

# INVESTMENT PROSPECTUS



Residential Complex  
**PLOT AND BUILDING**  
Hurghada



## INVESTMENT OVERVIEW

This is a fantastic opportunity for an investor to get involved in being an overseas property developer, without the hassle that goes with the role. We have worked with our Egyptian partner (who is a national builder and landowner) to put together a low fund deployment project, which will give an investor the chance of buying a prime plot of land, with a residential building thereon, ready for them to retail to the end user market at the market price. The project benefits from a 40-60% payment plan and can be sold on immediately upon exchange of contracts. With completion not until March 2009, an investor has the option to hold on to the project and speculate on the market price for ready made inventory, or simply flip the units on at the current market price of £550 m2

### Details

<b>Type</b>	Residential complex (with hotel usages available)
<b>Location:</b>	Hurghada (second line)
<b>Design concept and Architects</b>	Completed (included in price)
<b>Build quality</b>	3 to 4 Star Quality
<b>Units in building</b>	53 (6 studios 35 one beds, 6 two beds, 6 three beds)
<b>Total size of building</b>	3,537 m2
<b>Price for concept*</b>	£400 m2 (£1,414,800)
<b>Selling Price to market</b>	£1,945,350 (£550m2)
<b>Gross Profit</b>	£530,550
<b>Payment Plan</b>	£565,920 (40%) upfront with the balance £848,880 (60%) on completion
<b>Funds deployed</b>	£565,920
<b>ROI (Gross)</b>	94%
<b>Exposure</b>	9 months



## PROPERTY OVERVIEW

This apartment block is located in the exclusive area of Hurghada. The gated European-style development offers 53 apartments with communal tropical gardens, swimming pool, laundry room and year-round maintenance services through a local tour operator if required. Incorporating a Modern European style façade, the Egyptian Pearl development consists of only 53 apartments whereby residents will benefit from the communal gardens and swimming pool as well as other facilities including business centre. Furthermore the development is fully gated with 24 hour security and CCTV. Consisting of studios, one, two and three bedroom apartments, the building has space effective design.



## KEY FEATURES

- ✓ Beach Location
- ✓ 40% payment down and 60% on completion
- ✓ Construction completed for you
- ✓ All units have their own title registration
- ✓ Can be operated as a hotel to generate fantastic yields
- ✓ Can be sold on as individual units to end users
- ✓ Complete control of development sales after you exchange



egypt

# In & around Hurghada

PROJECT



## LOCALITY

Commonly referred to by the locals as the place where the desert meets the sea lies the capital of the Red Sea Governorate, Hurghada, a bustling town. Founded in the early 20th century as a fishing village, with over 40km of coastal resorts and spectacular beaches, the Red Sea Riviera has fast become a community of mixed nationalities and cultures. The permanent summer weather and leisure activities, including desert safaris, diving and golf, make this the most popular resort in Egypt, one that is continuously increasing in visitor numbers.

The development lies in the heart of the exclusive Magawish area in the South of Hurghada, between the Hilton and Intercontinental hotels. Located just 500 metres from the pearl white beaches and a stones throw from the main shopping and commercial district, which is home to many shops, bars and restaurants.





## FLOOR PLANS



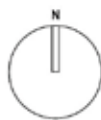
# FLOOR PLANS

**N° OF APTARTMENTS  
1ST TO 3RD**

studio		0
1pro	2X3	6
1lux	8X3	24
2BD	2X3	6
3BD	2X3	6
<b>TOTAL</b>		<b>42</b>

**N° OF APTARTMENTS  
TOTAL**

studio	6	11%
1pro	10	18%
1lux	25	47%
2BD	6	11%
3BD	6	11%
<b>TOTAL</b>	<b>53</b>	



Example 3 Bedroom Apt:  
 B101/301 - 1st floor  
 B201/301 - 2nd floor  
 B301/301 - 3rd floor



**TYPICAL FLOOR - 1st, 2nd & 3rd**

EP\_002

	STUDIO	44m2
	1 BD PROFESSIONAL	62m2
	1 BD DELUXE	73m2
	2 BD	93m2
	3 BD	110m2