

No Commission From buyers

MARAQIA RESORT

HURRY TO TAKE ADVANTAGE OF CURRENT LOW, LOW HOME INVESTEMENT PRICES IN SHARM EL SHEIKH.

Magnificent properties set in the middle of Nabq gently sloping plateau, between the dramatic mountains of Sinai and the serene sandy beaches of Nabq, in the very heart of what will be the most luxurious destination of the Red Sea Riviera.

The great posh area of **City Stars** development, with its 5 Stars Plus hotels, heavenly homes, golf courses and entertainment and business district is only a mile away, giving Maraqia an incredible value for money investment.

Maraqia is also a development with a strong personality, with its Moroccan-Nubian architecture of vaulted domes and arches that give it a very distinctive oriental *medina* flavour – and the only one in the whole Riviera offering artsy, prestigious and impressive three-storeys penthouses!

The project is being built on 40,000 m² of land, with a building area of only over 20% of the total, landscaping, gardens and pools covering over the 80 % of the resort.



Now is the right moment to invest in this resort, to have the unique opportunity of purchasing - at an impressive price - a very prestigious home that in the near future will have a dramatically increased value.

Prices from 195,800 EGP
4,450 EGP/m²
UP TO 15% RENTAL YIELD PER ANNUM

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Maraqia Resort Master Plan

- Studios, 1 & 2 bedroom flats
- 3 bedroom penthouses with private roof
- 4 swimming pools - each with small pool for children
- Buildings 60 & 62 with a lift
- 4 Stars Hotel
- Housekeeping and laundry services
- Children playground
- Tennis court
- Football court
- All properties overlooking pools and gardens
- 24H security
- Central Satellite TV
- Shopping Arcade



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STUDIO (SOLD OUT)
44 m²

Living area
Bedroom corner
Open plan kitchen
Bathroom
Balcony



1 BEDROOM APARTMENT
73 m²

1 Bedroom
Living room
Open plan kitchen with dining area
Bathroom
Balcony



2 BEDROOM APARTMENTS
88 m² /103

2 Bedrooms
Living room
Open plan kitchen with dining area
Bathroom
1 or 2 Balconies



3 BEDROOM PENTHOUSE
from 121 till 173 m²
Incl. roof from 27 till 35 m²

2 LEVELS
3 Bedrooms
Lounge - Living room
Open plan kitchen
Dining area
2 Balconies - 2 bathrooms



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FINANCIAL PLANS

Cash Payment

10% discount on 100% cash Payment

Installments Plan

Contracting deposit 45%

45% over 18 month

Interest free quarterly payment plan

10% upon handover (6 month)

Multi- purchase Discount

Discount 5% for 2 apt., 10% for 6 apt.

Maintenance fees

Includes: general maintenance and cleaning of all communal areas, swimming pools, gardens, public illumination, garbage collection, pesticides, and 24H security.

one off payment upon handover:

studio - 10,000 EGP

1 bedroom - 15,000 EGP

2 bedroom - 20,000 EGP

3 bedroom - 30,000 EGP

Plus a 15% of the initial sum to be paid every 3 years

UP TO 15% RENTAL YIELD PER ANNUM

PLEASE CONTACT US FOR YOUR DETAILED PAYMENT PLAN AND TO ENQUIRE ABOUT THE ESTIMATED RENTAL YIELD AND RETURN ON INVESTMENT OF THE PROPERTIES

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EXTRA EXPENSES

MAINTENANCE FEES

Includes: general maintenance and cleaning of all communal areas, swimming pools, gardens, public illumination, garbage collection, pesticides, 24H security

One off payment upon handover:

Studios – 10,000 EGP

1 bedroom apartments – 15,000 EGP

2 bedroom apartments – 20,000 EGP

3 bedroom penthouse – 30,000 EGP

Plus a 15 % of the initial sum to be paid every 3 years

Example for studio: 3rd year = 1,500 EGP, 6th year = 1,725 EGP

WATER AND ELECTRICITY METERS

3,300 EGP for both

Penthouses: approx. 4,800 EGP

FULL FURNITURE PACKAGES (optional)

Includes: full furniture, appliances, air conditioning, household basics (bed sheet, Towels, dishes, etc.), fitted kitchen, delivery and installation. Vast choice of wood finishing, fabrics, colors and styles.

Different prices depending on property area and number of bedrooms.

Contact us for more details.

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Project	Facilities	Distances
<ul style="list-style-type: none">• First handover 31st May 2010• Shopping mall open by end of December 2010• 4 Star Hotel soft opening June 2011• Sharm el Sheikh Real Estate Property Management, Concierge & Rental option• Ground floor units with private garden• Top floor units with private roof• Handover building 62 September 2010• Handover any unit 6 months after signing contract.• Handover penthouse 8 month after signing contract	<ul style="list-style-type: none">• 4 Swimming Pools – each with small pool for children• All penthouses with private roof• 2 tennis courts + football court• Housekeeping & laundry services• Central satellite dish, parking• Washing machine installation• Children playground• 24 hours security• Beach Access• WiFi• Gym• Shuttle Bus• Restaurants	<ul style="list-style-type: none">• 1 minutes drive by car to PGA 18 hole Golf Course• 5 minutes drive to Nabq beaches• Na'ama Bay: 15 min drive• 2 minutes drive to City Stars• 5 minutes drive to Nabq main shopping malls• 7 minutes drive to airport

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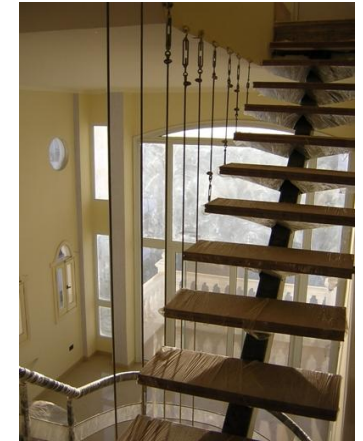
Maraqia Penthouse Bedroom 1



Maraqia Kitchen 1



Maraqia Penthouse Dome 1



Penthouse Lounge 1

Advice:

Naturally, you need to be prepared to wait for the property to be completed before you can move in. Sharm El Sheikh Real Estate customer care team will keep you updated on the progress of your property at all times. There's always a Sharm El Sheikh Representative to answer your questions.

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Purchase price		£ 1000 Holding Deposit	Contracting Deposit 50 %	10 % Handover payment after 6 Months	40% Installment	4 installments Quarterly payment	Period
Studio 31.49 M2	EGP 191,350	Refundable Deposit Within 15 Days £ 1000 / EGP 9500	EGP 95,675	EGP 19,135	EGP 76,540	EGP 19,135	12 Months
	£ 20,142		£ 10,071	£ 2,014	£ 8,057	£ 2,014	
1 Beds 55/M2	EGP 244,750		EGP 122,375	EGP 24,475	EGP 97,900	EGP 34,710	
	£ 25,760		£ 12,880	£ 2,576	£ 10,304	£ 2,576	
2 Beds 88/M2	EGP 391,600		EGP 176,220	EGP 39,160	EGP 176,220	EGP 29,370	
	£ 41,221		£ 20,610	£ 4,122	£ 16,488	£ 4,122	

Estimated Rental yield per month		
Rental	EGP	GBP
Studio	2000	210
1 Beds	2700	284
2 Beds	4000	420

% Return On Rental Investment / Annum		% investment / Annum
EGP	GBP	
24,000	2,525	14%
32,400	3,410	10%
48,000	5,050	13%