

PYRAMIDS 2

RED SEA RESORT







A GOLDEN OPPORTUNITY

A UNIQUE OPPORTUNITY FOR YOU TO LIVE IN LUXURY ONLY DREAMED ABOUT...IN YOUR OWN HOME, IN A BEAUTIFUL SETTING, IN A BREATHTAKING COUNTRY WITH AN ASTOUNDING LANDSCAPE AND AN UNPARALLELED HISTORY.

SHROUDED IN MYSTICAL INTRIGUE AND POSSESSING A BEAUTY THAT HAS TO BE EXPERIENCED TO BE BELIEVED, EGYPT IS A LAND OFFERING SPECTACULAR SITES AND A GLIMPSE INTO AN ANCIENT PAST SPANNING 7,000 YEARS. THE HISTORICAL BACKDROP OF THIS LAND MAKES IT ONE OF THE OLDEST AND MOST POPULAR HOLIDAY DESTINATIONS IN THE WORLD, BUT WHAT MAKES IT EVEN MORE UNIQUE IS THE PERFECT CONTRAST BETWEEN OLD AND NEW, WHERE ANCIENT EGYPT MEETS MODERN-DAY EGYPT. TODAY IT IS NOT JUST THE LOCATION FOR VISITING PYRAMIDS, TEMPLES AND MONUMENTS, BUT A PLACE WITH GOLDEN SANDY BEACHES, FANTASTIC NIGHTLIFE, EXQUISITE CUISINE, NOT TO MENTION EXCLUSIVE 5 STAR ACCOMMODATION AND ROMANTIC NILE CRUISES. IT ALSO BOASTS SOME OF THE BEST SNORKELLING AND SCUBA DIVING IN THE WORLD; WITH ITS COLOURFUL MARINE LIFE COURTESY OF THE WARM BLUE WATERS OF THE RED SEA, IT WOULD BE DIFFICULT TO IMAGINE A MORE IDEAL TOURIST DESTINATION.

BUSTLING WITH LIFE AND A VIBRANT ENERGY, IT IS HARD TO RESIST THE ALLURE OF THIS FASCINATING COUNTRY. LESS THAN FIVE HOURS AWAY FROM THE UK AND OFFERING SUNSHINE ALL YEAR ROUND, IT IS NO SURPRISE THAT EGYPT IS FAST BECOMING ONE OF THE FAVOURITE LOCATIONS FOR A SECOND HOME, AND WHAT BETTER PLACE THAN HURGHADA?



UNEARTHING HISTORICAL TREASURES

THE RED SEA COAST IS KNOWN THE WORLD OVER FOR ITS HISTORICAL LEGACY AND AWE-INSPIRING NATURAL LANDSCAPE. WITH A HISTORY COVERING SOME 7,000 YEARS, IT IS UNDERSTANDABLE WHY MANY FIND THE BREADTH OF EGYPT'S HISTORY DIFFICULT TO COMPREHEND.

IN THE 5TH CENTURY BC HERODOTUS WROTE OF EGYPT THAT 'NOWHERE ARE THERE SO MANY MARVELLOUS THINGS...NOR IN THE WORLD BESIDES ARE TO BE SEEN SO MANY THINGS OF UNSPEAKABLE GREATNESS' - AND NOT TOO MUCH HAS CHANGED. THE SPHINX,



THE NILE, ANCIENT LUXOR, THE PYRAMIDS ALL PROVIDE A GLORIOUS SCOPE AND ENIGMATIC PAST WHICH HAS CAPTURED THE WORLD'S IMAGINATION EVER SINCE.

TWO NEARBY ANCIENT ROMAN SITES, MONS PORPHYRITIS AND MONS CLAUDIANUS SUPPLIED THE ROMANS WITH GRANITE, SOME OF WHICH STILL SUPPORTS THE PANTHEON IN ROME TODAY.

NEARLY ALL THE CULTURAL AND HISTORICAL SITES OF ANCIENT EGYPT ARE FOUND ALONG THE BANKS OF THE RIVER NILE, REFLECTING THE REMARKABLE ACHIEVEMENTS OF ITS PEOPLE FROM AN ANCIENT WORLD. TO FULLY APPRECIATE THE SPIRIT OF EGYPT, VISIT THE NILE VALLEY AND CAIRO, HOME OF THE GREAT PYRAMIDS, THE SPHINX, THE EGYPTIAN MUSEUM AND THE CITADEL. WITH SO MUCH TO SEE, THE GEMS TO BE FOUND IN THIS AMAZING COUNTRY ARE LIMITLESS . . .





WHY HURGHADA?

SITUATED AT THE LOWER END OF THE GULF OF SUEZ, TO THE NORTH OF SOMA BAY, LIES THE BEAUTIFUL TOWN OF HURGHADA. WITH A SEASHORE STRETCHING 40 KM, HURGHADA IS THE CENTRE OF AQUATIC SPORTS AND THE ULTIMATE ARABIAN ESCAPE – FROM SAILING, WINDSURFING, DEEP-SEA FISHING AND SWIMMING, TO SNORKELLING AND DIVING. FOUNDED IN THE 20TH CENTURY AS A FISHING VILLAGE, THE WARM WATERS HERE ARE IDEAL FOR MANY VARIETIES OF RARE FISH AND CORAL REEFS, WHICH MAY ALSO BE OBSERVED THROUGH GLASS BOTTOM BOATS. IT ALSO BOASTS UNIQUE UNDERWATER GARDENS OFFSHORE WHICH ARE SOME OF THE FINEST IN THE WORLD, FAVOURED BY TOURISTS AND EXPERIENCED DIVERS ALIKE.

NEARBY, THE EXCLUSIVE RESORTS OF EL GOUNA AND SAHL HASHEESH INVITE RESIDENTS AND TOURISTS TO EXPERIENCE BREATHTAKING PANORAMIC VIEWS OF THE DESERT AND MOUNTAINS. ABU TING MARINA, THE MOST LUXURIOUS HARBOUR ON THE RED SEA, LIES IN THE HEART OF THE EL GOUNA RESORT AND IS RENOWNED FOR ITS NATURAL LAGOONS AND ITS MAGNIFICENT 18 HOLE PGA PROFESSIONAL GOLF COURSE AT EL GOUNA GOLF CLUB, DESIGNED BY FRED COUPLES.

AS FOR THE ENTERTAINMENT, LOCALS AND OTHERS WILL TELL YOU THAT LIFE BEGINS AT NIGHT IN HURGHADA WITH AN ARRAY OF PIAZZAS, SHOPS, RESTAURANTS AND BARS ALONG ITS MAIN STREET.

THE PERMANENT SUMMER WEATHER COMBINED WITH THE PROMISE OF WHAT THE RED SEA RIVIERA HAS TO OFFER MEANS IT IS FAST BECOMING A HOTSPOT FOR BOTH HOLIDAYMAKERS AND INVESTORS.

THE RED SEA

THE RED SEA OFFERS A SEASCAPE WHICH IS UNQUESTIONABLY ONE OF THE MOST BEAUTIFUL IN THE WORLD AND RENOWNED FOR ITS RICH SEA LIFE. TURTLES AND MANTA RAYS ARE JUST TWO OF THE 2,000 SPECIES TO ROAM THIS NATURAL WONDER.

ITS MAGICAL ATTRACTION IS HIDDEN JUST BELOW THE SURFACE, WHERE EXCELLENT CLARITY AND MILD WATER TEMPERATURES MAKE DIVING POSSIBLE ALL YEAR ROUND.

PROVIDING AN ENTRANCEWAY TO THE RED SEA'S BEST DIVING SITES, HURGHADA IS UNIQUE IN OFFERING ACCESS TO EXPLORE THE



MAGNIFICENT UNINHABITED CORAL REEFS AND ISLANDS AS WELL AS THE OPPORTUNITY TO SWIM, SNORKEL, SCUBA AND FREE DIVE. BESIDES NUMEROUS DIVING CENTRES AND SCHOOLS IN THE AREA, THE ACTIVITIES DON'T STOP THERE - THERE ARE MANY OTHER EXCELLENT AQUATIC SPORT FACILITIES TO ENJOY SUCH AS:

v SAILING

v WINDSURFING

v BOAT TRIPS ON THE RED SEA AT DUSK

• SWIMMING WITH DOLPHINS

• DEEP SEA FISHING

• KITE SURFING





DISCLAIMER - THESE ARE ARTISTS IMPRESSIONS ONLY AND MAY NOT REPRESENT THE FINAL FINISHED BUILDING.

INTRODUCING THE RESORT

THE PYRAMIDS 2 RED SEA RESORT IS ON TRACK TO BECOMING ONE OF THE MOST IMPRESSIVE, SOUGHT AFTER LOCATIONS IN AN AREA OFFERING SECURE, LUXURY LIVING AND FIRST-CLASS SURROUNDINGS THAT ARE SECOND TO NONE. CONSISTING OF 192 PROPERTIES WITH A SELECTION OF STUDIO, 1, 2 AND 3 BEDROOMED APARTMENTS, ALL ARE COMPLETED TO EUROPEAN FINISH. NESTLED IN AN OUTSTANDING AREA OF ASPIRATIONAL OPULENCE, THE PYRAMIDS 2 RED SEA RESORT IS ONLY 250 METRES FROM THE CRYSTAL WATERS OF THE RED SEA AND ONLY 5 MINUTES FROM THE BUSTLING TOWN CENTRE OF HURGHADA. WITH EL GOUNA AND ITS 18-HOLE PGA PROFESSIONAL GOLF COURSE A MERE 15 MINUTES AWAY AND HURGHADA INTERNATIONAL AIRPORT REACHABLE IN JUST 10 MINUTES, IT IS ONE OF THE MOST ACCESSIBLE LOCATIONS.

ONE OF THE KEY FEATURES OF THE PYRAMIDS 2 RED SEA RESORT DEVELOPMENT IS THAT OUR KNOWLEDGE AND UNDERSTANDING OF THE OVERSEAS PROPERTY INDUSTRY IS ONLY OF THE HIGHEST STANDARD, ALLOWING ALL PROSPECTIVE BUYERS TO HAVE COMPLETE TRUST AND CONFIDENCE IN US. OUR AIM IS SIMPLE: TO MAKE OUR VISION YOUR VISION.

THE IMPRESSIVE LOCATION, FACILITIES AND INVESTMENT OPTIONS ON THE PYRAMIDS 2 RED SEA RESORT MAKES IT AN IDYLIC CHOICE FOR THOSE WISHING TO EITHER LIVE, HOLIDAY OR INVEST IN ONE OF THE LEADING EMERGING MARKETS AROUND THE WORLD.

FACILITIES AND BENEFITS

- ✓ UK CONSTRUCTOR.
- ✓ 10 YEAR BUILDER'S GUARANTEE.
- ✓ ALL PROPERTIES ARE FREEHOLD.
- ✓ ALL PROPERTIES ARE COMPLETED TO EUROPEAN FINISH.
- ✓ 7,000 SQUARE METRES OF TROPICAL GARDENS.
- ✓ LARGE SWIMMING POOL INCLUDING CHILDREN'S SECTION.
- ✓ CHILDREN'S PLAY AREA.
- ✓ ON SITE LIFEGUARD.
- ✓ RESTAURANT OFFERING VARIOUS CUISINES.
- ✓ FULLY EQUIPPED GYMNASIUM.
- ✓ CAFÉ BAR WITH INTERNET BUSINESS CENTRE.
- ✓ MINI MARKET.
- ✓ SATELLITE TV, TELEPHONE AND INTERNET POINTS TO ALL PROPERTIES.
- ✓ PRE-INSTALLATION OF AIR CONDITIONING.
- ✓ LAUNDRY SERVICE WHICH ALSO OFFERS RENTAL CHANGEOVERS.
- ✓ LARGE COMMUNAL ROOF WITH BBQS.
- ✓ MANNED 24 HOUR GATED SECURITY.
- ✓ FREE ON SITE SHUTTLE BUS TO THE TOWN, GOLF AND BEACHES.
- ✓ TAXI SERVICE INCLUDING AIRPORT PICK-UPS.
- ✓ SIGHTSEEING TOUR OPERATOR.
- ✓ STRONG RENTAL PROSPECTS.
- ✓ KEY HANDLING RENTAL MANAGEMENT SERVICE.
- ✓ EXCELLENT INVESTMENT POTENTIAL.
- ✓ INVESTMENT OPTIONS AVAILABLE.
- ✓ £500.00 PER YEAR MANAGEMENT FEE GUARANTEED CAPPED FOR 5 YEARS.
- ✓ FULL MAINTENANCE AND REPAIR SERVICE.
- ✓ REGENERATION / DECORATION PROGRAMME EVERY 2 YEARS.
- ✓ 40,000 SQUARE METRE SHOPPING MALL ONLY 250 METRES AWAY.
- ✓ INVESTMENT OPTIONS AVAILABLE, RENTAL POOLS, MULTI PURCHASE DISCOUNTS, EARLY RESALE OPTION AND EARLY PAYMENT DISCOUNT.

BUILDING SPECIFICATIONS

BY USING ONLY THE FINEST QUALITY MATERIALS, DESIGN AND CONSTRUCTION CAN WE ENSURE IT IS BUILT TO THE HIGHEST STANDARDS.

OWNERS OF EACH PROPERTY IN THE DEVELOPMENT WILL BENEFIT FROM THE FOLLOWING:

- ✓ A WALL ENCIRCLING THE ENTIRE PERIMETER OF THE DEVELOPMENT TO ENSURE PRIVACY FOR THE COMMUNITY. IRRIGATED AND LIGHTED GARDENS AND COMMUNAL AREAS.

DESIGNED TO EUROPEAN STANDARDS, EACH BUILDING WILL FEATURE THE FOLLOWING:

- ✓ REINFORCED CONCRETE FOUNDATIONS.
- ✓ FLOORS IN POLISHED CREAM MARBLE EFFECT CERAMIC TILES IN THE LIVING ROOM, ENTRANCE HALL, CORRIDORS AND BEDROOMS.
- ✓ CERAMIC TILES IN KITCHENS AND BATHROOMS ON BOTH FLOORS AND WALLS.
- ✓ FAÇADE PAINTED IN SINGLE-LAYER COLOURED PAINT AND INTERIORS PAINTED IN CREAM.



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- v INTERIOR PLUMBING IN PVC IN ACCORDANCE WITH CURRENT REGULATIONS AND DRAINAGES IN PVC TO EGYPTIAN REGULATIONS.
- v OUTER CARPENTRY IN ALUMINIUM OR WOOD SURROUNDINGS.
- v WINDOWS INSTALLED WITH SINGLE PANE GLASS.
- v ELECTRICAL INSTALLATION, INCLUDING ELECTRIC SOCKET POINTS AND LIGHT SWITCHES AS WELL AS CABLING INSTALLATION FOR INTERIOR AND EXTERIOR CEILING AND WALL LIGHTS, ALL IN ACCORDANCE WITH CURRENT REGULATIONS WITH PROTECTION MECHANISM.
- v PRE-INSTALLATION FOR DIGITAL TV PLATFORMS, TELEPHONE AND BROADBAND INTERNET SERVICES.
- v SOCKETS FOR TELEPHONE, TELEVISION AND DATA, IN ACCORDANCE WITH CURRENT REGULATIONS.
- v FITTED KITCHEN EQUIPPED WITH STAINLESS STEEL SINK, GRANITE WORKTOPS WITH KITCHEN UNITS BENEATH AND MIXER TAPS.
- v BATHROOM SANITARY FITTINGS IN WHITE PORCELAIN (TOILETS, SINKS, BATHS AND SHOWERS) WITH MIXER TAPS AND EXTRACTOR FANS.
- v INTERIOR CARPENTRY INCLUDING WHITE LACQUERED DOORS WITH HANDLES IN CHROME/STEEL/BRASS.
- v SMOKE DETECTORS IN ALL INTERIOR ROOMS.
- v PRE-INSTALLATION FOR AIR CONDITIONING.

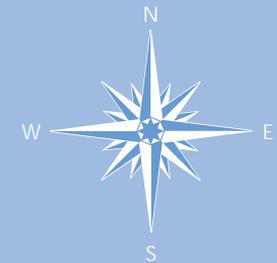


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USEFUL INFORMATION

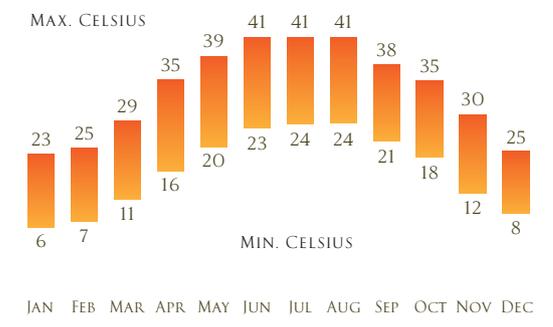
- ✓ HURGHADA IS LOCATED ON THE SHORES OF THE RED SEA COAST AND EAST OF THE EASTERN DESERT.
- ✓ ONLY 10 MINUTES FROM HURGHADA INTERNATIONAL AIRPORT
- ✓ DIRECT WEEKLY FLIGHTS TO AND FROM THE UK AND OTHER MAJOR EUROPEAN CITIES THROUGHOUT THE YEAR IN UNDER 5 HOURS.
- ✓ THE EGYPTIAN POUND (E£) IS THE OFFICIAL CURRENCY FOR EGYPT AND IS DIVIDED INTO 100 PIASTERS, OR 1000 MILLIEMES. CHECK PRESS FOR LOCAL CURRENCY RATE AS THIS VARIES, BUT 1 GBP ROUGHLY EQUATES TO 11,20 EGP.
- ✓ THE OFFICIAL LANGUAGE OF EGYPT IS ARABIC. MOST EGYPTIANS SPEAK AND UNDERSTAND ENGLISH & FRENCH.
- ✓ THE INTERNATIONAL DIALLING CODE FOR EGYPT IS +20.
- ✓ A WARM DESERT CLIMATE MEANS THAT TEMPERATURES RANGE BETWEEN A MINIMUM OF 23C IN WINTER AND AN AVERAGE OF 40C IN SUMMER.



MAP KEY

- HOSPITAL
- POST OFFICE
- PHARMACY
- POLICE
- PORT
- BANK
- AIRPORT
- BUS STATION
- AQUARIUM
- HOTEL
- SUPERMARKET

HURGHADA CLIMATE





STUDIO & 1 BEDROOM APARTMENTS

ALL APARTMENTS ARE FINISHED TO A EUROPEAN STANDARD.

OPEN PLAN KITCHENETTES CREATE THE FEELING OF MAXIMUM SPACE WITHIN THE APARTMENT AND THIS COUPLED WITH THE NATURAL SUNLIGHT AFFORDED FROM THE BALCONY OFFERS THE TRUE SENSE OF ITS SUPERIOR DESIGN.

STUDIO

FROM - 27M SQ.
TO - 48.6M SQ.

1 BEDROOM

FROM - 48M SQ.
TO - 75M SQ.



THE ILLUSTRATIONS ABOVE ONLY SHOW ONE STYLE OF PROPERTY FROM THE VARIATIONS AVAILABLE

2 & 3 BEDROOM APARTMENTS

2 BEDROOM

FROM - 76.2M SQ
TO - 102.6M SQ

3 BEDROOM

115.2M SQ



THE ILLUSTRATIONS ABOVE ONLY SHOW ONE STYLE OF PROPERTY FROM THE VARIATIONS AVAILABLE



THE IDEAL INVESTMENT OPTION

RENTAL POOL

A RENTAL POOL WILL BE AVAILABLE ON THE PYRAMIDS 2 RED SEA RESORT AND WILL BE RUN BY THE UK CONSTRUCTOR. THIS WILL BE DONE BY AN ONSITE OFFICE WHICH WILL OFFER EVERY FACILITY YOU WILL REQUIRE INCLUDING FULL LAUNDRY WITH MAID SERVICE, KEY HANDLING, AIRPORT PICK UPS, FULL MARKETING AND MANAGING, POST RENTAL INSPECTIONS, MAINTENANCE AND REPAIR SERVICE, WELCOME PACKS, AND A SIGHT SEEING TOUR OPERATOR.

THE RENTAL MARKETING OF THE PYRAMIDS 2 RED SEA RESORT WILL BE DONE THROUGH SEVERAL SECTORS OF THE HOLIDAY INDUSTRY WHICH WILL MAXIMIZE THE INCOME FOR ALL IN THE RENTAL POOL.

WE BELIEVE THAT TOO MANY COMPANIES OFFER GUARANTEED RENTAL BUT INVARIABLY THIS PUTS TOO MANY RESTRAINTS ON THE PROPERTY OWNER AND MORE OFTEN THAN NOT REDUCED WEEKLY AND YEARLY INCOME. THIS IS WHY ON THE PYRAMIDS 2 RED SEA RESORT THE RENTAL OPTION IS VERY UNCOMPLICATED WHERE ALL CLIENTS CAN DECIDE WHEN AND HOW MANY TIMES THEY WANT TO USE THEIR PROPERTY AND WHEN THEY WOULD LIKE IT TO BE RENTED (WITH NO RESTRICTIONS).

NEARER TO COMPLETION A FULL RENTAL PACKAGE WILL BE AVAILABLE, ITEMIZING COSTS FROM JUST A POST RENTAL CLEAN TO A FULL RENTAL MANAGEMENT AND MAINTENANCE SERVICE.

ALL INFORMATION CONTAINED IN THIS BROCHURE IS CORRECT AT TIME OF GOING TO PRINT & SPECIFICATIONS MAY BE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. THE CONTENTS DO NOT FORM ANY PART OF ANY CONTRACT.



PROPERTY PAYMENT TERMS

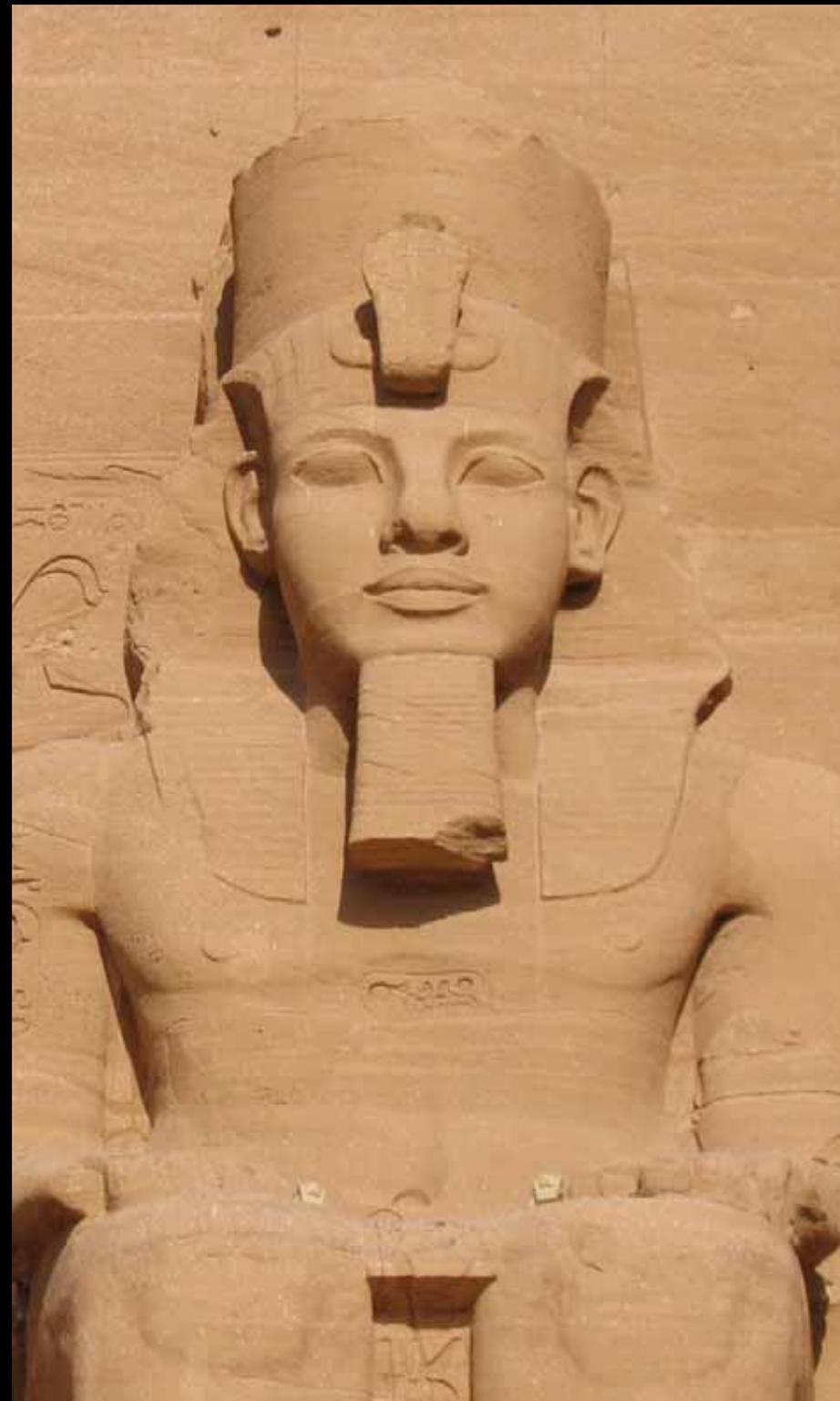
v 10% INITIAL DEPOSIT

v 40% UPON SIGNING OF CONTRACTS (WITHIN
30 DAYS OF DEPOSIT)

v 25% INTERIM PAYMENT

v 25% UPON COMPLETION

MULTI PURCHASE INVESTMENT PACKAGES
ARE AVAILABLE, PLEASE ASK FOR DETAILS



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— RED SEA RESORT —