

## Hotel Resort

### A Resort with Magnificent Sea Views!

Imagine yourself in the perfect peaceful atmosphere in your apartment,

situated in the middle of Nabq Bay, nestled in a garden of trees, pools and lakes, this hideaway is designed to provide a refined residential experience.

Upon entering the apartments, an immediate feeling of comfort and luxury is conveyed through the fresh new design with spacious windows bringing the light and brightness to the apartment. The View apartments are vibrant, informal and refreshingly simple with a style that is bright, bold, colorful, simple and textured. They are fresh and open and have captivating, warm spaces, and offer serenity through a natural setting, where the simplest architectural elements are used to successfully create an authentic environment and atmosphere.

The project is on 51,000 m<sup>2</sup> and building area over 20% of the area.

The value of the property is increased by The Hotel Management rental services.

Majority of the apartments have sea view or ground floor pool view.

ALL apartments are benefiting from the roof patio with stunning sun rise from the sea and amazing sun set embracing the Sinai Mountains.

You're in the best spot where corals are untouched and you can enjoy the world



Properties from **220,000 EGP** (Approx. **24.450**)

- 51,000 m<sup>2</sup> total plot area.
- 20% only built up area.
- 4 large swimming pools.
- Children pool.
- Lakes.
- Studios, 1 & 2 bedroom apartments.
- Communal roofs with magnificent sea views.
- Sea views for all apartments first floor and up.
- 3 stars hotel resort.
- Shops, gym, restaurant, housekeeping, laundry, Wi-Fi, central satellite dish and parking.
- Beach access with fees.
- Washing machine installation.
- 4 level buildings



**Studios 44 m<sup>2</sup> & 1 Bedroom 50 m<sup>2</sup>**



- 1 Open Living & Bedroom area
- 1 Open Plan Kitchen
- 1 Bathroom
- 1 Balcony

**1 Bedroom 66 m<sup>2</sup>**



- 1 Bedroom
- 1 Living area
- 1 Open Plan Kitchen with Dining area
- 1 Bathroom
- 1 Balcony

**2 Bedroom 90 m<sup>2</sup>**



- 2 Bedrooms
- 1 Living area
- 1 Open Plan Kitchen with Dining area
- 1 Bathroom
- 1 Balcony

## Financial Facts

### Cash Payment

- 5% discount on 100% cash payment for Phase 1.
- 10% discount on 100% cash payment for Phase 2.

### Installments

#### Phase1:

#### Studios, 1-2 & 3 Bedrooms apartments:

- 40% contracting deposit
- 60% interest free installments over 18 month .

#### Phase 2:

#### Studios:

- Contracting Deposit 40%
- 10 interest free quarterly installments over 30 months

#### One & Two Bedroom:

- Contracting Deposit 40%
- 10 interest free quarterly installments over 30 months

#### Phase 3:

- Contracting Deposit 30%
- 70% in 3 years
- Handover in 18 months - 31 December 2012

### Multiple-purchase Discount

Special discount upon purchasing 2 units or more

## Additional Expenses

### Maintenance Fees

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

65 EGP per m<sup>2</sup> per year with a 10% annual increase.

### Water & Electricity Meters

4,000 EGP for both

### Fully Fitted 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	Facilities	Distances
<ul style="list-style-type: none"> <li>• Handover 31 October 2011</li> <li>• Free air conditioning units for all apartments.</li> <li>• Hotel soft opening in 2013</li> <li>• Sharm el Sheikh Real Estate Property Management &amp; Rental option with excellent rental revenues</li> </ul>	<ul style="list-style-type: none"> <li>• 4 Swimming Pools</li> <li>• Children Pool</li> <li>• Artificial lakes</li> <li>• Housekeeping &amp; laundry services</li> <li>• Central satellite dish</li> <li>• Parking</li> <li>• Washing machine installation in the bathroom</li> <li>• Children playground</li> <li>• 24 hours security</li> <li>• Beach Access with fees</li> <li>• Wi-Fi</li> <li>• Gym</li> <li>• Communal roofs</li> <li>• Restaurants</li> <li>• Supermarket</li> </ul>	<ul style="list-style-type: none"> <li>• 2 minutes drive by car to PGA 18 hole golf course</li> <li>• 5 minutes drive to Nabq beaches &amp; Nabq National Park</li> <li>• Na'ama Bay 15 min drive</li> <li>• 1 minute drive to CITY STARS the future biggest shopping district</li> <li>• 2 minutes drive to Nabq City Centre</li> <li>• 6 minutes drive by car to Sharm International Airport</li> </ul>

# THE VIEW RESORT

Purchase price		£ 1000 Holding Deposit	Contracting Deposit 30 %	70 % Instalment	12 instalments	Period
Studio 40 M2	EGP 264,000	Refundable Deposit Within 15 Days £ 1000 / EGP 9500	EGP 79,200	EGP 184,800	EGP 15,400	36 Months
	£ 27,790		£ 8,337	£ 19,453	£ 1,621	
1 Beds 50/M2	EGP 300,000		EGP 90,000	EGP 210,000	EGP 17,500	
	£ 34,210		£ 8,375	£ 25,125	£ 1,842	
1 Beds 66/M2	EGP 396,000		EGP 118,800	EGP 277,200	EGP 23,100	36 Months
	£ 41,684		£ 12,505	£ 29,179	£ 2,431	
2 Beds 90/M2	EGP 540,000		EGP 162,000	EGP 378,000	EGP 31,500	
	£ 56840		£ 17,052	£ 39788	£ 3,315	

Estimated Rental yield per month		
Rental	EGP	GBP
Studio	2200	232
1 Beds	3000	315
2 Beds	4500	473

% Return On Rental Investment / Annum		% investment / Annum
EGP	GBP	
26,400	2780	11%
36000	3790	11%
54000	5685	11%

**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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