

Sunny Lakes - (Elite)



Prices start from EGP 340,750

This is an excellent opportunity not to be missed, The development is becoming one of the most impressive sought after locations in Sharm El Sheikh. Offering secure, luxury living and first-class surrounding. The project is located in the most desirable area of Sharm El Sheikh, Naama Bay, surrounded by 5 Star Hotels giving you a 5 Star Apartment in a 5 Star Location. The total area of the project is 114,000 sqm with only 20% of the project being built on. The other 80% of the Complex will be landscaped gardens and swimming pools which provides a relaxing spacious environment. The Complex is entered through a security gate which is manned 24 hours a day.

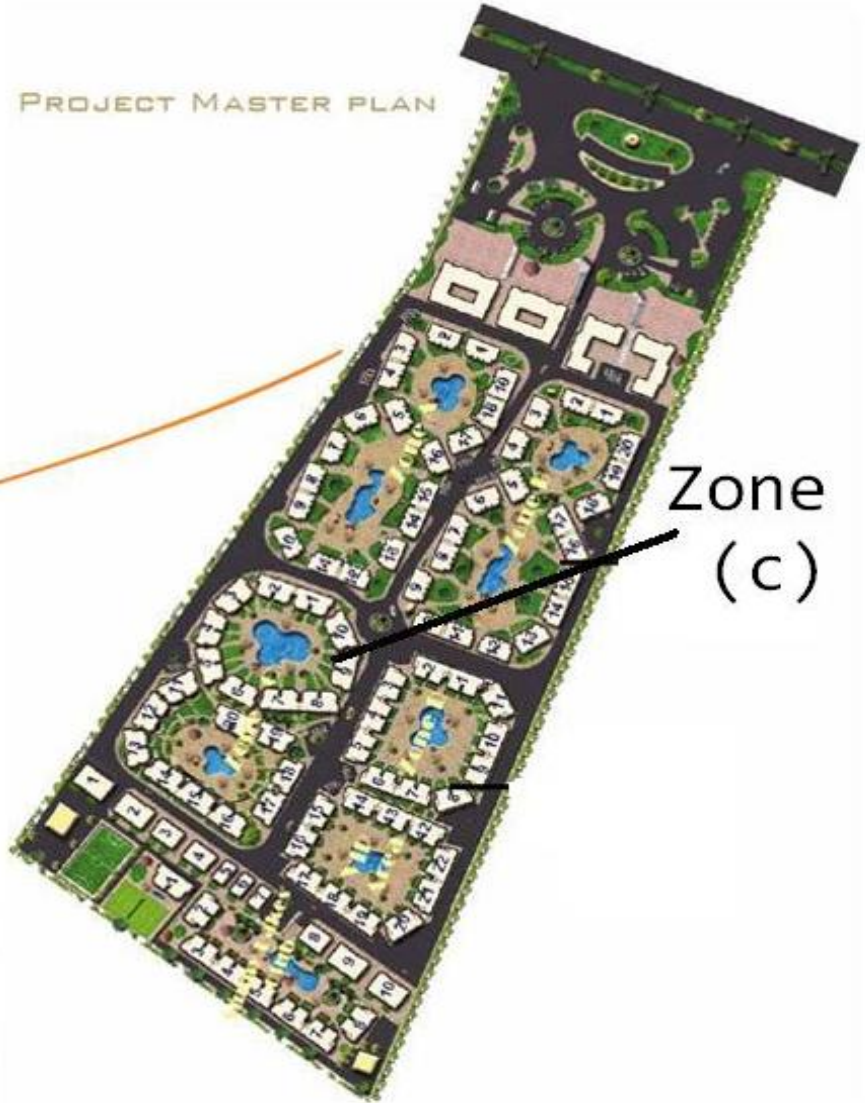
Elite for the Elite

Elite finishing
standards
for the Elite

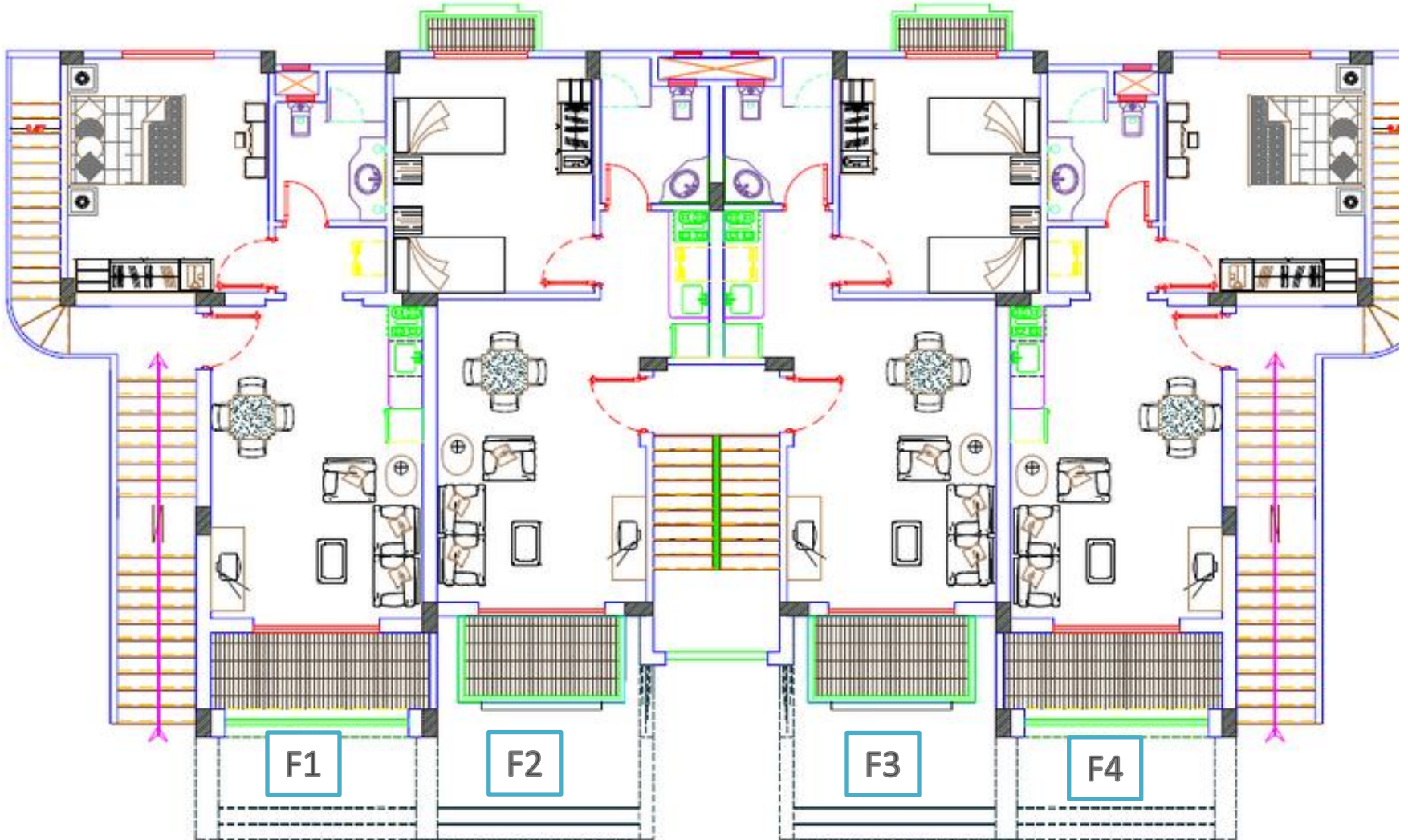


General Layout

Elite for the Elite

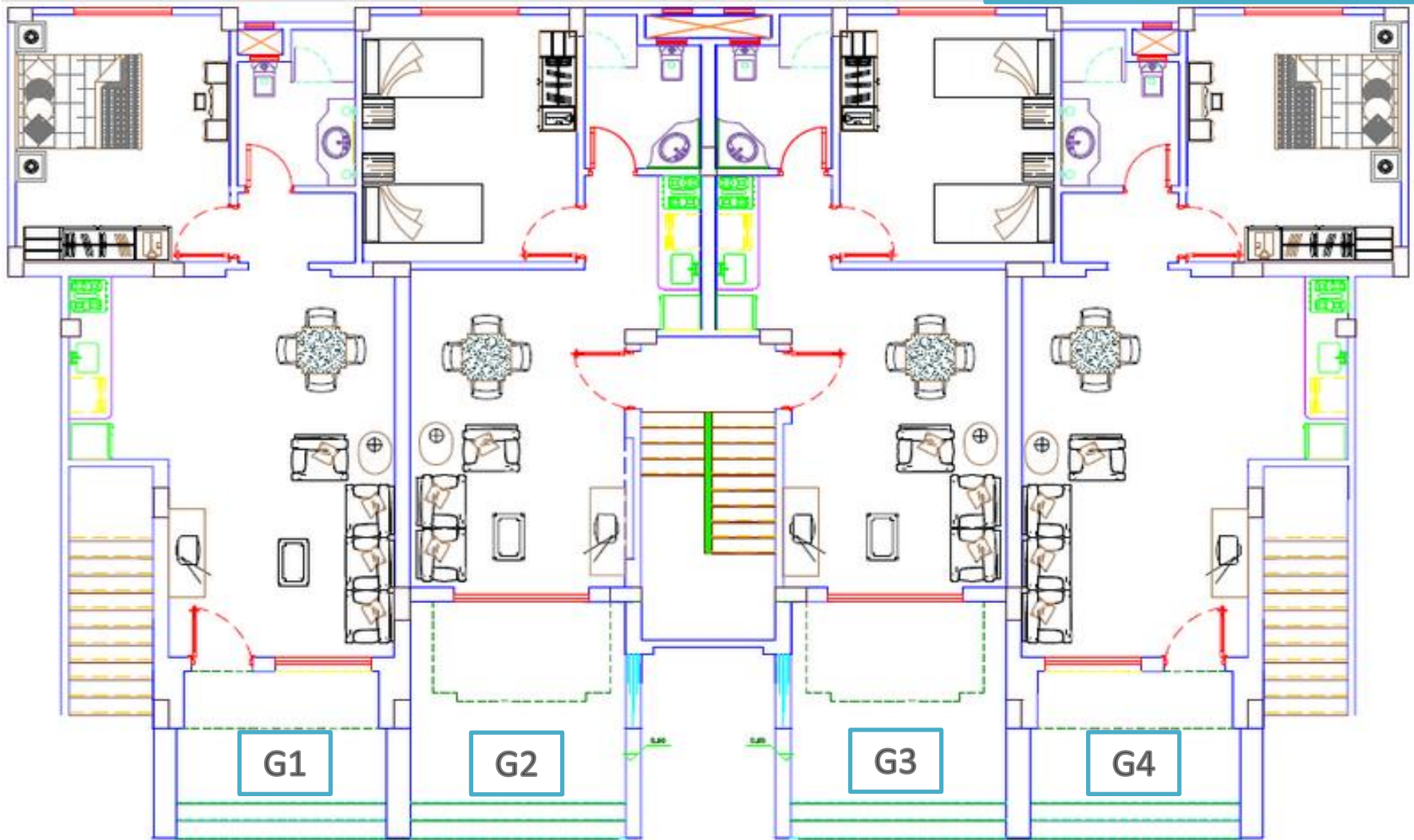


Elite for the Elite



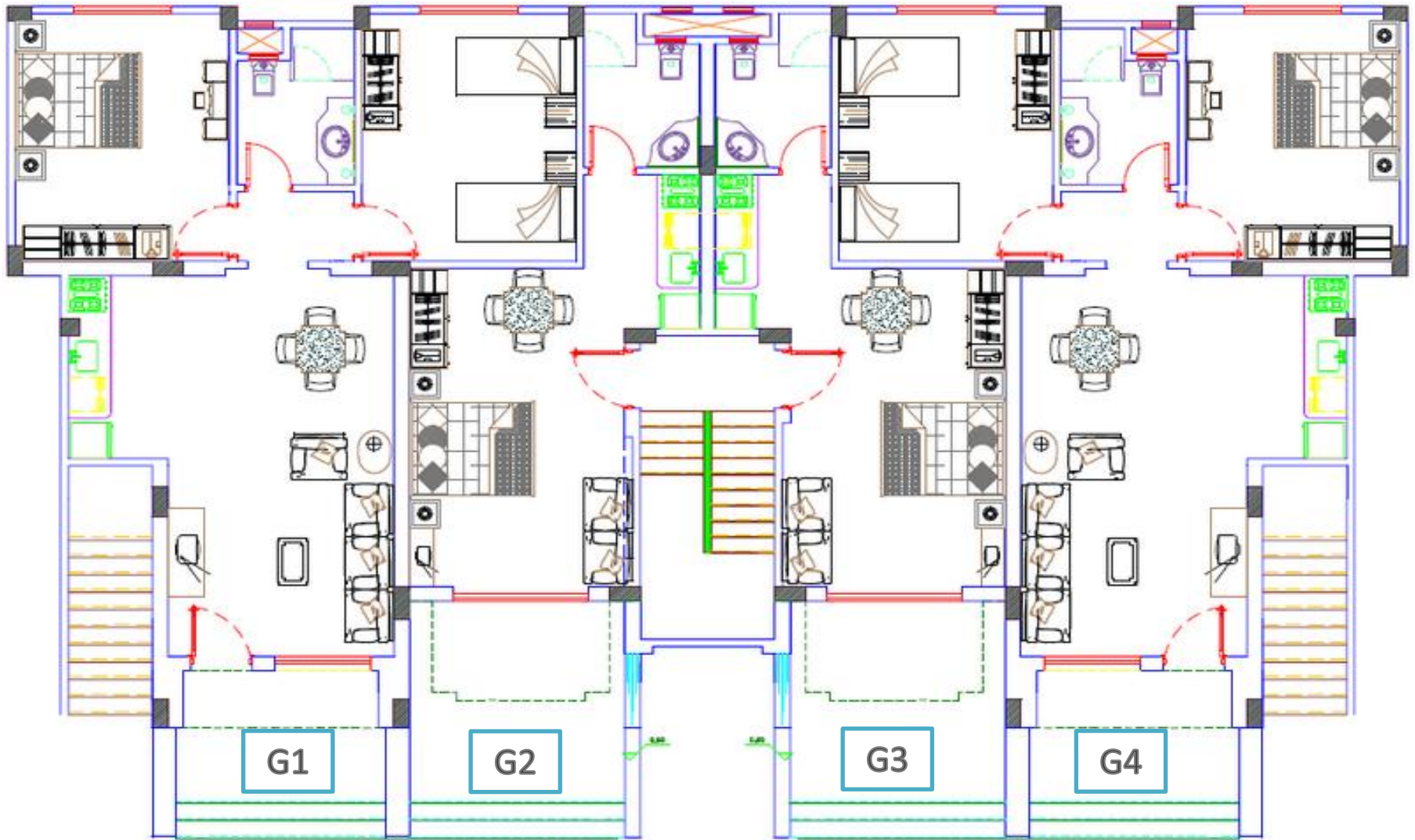
First floor 1 bedroom 75 m2

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Ground floor 1 bedroom 75 m2

2 bedrooms available only at ground floor



Ground Floor 2 Bedroom 103 m2 (G1&G4) And Studio 47 m2 (G2&G3)

Financial facts

Terms of Payment

- * Official price 7250 EGP m2
- 40% contracting deposit
- * 60% installments over 12 or 24 Months
- quarterly payment interest free
- * Handover September 2011
- Special Discount for bulk sale
- No commission from buyer

Maintenance fees:

65EGP/m²/year

Covers :

Public Landscaping Maintenance, 24 hours security, Spraying insecticides, Garbage collection, Streets, side walks and public areas maintenance, Swimming pools maintenance, Water supply, Sewage and Electricity maintenance, External Public Lighting

Facilities

- *Very high above standard finishing specs with a beautiful beige luxurious Porcelain Floors and standing shower cubicles included in the price
- *Semi off plan zone built (not finished)
- *Apartments designed to be spacious.
- *Pool & Mountain View
- *Buildings over 2 levels.
- *Top floors with a private roof
- *Ground Floor with a private garden.
- ,Very high speed internet
- *House keeping
- *Free delivery from our shops by
- *calling them for free in our landlines
- Coffee shop, Restaurant, supermarket, pharmacy, laundry, bakery
- Diving center (soon)
- Parking
- Furniture packages available
- 8 swimming pools in the complex
- 2 bedrooms available only at ground floor.

Distances

- Airport 5 minutes drive
- Naama bay 1 minute drive
- Soho square 15 minutes drive
- Nabq Bay 20 minutes drive

SUNNY LAKES

No Commission From buyers

Elite for the Elite

Purchase price for 100 %		£ 1000 Holding Deposit
Studio 47 M2	EGP 340,750	Refundable Deposit Within 15 Days £ 1000 / EGP 9500
	£ 35,870	
1 Beds 75 /M2	EGP 543,750	
	£ 57,240	
2 Beds 103/M2	EGP 746,750	
	£78,600	

Purchase price		£ 1000 Holding Deposit	Contracting Deposit 40 %	60 % Instalment	the first 2 payment 20%	the last 2 payment 10%	Period
Studio 47 M2	EGP 358,375	Refundable Deposit Within 15 Days £ 1000 / EGP 9500	EGP 143350	EGP 215,025	EGP 71,675	EGP 35837.5	12 Months
	£ 37,725		£ 15,406	£ 23,110	£ 7,545	£ 3,772.5	
1 Beds 75 /M2	EGP 571,875		EGP 233,550	EGP 350,325	EGP 116,775	EGP 58,387	
	£ 60,200		£ 24,080	£ 36,120	£ 12040	£ 6020	
2 Beds 103/M2	EGP 785375		EGP 314,150	EGP 471,225	EGP 157,075	EGP 78,537.5	
	£ 82670		£ 33,068	£ 49,602	£ 16,534	£ 8,267	

Purchase price		£ 1000 Holding Deposit	Contracting Deposit 40 %	60 % Instalment	Period	Period
Studio 47 M2	EGP 381,875	Refundable Deposit Within 15 Days £ 1000 / EGP 9500	EGP 152750	EGP 229,125	EGP 28,640	24 Months
	£ 40,197		£ 16,079	£ 24,118	£ 3023.5	
1 Beds 75 /M2	EGP 609,375		EGP 243,750	EGP 365,625	EGP 45703	
	£ 64,145		£ 25,658	£ 38,487	£ 4,809	
2 Beds 103/M2	EGP 836,875		EGP334,750	EGP 502,125	EGP 62,765	
	£ 88,092		£ 35,237	£ 52,855	£ 6,606	

Estimated Rental yield per month		
Rental	EGP	GBP
Studio	2800	295
1 Beds	3500	368
2 Beds	5000	526

% Return On Rental Investment / Annum		% investment / Annum
EGP	GBP	
33,600	3540	10%
42000	4416	8%
60000	6312	8%

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.

Contact or Visit us at:

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Sharm El Sheikh Real Estate

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Sharm El Sheikh Real Estate

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