57 m
Terrace	8.86	m <sup>2</sup>

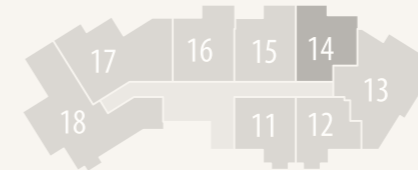


# Litorale

## Building - GM-P

### Unit 14 First Floor

Total Unit Area 76 m <sup>2</sup>		
Reception	3.95	X 4.55 m
Kitchen	2.5	X 3.15 m
Bedroom	3.75	X 4.35 m
Bathroom	2.65	X 1.82 m
Terrace	5.27	m <sup>2</sup>

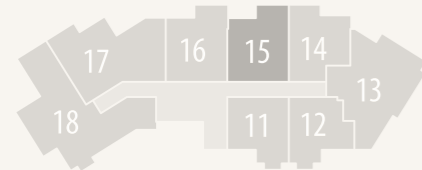


# Litorale

## Building - GM-P

### Unit 15 First Floor

Total Unit Area 81 m <sup>2</sup>		
Reception	3.95	X 4.55 m
Kitchen	2.50	X 3.15 m
Bedroom	3.75	X 4.35 m
Bathroom	2.55	X 1.72 m
Terrace 1	5.47	m <sup>2</sup>
Terrace 2	4.68	m <sup>2</sup>

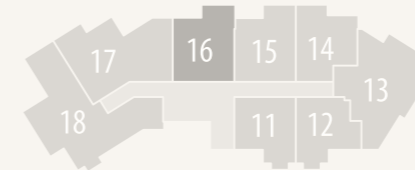
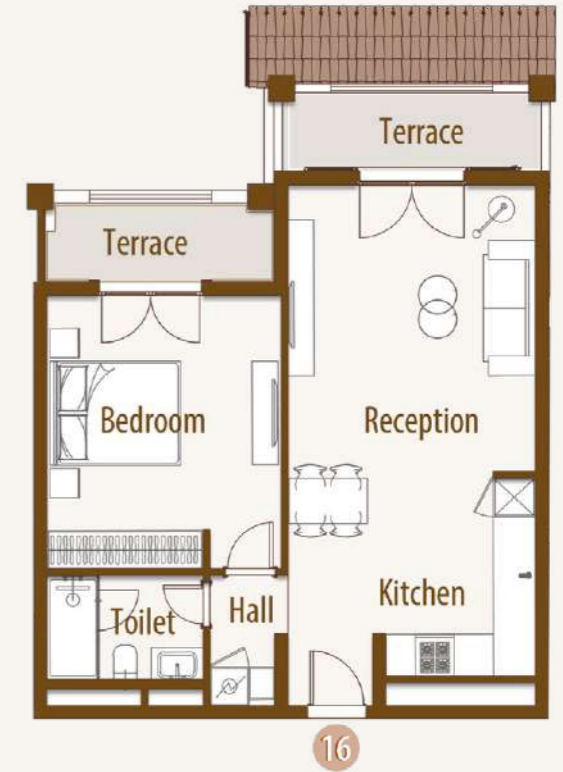


# Litorale

## Building - GM-P

### Unit 16 First Floor

Total Unit Area 82 m <sup>2</sup>		
Reception	3.95	X 4.55 m
Kitchen	2.5	X 3.15 m
Bedroom	3.75	X 4.35 m
Bathroom	2.55	X 1.72 m
Terrace 1	5.63	m <sup>2</sup>
Terrace 2	5.02	m <sup>2</sup>

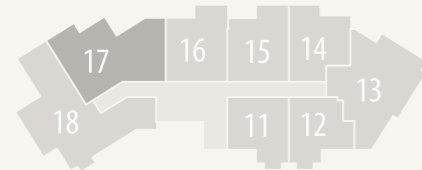


# Litorale

## Building - GM-P

### Unit 17 First Floor

Total Unit Area 126 m <sup>2</sup>		
Reception	3.95	X 4.05 m
Kitchen	2.15	X 2.60 m
Guest bath	1.72	X 1.35 m
Bedroom	3.75	X 4.35 m
bathroom	1.75	X 2.15 m
Master Bedroom	5.39	X 4.95 m
Master bathroom	2.95	X 1.55 m
Terrace 1	8.88	m <sup>2</sup>
Terrace 2	4.07	m <sup>2</sup>
Terrace 3	5.56	m <sup>2</sup>

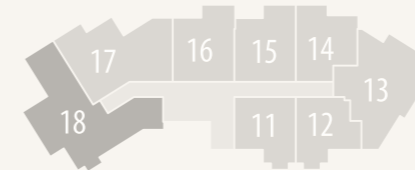


# Litorale

## Building - GM-P

### Unit 18 First Floor

Total Unit Area 156 m <sup>2</sup>		
Reception	4.2	X 3.85 m
Kitchen	2.6	X 2.8 m
Guest bath	2.6	X 2.1 m
Master bed	3.75	X 3.95 m
Dressing	1.8	X 1.8 m
Master bathroom	1.95	X 2.45 m
Bedroom 1	3.75	X 3.95 m
Bathroom 1	2.05	X 2.12 m
Bedroom 2	3.65	X 4 m
Bathroom 2	2.37	X 2.05 m
Terrace 1	5.83	m <sup>2</sup>
Terrace 2	1.77	m <sup>2</sup>

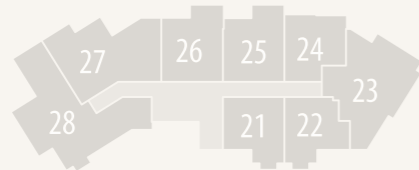


# Litorale

## Building - GM-P

### Second Floor

▶ Total Area - Unit 21	71	m <sup>2</sup>
▶ Total Area - Unit 22	70	m <sup>2</sup>
▶ Total Area - Unit 23	130	m <sup>2</sup>
▶ Total Area - Unit 24	76	m <sup>2</sup>
▶ Total Area - Unit 25	81	m <sup>2</sup>
▶ Total Area - Unit 26	82	m <sup>2</sup>
▶ Total Area - Unit 27	126	m <sup>2</sup>
▶ Total Area - Unit 28	156	m <sup>2</sup>

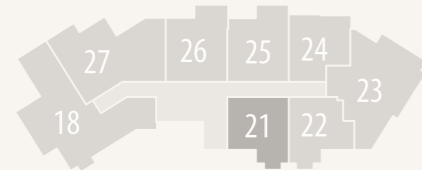


# Litorale

## Building - GM-P

### Unit 21 Second Floor

Total Unit Area 71 m <sup>2</sup>		
Reception	3.95 X 4.55	m
Kitchen	2.50 X 3.15	m
Bedroom	3.75 X 4.35	m
Bathroom	2.55 X 2.15	m
Terrace	1.74	m <sup>2</sup>

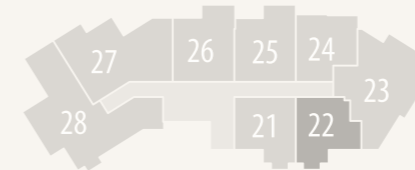


# Litorale

## Building - GM-P

### Unit 22 Second Floor

Total Unit Area 70 m <sup>2</sup>		
Reception	3.95 X 4.55	m
Kitchen	2.50 X 3.15	m
Bedroom	4.25 X 3.50	m
Bathroom	1.55 X 2.45	m
Terrace	1.74	m <sup>2</sup>

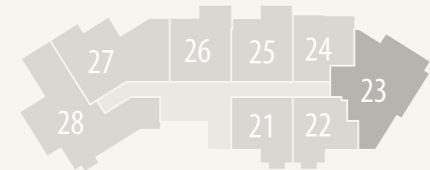


# Litorale

## Building - GM-P

### Unit 23 Second Floor

Total Unit Area 130 m <sup>2</sup>		
Reception	9.62 X 3.75	m
Laundry	1.3 X 1.97	m
Guest Bathroom	1.77 X 1.97	m
Bedroom 1	4.15 X 3.7	m
Bathroom 1	2.05 X 2.4	m
Bedroom 2	4.60 X 3.30	m
Bathroom 2	1.55 X 2.57	m
Terrace	8.86	m <sup>2</sup>

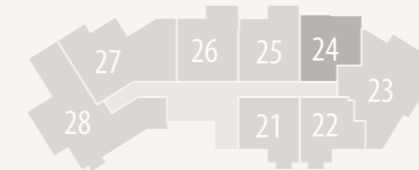


# Litorale

## Building - GM-P

### Unit 24 Second Floor

Total Unit Area 76 m <sup>2</sup>		
Reception	3.95 X 4.55	m
Kitchen	2.5 X 3.15	m
Bedroom	3.75 X 3.65	m
Bathroom	2.65 X 1.82	m
Terrace	5.27	m <sup>2</sup>

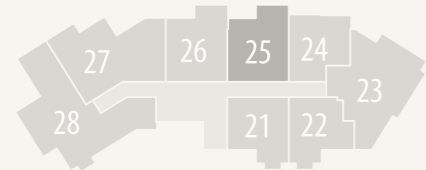


# Litorale

## Building - GM-P

### Unit 25 Second Floor

Total Unit Area 81 m <sup>2</sup>		
Reception	3.95	X 4.55 m
Kitchen	2.50	X 3.15 m
Bedroom	3.75	X 4.35 m
Bathroom	2.55	X 1.72 m
Terrace 1	5.47	m <sup>2</sup>
Terrace 2	4.68	m <sup>2</sup>

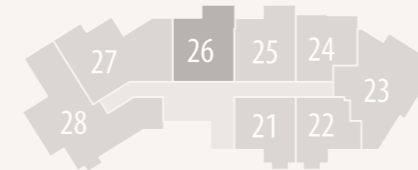


# Litorale

## Building - GM-P

### Unit 26 Second Floor

Total Unit Area 82 m <sup>2</sup>		
Reception	3.95	X 4.55 m
Kitchen	2.5	X 3.15 m
Bedroom	3.75	X 4.35 m
Bathroom	2.55	X 1.72 m
Terrace 1	5.63	m <sup>2</sup>
Terrace 2	5.02	m <sup>2</sup>

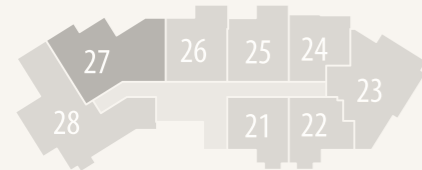


# Litorale

## Building - GM-P

### Unit 27 Second Floor

Total Unit Area 126 m <sup>2</sup>		
Reception	3.95	X 4.05 m
Kitchen	2.15	X 2.6 m
Guest Bath	1.75	X 1.35 m
Bedroom	3.75	X 4.35 m
Bathroom	1.75	X 2.15 m
Master Bedroom	4.52	X 4.95 m
Master Bathroom	3.85	X 1.55 m
Terrace 1	8.88	m <sup>2</sup>
Terrace 2	4.07	m <sup>2</sup>
Terrace 3	5.56	m <sup>2</sup>

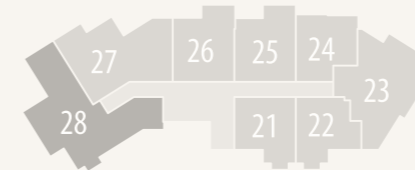


# Litorale

## Building - GM-P

### Unit 28 Second Floor

Total Unit Area 156 m <sup>2</sup>		
Reception	4.2	X 3.85 m
Kitchen	2.6	X 2.8 m
Guest Bathroom	2.6	X 2.1 m
Master Bedroom	3.75	X 3.95 m
Master Bathroom	1.95	X 2.45 m
Bedroom 1	3.75	X 3.95 m
Bathroom 1	2.12	X 2.05 m
Bedroom 2	3.65	X 4 m
Bathroom 2	2.37	X 2.05 m
Terrace 1	5.83	m <sup>2</sup>
Terrace 2	1.77	m <sup>2</sup>
Terrace 3	5.56	m <sup>2</sup>

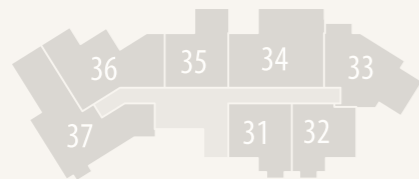


# Litorale

## Building - GM-P

### Third Floor

- ▶ Total Area - Unit 31      73    m<sup>2</sup>
- ▶ Total Area - Unit 32      72    m<sup>2</sup>
- ▶ Total Area - Unit 33      103   m<sup>2</sup>
- ▶ Total Area - Unit 34      123   m<sup>2</sup>
- ▶ Total Area - Unit 35      78    m<sup>2</sup>
- ▶ Total Area - Unit 36      113   m<sup>2</sup>
- ▶ Total Area - Unit 37      142   m<sup>2</sup>

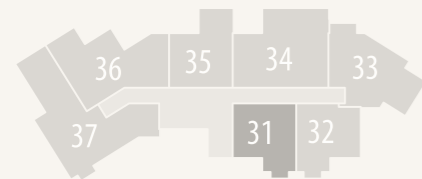


# Litorale

## Building - GM-P

### Unit 31 Third Floor

Total Unit Area 73 m <sup>2</sup>		
Reception + Kitchen	3.95	X 7.70 m
Bedroom	3.75	X 4.35 m
Bathroom	2.60	X 1.72 m
Terrace	1.74	m <sup>2</sup>

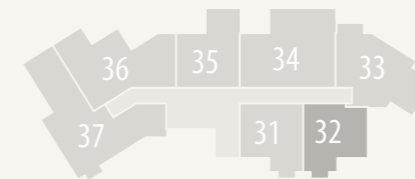


# Litorale

## Building - GM-P

### Unit 32 Third Floor

Total Unit Area 72 m <sup>2</sup>		
Reception + Kitchen	3.95	X 7.70 m
Bedroom	3.75	X 4.35 m
Bathroom	2.55	X 1.72 m
Terrace	1.74	m <sup>2</sup>



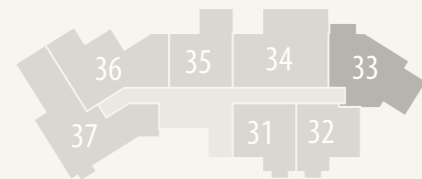
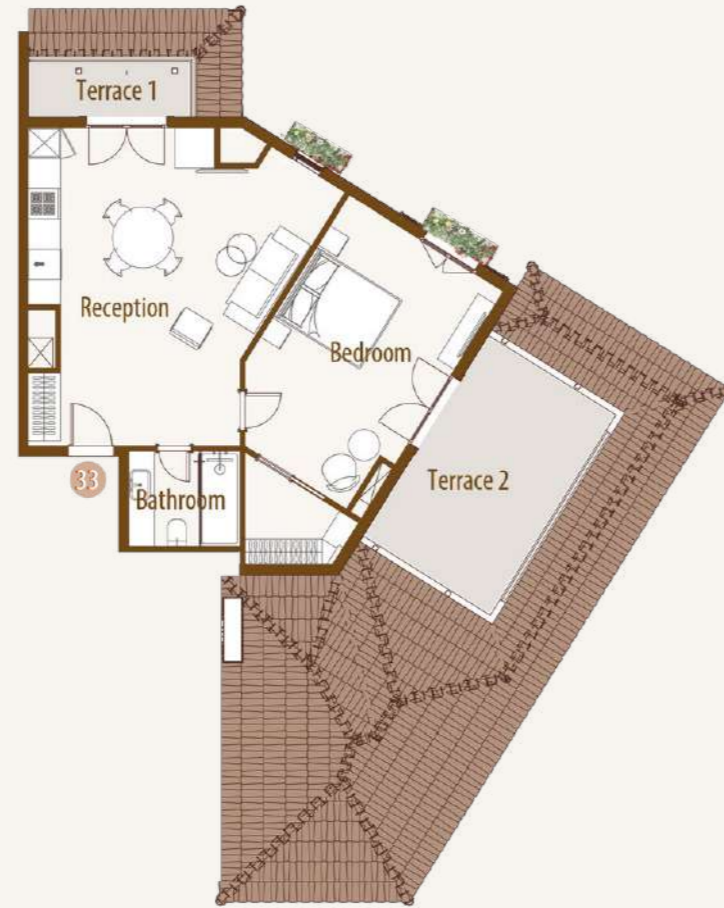
# Litorale

## Building - GM-P

### Unit 33 Third Floor

Total Unit Area 103 m<sup>2</sup>

Reception + Kitchen	4.35 X 6.51 m
Bedroom	3.75 X 5.46 m
Bathroom	2.35 X 2 m
Terrace 1	4.1 m <sup>2</sup>
Terrace 2	15.35 m <sup>2</sup>



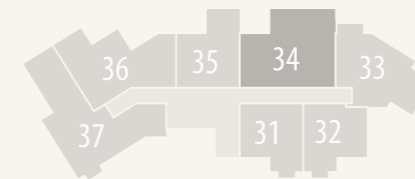
# Litorale

## Building - GM-P

### Unit 34 Third Floor

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

Reception	3.95 X 5.35 m
Kitchen	2.55 X 2.35 m
Bedroom	3.9 X 4.15 m
Guest Bathroom	2.07 X 2.33 m
Bathroom	2.62 X 2.85 m
Master Bedroom	3.75 X 4.35 m
Master Bathroom	2.95 X 1.72 m
Terrace	10.75 m <sup>2</sup>



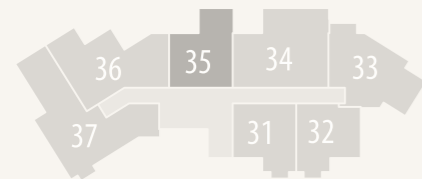
# Litorale

## Building - GM-P

### Unit 35 Third Floor

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

Reception + Kitchen	3.95 X 7.7	m
Bedroom	3.75 X 4.35	m
Bathroom	2.55 X 1.72	m
Terrace	5.63	m <sup>2</sup>



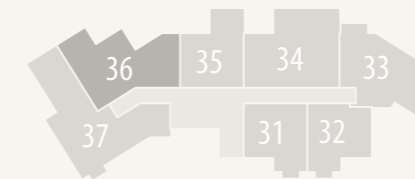
# Litorale

## Building - GM-P

### Unit 36 Third Floor

Total Unit Area 113 m<sup>2</sup>

Reception	3.95 X 4.05	m
Kitchen	1.4 X 2.6	m
Guest Bathroom	1.77 X 1.35	m
Bedroom	3.7 X 4.35	m
Bathroom	1.75 X 2.15	m
Master bedroom	5.39 X 4.95	m
Master Bathroom	3.85 X 1.55	m
Terrace	5.56	m <sup>2</sup>



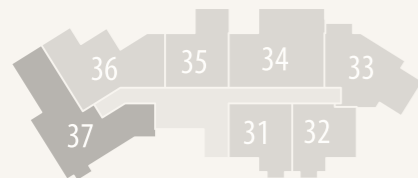
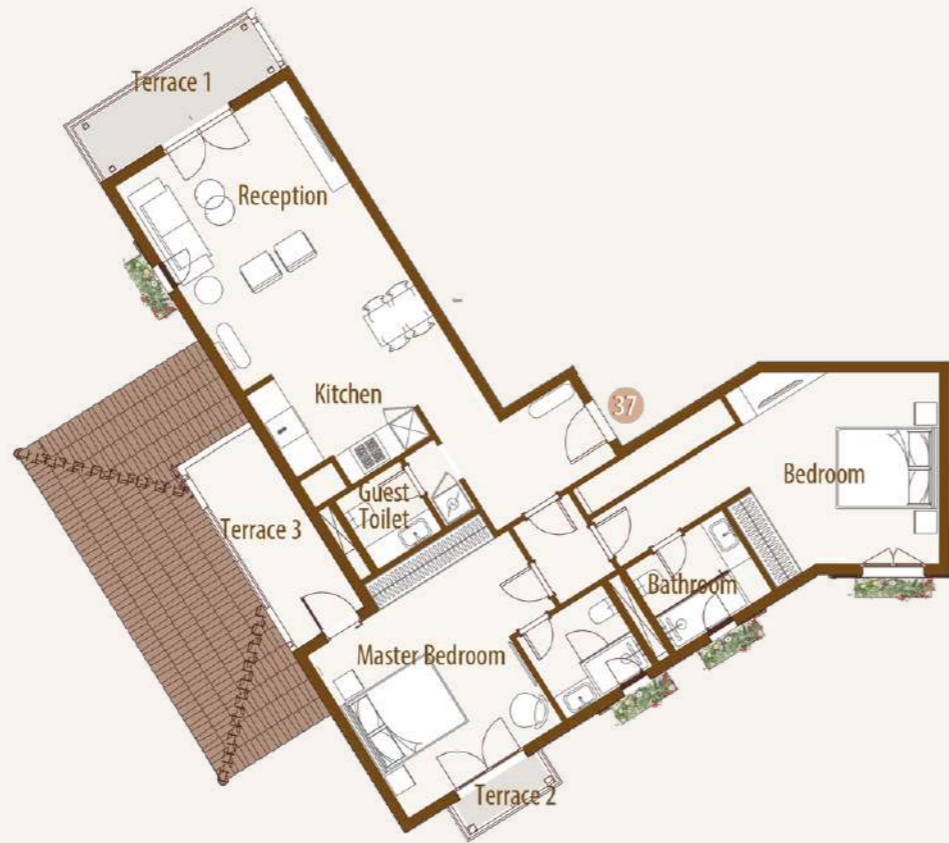
# Litorale

## Building - GM-P

### Unit 37 Third Floor

Total Unit Area 142 m<sup>2</sup>

Reception	4.2	X	4.95	m
Kitchen	2.85	X	2.7	m
Guest Bathroom	1.62	X	1.71	m
Master Bedroom	3.75	X	4.54	m
Master Bathroom	2.12	X	2.05	m
Bedroom	3.65	X	4	m
Bathroom	2.37	X	2.05	m
Terrace 1	5.83			m <sup>2</sup>
Terrace 2	1.79			m <sup>2</sup>
Terrace 3	7.36			m <sup>2</sup>



# Grand Marina

## Building - GM-P

### 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-P

## 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*





FUTURE BUILDERS



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S M P