

**Exclusive Prime Investment NABQ BAY- SHARM EL SHEIKH  
SIERRA RESORT NABQ**



A Great Opportunity to purchase prestigious 1 and 2/3 bedroom Luxury apartments in the 4 Stars Hotel residential area.

Huge potential for capital appreciation  
(In the past 12 months around 25%)  
Significantly below market value - wholesale prices available  
to individual investors

**Middle Floor**

1 Bedroom Apartment Size: 60 m<sup>2</sup> (Around 660 ft<sup>2</sup>)

**360,000 EGP**

2 / 3 Bedrooms Apartment Size: 120 m<sup>2</sup> (Around 1 300 ft<sup>2</sup>)

**720,000 EGP**

**Top & Ground Floor**

1 Bedroom Apartment Size: 60 m<sup>2</sup> (Around 660 ft<sup>2</sup>)

**400,000 EGP**

2 / 3 Bedrooms Apartment Size: 120 m<sup>2</sup> (Around 1 300 ft<sup>2</sup>)

**800,000 EGP**

Through Hotel management annual Rental income between 6% to 9% from your initial investment. (Optional)  
Each apartment has a private balcony, different communal swimming pools; the area should be visited to appreciate its natural beauty.

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## Location

Nabq Bay well known as a preserved area, but the same features that makes it a perfect holiday spot, make it also a great area place to live. Due to the many people coming from all over the world, who decided to establish themselves here. You will find commercial center, 18 hole Golf course, health spas & medical center and several international schools. Well developed residential areas are existing, some of them on the seafront with breathtaking views on the Red Sea.

**Sierra Resort Nabq** situated in the up and coming area of Nabq Bay in Sharm El Sheikh, where it's considered the latest potential property investment area for most of the investors, it has a superior location in a **4 stars Hotel**, and 8 minutes walking distance to the white sandy beach overlooking Tiran Island.



### Word:

This is a rare opportunity to acquire a luxury apartment in the residential area of 4 stars Hotel, at an affordable price in one of the most outstanding and prestigious locations in Sharm El Sheikh. Value of apartment will rise substantially; we attend the raise already by 100% since 1<sup>st</sup> of January 2006

### Property Amenities

- \* Top floor apartments have their own roof terrace.
- \* Ground floor apartments have a garden area.
- \* 10 Swimming Pools available in the residential Area.
- \* Beach access only 1 Km.
- \* Sharm International Airport 7 Km.
- \* Naama Bay 15 minutes drive.
- \* Hyper Market, Shopping Mall.
- \* Diving Centre at the beach & excursion sales office.
- \* Furniture package option available.
- \* Smoke detector connected to the fire alarm system of the hotel
- \* Imported doors from the UK (Crosby) treated against fire
- \* Wi Fi
- \* Parking

**Apartment 3 Bedrooms**



**Apartment 1 Bedroom**



**Financial Facts**

**Phase 1 (ready to move in)**

- \* 100% cash payment

**Phase 2, Zone 9 (handover august 2009)**

- \* 50% contracting deposit
- \* 50% Payment over 12 months (4 postdated cheques or Standing money order 1<sup>st</sup> payment 3 months from the contract date)
- \* 7% discount on 100% cash payment upon signing of contracts
- \* Special discount for investors for whole block sale

**Maintenance fees:**

- \* 1 Bedroom Apartment (60 m<sup>2</sup>) 15,000 EGP.
- \* 2 Bedrooms Apartment (120 m<sup>2</sup>) 30,000 EGP.
- \* Maintenance fees are paid once off payment on handover & Refundable on resale.
- \* All floors can be configured to be 1, 2, & 3 bedroom apartments



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### **Buying property off-plan**

Buying a property off –plan today means you are securing it at today's prices. Given the trends of recent years, by the time the property is completed it may very well have risen in value- giving you more for your money than you could have got by buying an already existing property. You will also end up with a property using the very latest building techniques and materials.

By buying at today's price, you maximize your opportunities of making a significant return on your investment as property value increase. And you have the option to sell on the property before completion, taking advantage of your gains at any time.

#### **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.

For more information, our team will be at your service.

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