

REF: EG04



**Modern luxury in an
exotic setting**

EGYPT - HURGHADA



Palm Beach Piazza

WHY EGYPT?

Egypt is one of the most exciting countries in the world. An illustrious history, ancient monuments, rich culture – bathed in year round sunshine.

This mystical land ruled by Pharaohs for over 2,700 years, saw the creation of some of the most spectacular and awe-inspiring monuments of the ancient world. Today it is viewed as one of the most exotic, breathtaking and romantic countries in the world.

After a brief dip in the number of visitors, tourists and investors are back again in greater numbers than ever, tempted by the fantastic year round climate, the palpable sense of history and an abundance of spectacular sights. History buffs and Egyptologists will find Cairo hard to resist, with its obvious attractions of the magnificent Pyramids and Sphinx, the Valley of Kings in Luxor and Mount Sinai, however it the Red Sea coast which is proving to be the most popular destination for holiday makers and property investors alike.

The recent trend has seen tourists looking further than Europe to more exotic locations and with the advent of lower cost flights the Red Sea is closer than ever. Another major factor influencing the popularity of Egypt's growing

property market is the incredible value for money compared to Europe and the UK, the availability of 5-star standard resorts and a potentially lucrative year round rental market.

Tourism plays an important role in the Egyptian economy providing around 15% of the GNP. Accordingly, huge investment in infrastructure and marketing is planned in order to increase the momentum of interest within the country's tourism and investment market. The Zuheir Garana, the Egyptian Tourism Minister stated that eight million tourists visited Egypt in 2005 and the number is predicted to rise by 5.7% each year by the World Travel and Tourism Council.

Although, the Red Sea resort of Sharm is still the most popular destination for holiday makers and has seen property investments realise up to 100% profits, it is the up-and-coming resort of Hurghada that the smart money is now looking towards for investment.

WHY HURGHADA?

The city of Hurghada, Al-Ghardaka in Arabic, dates back to the early twentieth century, covering an area stretching over 40km along the Red Sea coast until it meets the desert and boasting a population of over 40,000 inhabitants. Until recently a small fishing village, today thanks to overseas investment, it has become one of the most popular destinations on the Red Sea.

Divided into three parts, El Dahar the old town where you will find the town's largest and most colourful bazaar, bus station and post office, whilst Sekalla and El Korra Road have a more modern flavour. However, this bustling town offers a vibrant selection of restaurants, bars, shops, internet cafes, hotels and lively nightlife, with many clubs where it is possible to sample some traditional belly dancing. Most of the hotels have their

own nightclubs offering entertainment well into the small hours.

The region is also a gateway to diving sites on the Red Sea, which is known as an international centre for water sports, deep sea fishing, windsurfing, snorkeling and is famous for its unrivalled dive sites, displaying spectacular coral reefs and islands. Desert safaris, golf and sizzling year round summer weather have made this a corner of North Africa a hotspot in every sense of the word.

The area is easily accessible, served by the international airport at Hurghada, which receives direct flights from most European cities and there are also regular connections from Cairo.



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DEVELOPMENT

A fantastic new development of luxury properties occupying an unbeatable position boasting its own private beach, enjoying some of the best views sea views in the area.

The complex comprises a selection of one and two bedroom apartments featuring well proportioned and spacious interiors. There is a fully furnished option, and each residence will benefit from a large terrace or balcony complete with an attractive arch and decorative railings.

The coveted private beach front location is complimented by the attractive gardens

complete with attractive community swimming pools. Residents can take advantage of a plethora of on-site hospitality and facilities including a reception, lobby bar, lounge and restaurant. The private beach has its own beach bar and there is also a pool bar with a restaurant. Other amenities include a fitness club, hair and beauty salon and there are also a large number of shops.



FACILITIES

- Guaranteed rental income of 5% over 2 – 5 years
- Fantastic sea views
- Reception area
- Private beach with beach bar, lounge, lobby
- Community swimming pools
- Pool bar and restaurants
- 18 shops including a supermarket and a pharmacy
- Satellite programming for 30 channels
- Gym, hair & beauty facilities

**COMPLETION DATE
MAY 2007**



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SITE PLAN

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EXAMPLE OF 1 BEDROOM APARTMENT



REF: EG04

EXAMPLE OF 2 BEDROOM APARTMENT



REF: EG04

PAYMENT PLAN

95% on contract
5% after snagging

PAYMENT STRUCTURE

| | |
|-------------------|------------|
| Purchase price | 57,846.45€ |
| 95% on contract | |
| 5% after snagging | |

MORE PICTURES



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HOW TO BUY

When you have decided on the property you wish to purchase, it will be necessary to make a deposit of 3600€ (incl. 50% legal admin fee). You should have this available by credit card or cash (euros). This deposit will reserve the property for you and it will be removed from the market. This reservation fee forms part of your deposit due upon signing the Private Purchase Contract, which is generally due thirty days later.

Immediately after you return home you will be contacted by our legal advisory service. They will offer to appoint an English speaking lawyer for you and act as an interface between you and your lawyer, throughout your purchase they will ensure that you are kept fully aware of when all payments are due and help you with any questions concerning your purchase.

You will also be contacted by HiFX our recommended currency exchange organisation. They will demonstrate to you how you will be able to save considerably on your currency payments overseas.

Finally our team 'The Diamond Experience' will contact you to introduce them selves and will be on hand to help you with any questions relating to our after sales service.

Should you require a mortgage for your purchase or to make multiple purchases we will be pleased to advise you. Tax issues should be discussed with your own tax advisor.



HOW TO VIEW

We recommend that you join us on an inspection tour. Our client services team will be pleased to book your flights and hotel on your behalf. The tours are kept to the best value. We will advise you of this when you are considering a trip.

INSPECTION TRIP ITINERARY

Coming Soon



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THE DIAMOND EXPERIENCE

The better way to buy your overseas property

When you buy from The Diamond Experience you have the full services of the UK and Ireland's leading client support service right behind you! Whatever your reason for purchasing The Diamond Experience will ensure you receive total satisfaction from your property.

BUYING TO SELL?

When you have decided that the capital appreciation of your purchase has fulfilled your requirements, The Diamond Experience can offer you a complete set of exit strategies: Your property receives all the benefits of The Diamond Experience giving it added value over other non member properties.

The Diamond Experience will provide numerous opportunities to sell: through our network of agents, exhibitions, features on web sites, promotions from our in resort offices.

BUYING TO RENT?

The Diamond Experience will ensure that your property is at its best for rental. We provide professionally selected furniture packs at best value for money. We can also provide a snagging service to ensure your property is completed satisfactorily.

You will have the opportunity to purchase properties with BANK guaranteed rentals, and developers guaranteed rentals from The Diamond Experience portfolio. We will introduce you to the best rental management companies for your destination. Your property will be a head and shoulders above others for renting. You will be able to offer potential clients Car Hire, Airport parking, transfers AND substantial discounts in your resort in restaurants, bars, leisure facilities etc.

BUYING FOR LIFESTYLE?

Your Diamond Experience card will give you the opportunity of making great savings in the resort of your property at many bars, restaurants, shops and leisure facilities. You will also have our Property Swap Shop at your disposal. Here, as a member you can swap your property with other members for holidays. For example if you own a property in Cape Verde you may like to swap it with a property in Morocco, or take a ski property in Bansko, Bulgaria. It's all available through The Diamond Experience member website.

You also have a full legal advisory service at your disposal.

EGYPT LEGAL SERVICES

Egyptian Legal Services is an interface between overseas purchasers and lawyers. Their service ensures that correct procedures are followed to ensure a smooth property purchase in the Egyptian property market. They provide a fully independent, legal advisory service utilising a panel of Egyptian Bar registered bi-lingual lawyers, all of whom specialise in property transactions. Your purchase will be tracked throughout the entire procedure and you will be advised when payments are due. The team is at your disposal to obtain the answers to any of your legal questions concerning your purchase. The advisors are available by freephone during office hours.

NO OTHER GROUP OFFERS SUCH AN ALL EMBRACING PACKAGE OF BENEFITS TO OVERSEAS PROPERTY PURCHASERS



