

**NEW Exclusive Project**

## *The View* *Hotel Resort*



This is the view from the apartments from 1st floor up.

Imagine yourself in the perfect peaceful atmosphere in your apartment, situated at the middle of Nabq Bay, nestled in a garden of variety of trees, pools and lakes, this hideaway is designed to provide a refined residential experience.

Upon entering the apartments, an immediate feeling of overwhelming 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 ambient 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 benefitting 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 well-known colourful underwater life of the Red Sea.

**Each building consists of 4 levels**

**Price starting from 270,000 EGP (studios)**

**approx. 28,315 GBP According to current exchange rate**

**Price starting from 396,000 EGP (apartments)**

**approx. 43,180 GBP According to current exchange rate**

**Ground floor and 3<sup>rd</sup> (top) floor apartments: 6500 EGP per m<sup>2</sup> (approx. 717 GBP)**

**1<sup>st</sup> and 2<sup>nd</sup> (middle) floors apartments: 6000 EGP per m<sup>2</sup> (approx. 662 GBP)**

**10% developer discount for the View Resort**

**Starting from 1st October till 31st December 2009**

**Current prices before developer discount**

		Price on cash in EGP		Price on instalments in EGP	
Type	Size m <sup>2</sup>	1 <sup>st</sup> & 2 <sup>nd</sup> (middle) floors	Ground & 3 <sup>rd</sup> (top) floors	1 <sup>st</sup> & 2 <sup>nd</sup> (middle) floors	Ground & 3 <sup>rd</sup> (top) floors
Studio	40	256,500	256,500	270,000	270,000
Studio	43	266,000	266,000	280,000	280,000
1 bedroom apt.	49	275,500	275,500	290,000	290,000
1 bedroom apt.	66	376,200	407,550	396,000	429,000
2 bedrooms apt.	90	513,000	555,750	540,000	585,000
3 bedrooms apt.	121	689,700	747,175	729,000	786,500

Studios, 1, 2 and 3 bedroom apartments:

One bedroom layout



Two bedrooms layout



**4 levels**

Three bedrooms layout



## Resort Layouts



### Financial facts:

- Contracting deposit 40%
- Instalments option over 16 months  
Each payment every 4 months
- Discounts for purchasing on 100% cash:  
1 property = 5%  
2 properties = 10%
- Discounts for purchasing on instalments:  
2 property = 5%  
3 or more properties = 10%
- Handover phase one – April 2010
- Extra for electric and water meter (approx 2000 EGP)
- Maintenance fees 6% from the selling price once off payment + 5000 EGP to be paid once (not refundable) to cover the first year
- Covers garbage collection-Spray for pesticides-security-pools-communal lights-gardens-building outer painting.

**Property amenities:**

2 Large pools + children pool + lakes

Beach access with fees

Complex Facilities: Shops-gym-restaurant-housekeeping-laundry-WI FI-Central satellite dish-parking

Washing machine installation in the bathroom

**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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