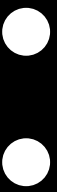




Hurghada   
DREAMS

Sea View Living along the beaches of the Red Sea Hurghada : Egypt





# About the Project

A luxury new apartment complex made up of 1 & 2 bed apartments, commercial units, and extensive facilities. Phase 1 of the complex is currently for sale and will be completed by December 2008. It is located only 5 minutes from the centre, in a near-beach front location in the Arabia area of Hurghada. These apartments have stunning sea views from almost all apartments. The large public beach is just across the road about 50 metres away, on which nothing can be built therefore preserving the sea views from this complex.

This project presents an ideal opportunity to invest in Egypt's rapidly emerging property market. No other project can be so close to the centre and offer sea views and beach access at these prices. Owners should see a strong capital growth and an excellent long and short term rental income throughout the year.

## Key features:

- Sea View apartments
- Large public beach right in front
- High quality building and European style finishing
- Commercial units including Abu Ashra Market
- Panoramic sea view coffee shop/restaurant
- 18 month build
- Rental & maintenance service
- Pre-release prices
- Competitive prices and luxury environment

## Facilities:

- Swimming pool
- Rooftop Cafe
- Health club
- Super Market
- Pharmacy
- Coffee Shop
- Excursions
- Lifts to all floors
- 24 Hour security
- Pre-installation for telephone and internet lines
- Landscaped Gardens
- On site management service

## Discount Scheme.

Owners at Hurghada Dreams will also benefit from a special membership scheme offering discounts to owners at the following stores:

- Guy Laroche Hurghada
- Star Fish Restaurant Hurghada
- Star Fish Restaurant Sahl Hasheesh
- Mens & Womens clothing
- New stores will be added in the future.



# Location

Hurghada dreams is located in "Al Arabia" area of Hurghada. This is a strategic location as access to the main centre of Hurghada - Sakkala (Sheraton road) is only 5 minutes away. Sheraton road is home to most of the bars, restaurants, shops and nightclubs (including 2x Ministry of Sound) in Hurghada. To the other direction you reach downtown ("Dahar") where you can experience the more traditional Egypt and also pick up some real bargains. The airport is only 15 minutes away by car.

The main attraction of this project is it lies in front of Public Beach no 6. Access to the Gated public beach is 1.50 EGP (about 15pence) per day and use of the privately run side of the beach is 3.00 EGP (about 30p) per day. There is a free side which does not cost anything to access but the privately run side is always kept clean and tidy. It also has full services on offer including a bar, entertainment, sun beds etc. Having one of the largest public beaches in front means the sea view for most apartments will be guaranteed as the beach cannot be developed.

## Distances

Sakalla (New centre)	5 minute	Drive
Dahar (Downtown)	5 minute	Drive
Airport	15 minute	Drive
El Gouna Golf	20 minute	Drive
Marina	4 minute	Drive
Sharm El Sheikh	90 minute	Boat



# Pictures



View of the road in front



View from the 4th floor



The public beach in front



Crystal clear blue waters

# Price & Payment Plans

Prices vary depending on the floor, view and phase. Currently phase 1 is for sale and prices will be increased in stages during the build process.

· 1 Bed apartments  
from: **£21,063**

· 2 Bed apartments  
from: **£34,837**

Over 80% of the apartments on Phase 1 are sea view apartments.

## Payment options

Reservation*	Deposit on contracts	6 Weeks after contracts	8 months after contracts	Completion
£2,000	35%	15%	25%	25%**

\*Refundable  
\*\*Minus reservation fee

## Typical layouts



# Investment & Rentals

This project will present owners with one of the best investment prospects in Egypt. Egypt is currently one of the hottest destinations in the world for investment.

- All year round weather
- Year round rental season
- One of the best diving destinations in the world
- Established tourist destination
- More history and culture to explore
- One of the most stable countries in the middle east
- Only 5 hour flight from the UK
- Rapidly emerging property market supported by many different nationalities (including Egyptians)
- Low taxation

A rental pool will be set up and managed by a third party company which will specialise in the management and rental for the project. The pool system sees the rental returns generated by all the apartments in the pool shared proportionately between owners. The share depends on the size of the apartment and the number of weeks committed to the pool.

## Typical Rental rates

	Short Term (weekly)	Long Term - monthly
1 Bed	£150 - £175	£350 - £400
2 Bed	£200 - £250	£450 - £500

Rates are NET of any management charges and are provided as an example only.

**1**

### LOCATION. LOCATION. LOCATION.

Key location almost beach-front and within close reach of the centre. There are very few, if any, projects at this price which can be this close to the beach and with this level of sea views yet still remain this close to the centre. The marina is just 4 minutes from Hurghada Dreams.

**2**

### SEA VIEWS.

There are sea views, then there are the sea views from Hurghada Dreams. Because of the distance to the Beach and the fact that the public beach will not be developed means the sea views are spectacular from most apartments.

**3**

### PRICE.

Excellent, discounted, off-plan pricing increasing the chance of capital growth.

**4**

### RENTAL.

Excellent, year round rental prospects and high chances of repeat clients. The location, sea views, beach access and facilities will ensure a good stream of lets.

**5**

### QUALITY.

High quality fit and finish in a modern and minimalist style (none of the loud colours normally seen in the area).

**6**

### OWNER BENEFITS.

Discount membership scheme for use at popular brands throughout Hurghada including some of the best sea food restaurants and designer clothes shops such as Guy Laroche, Concrete etc.

# Finance & Mortgages

There are mortgages available from Egyptian banks for foreigners purchasing property with rates varying from 8-13%.

The best option for most investors is raising funds in the UK through a remortgage or equity release loan on your existing property.

## Advantages of sourcing finance in the UK:

- Generate 100% finance
- Get quick access to the finance (normally within 3 weeks)
- Get much better interest rates
- Generate finance for an off-plan property
- Simple repayment procedure through your existing bank

# Reservation & Purchase procedure

**1**

## Reservation

Reserve your property by calling your authorised agent. Properties will be held for 48 hours as a temporary reservation until receipt of £2,000 reservation fee. \*

**2**

## Preliminary Contract

Preliminary purchase contracts are sent out once the property has been reserved and details of all purchasers received.

**3**

## First Deposit

First deposit is paid on signing the preliminary contracts

**4**

## Further Deposits

Further deposits are made according to the dates and amounts specified in your preliminary contract

**5**

## Completion

You will be notified on completion and have an opportunity to carry out final checks before your final payment.

## Notes:

- Reservation fees are refundable
- All payments are handled through a UK Ltd company account

Although all efforts have been made to ensure the accuracy of the information contained in this brochure, the contents are believed to be correct, the accuracy cannot be guaranteed and none of the information contained herein will form any part of any contract. All prices and measurements given on properties featured are approximated only and actual measurements may vary and should not be fully relied upon. Prices correct at time of going to print.