

MOONNA SHARM RESORT

VACATION HOME AND INVESTMENT PROPERTY

Monna Sharm Resort is the most recent off-plan project in the heart of Nabq, the beautiful new destination in Sharm el Sheikh.

The future posh residential district of Nabq is now under full development. The top A-class CITY STARS luxurious resort is up and coming, with its 7 million square meters of awesome homes, shopping malls, entertainment and business centres, artificial lakes and canals, golf courses and much more.

Monna Sharm is set exactly in the middle of this exciting new destination: at only 2 km from the sea, 1km from City Stars, 1,5 km from the Nabq 18 holes PGA Golf Course, this resort is a one-in-a-lifetime investment opportunity.

A tranquil, small residential complex of pretty 4-storeys high Mediterranean-style buildings, **Monna Sharm** offers the best-ever pre-launch prices with incredibly attractive **INTEREST-FREE 4 YEARS PAYMENT PLANS**. A highly profitable investment and the opportunity of owning a little piece of paradise in the Red Sea Riviera. Never has something made so much sense!



PRE-LAUNCH PRICES 4,450 EGP / 1 m²
Properties from 144,000 EGP

OVER 3 YEARS PAYMENT PLAN INTEREST-FREE

Moona Sharm Master Plan

- 40,000 m2 total plot
- 20% only of buildings
- 8 swimming pools - each with small pool for children
- Studios, 1 & 2 bedroom apartments
- Communal roofs with great sea and mountain views
- All apartments overlook the pools
- 4 Stars Hotel Resort
- Shopping Arcade
- Club House
- Access to beach
- Children playground
- Each building has 4 levels



Layout Zone C

STUDIOS
43 m²



Living area with bedroom corner
 Open plan kitchen
 1 Bathroom
 1 Balcony



1 BEDROOM APARTMENTS
56,6 m²



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



2 BEDROOM APARTMENTS
78 m²



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



1 Bedroom Apartment Size :
 55.89 SQM , 62.29 SQM

Layout Zone A

Studio Size:
 31.49 SQM , 35.68 SQM, 37.32 SQM,



1 Bedroom Apartment:
 1bedroom – 1Living Area - Open plan
 kitchen with dining area – 1Bathroom –



Studio:
 Living area with bedroom corner – Open
 Plan Kitchen - 1Bathroom – 1Balcony

Financial Facts

CASH PAYMENT

10% discount on 100% cash payment

INSTALMENTS Zone C

- 35% Contracting deposit
- 55% till 31 March 2014 (3 years) Interest free
- 12 quarterly payments
- 10 % Handover payment Date at January 2013

INSTALMENTS Zone A

- 35% Contracting deposit
- 55% till 31 March 2014 (3 years) Interest free
- 16 quarterly payments
- 10 % Handover payment Date after 30 month

Handover 30 months from date of signing contract

No commission from buyers

Additional 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 –

Plus 15 % of original maint. payment 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

FULL FURNITURE PACKAGES (optional)

Includes: full furniture, appliances, air conditioning, household basics (bed sheet, towels, dishes, etc.), fitted kitchen, delivery and installation.

Different prices depending on property area and number of bedrooms.

PROJECT

- ✓ Handover 30 months from signing contract
- ✓ Shopping mall will open on July 2012
- ✓ Hotel soft opening 2013
- ✓ Sharm el Sheikh Real Estate Property Management & Rental option with excellent rental revenues



MAIN FACILITIES

- ✓ 8 Swimming Pools – each with small pool for children
- ✓ Housekeeping & laundry services
- ✓ Central satellite dish
- ✓ Parking
- ✓ Washing machine installation
- ✓ Children playground
- ✓ 24 hours security with surveillance cameras
- ✓ With fees: Beach Access, Wi Fi, Gym & Shuttle Bus
- ✓ Communal roofs
- ✓ Communal gardens
- ✓ Restaurants, Supermarket

DISTANCES

- ✓ 2 minutes drive by car to PGA 18 hole golf course
- ✓ 5 minutes drive to Nabq beaches & Nabq National Park
- ✓ Na'ama Bay 15 min drive
- ✓ 1 minute drive to **CITY STARS** the future biggest shopping district
- ✓ 2 minutes drive to Nabq City Centre
- ✓ 6 minutes drive by car to Sharm International Airport



Monna Resort Zone C

Purchase price		£ 1000 Holding Deposit	Contracting Deposit 35%	10 % Handover payment after 30 Months	55 % Installment	12 installments Quarterly payment	Period
Studio 43 M2	EGP 191,350	Refundable Deposit Within 15 Days £ 1000 / EGP 9000	EGP 66,972	EGP 19,135	EGP 105,242	EGP 8,770	36 Months
	£ 21,261		£ 7,441	£ 2,126	£ 11,693	£ 974	
1 Beds 56.6/M2	EGP 251,870		EGP88,154	EGP 25,187	EGP 138,528	EGP 11,544	
	£ 27,985		£ 9,795	£ 2,798	£ 15,392	£ 1,282	
2 Beds 78/M2	EGP 347,100		EGP 121,485	EGP 34,710	EGP 190,905	EGP 15,909	
	£ 38,566		£ 13,498	£ 3,856	£ 21,212	£ 1,768	

Estimated Rental yield per month		
Rental	EGP	GBP
Studio	2200	244
1 Beds	2700	300
2 Beds	4200	466

% Return On Rental Investment / Annum		% investment / Annum
EGP	GBP	
26,400	2928	14%
32400	3600	13%
50400	5592	15%

Monna Resort Zone A

Purchase price		£ 1000 Holding Deposit	Contracting Deposit 35%	10 % Handover payment after 30Months	55 % Installment	16 installments Quarterly payment	Period
Studio 43 M2	EGP 191,350	Refundable Deposit Within 15 Days £ 1000 / EGP 9000	EGP 66,972	EGP 19,135	EGP 105,242	EGP 6,578	48 Months
	£ 21,261		£ 7,441	£ 2,126	£ 11,693	£ 730	
1 Beds 56.6/M2	EGP 251,870		EGP88,154	EGP 25,187	EGP 138,528	EGP 8,658	
	£ 27,985		£ 9,795	£ 2,798	£ 15,392	£ 962	

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