

Marlion Residences Hurghada

Why is this Property Unique?



- Guaranteed 10% NET rental income per annum for 5 years with a renewable contract
- Studio, 1, 2 bedroom apartments
- Excellent 'Buy 2 Sell' option to resell before completion, with a potential uplift of 20% in first year of investment.

All properties are freehold

Description

Marlion Residences Hurghada Egypt

Marlion Residences is an opportunity to purchase a luxury apartment in Hurghada, Egypt. This exclusive apart-hotel development consists of 272 apartments over four floors comprising fully furnished studios, 1, 2 and 3 bed apartments. All the apartments have balconies, the fourth floor apartments also have roof-top terraces, all with stunning views of the Red Sea. On the ground floor there are shops, restaurants and services. All apartments will be designed using modern materials of the highest quality. Set in landscaped gardens with swimming pools, a private beach, Marlion is surrounded by an air of tranquillity and peace.

With a complete furniture pack included with each apartment and a guaranteed rental income of 10% for 5 years, Marlion apart-hotel units offer an excellent long-term investment opportunity.

Key Features:

- Prices from £700 per sqm - Discounted by approx 15% - Prices of similar projects are selling at over £950 per sqm.
- Low purchase costs with unique exit strategy in place.
- Guaranteed 10% NET rental income per annum for 5 years with a renewable contract
- Furniture packs included with all apartments
- Price increase of 10% in place for end 2008
- Excellent 'Buy 2 Sell' option to resell before completion, with a potential uplift of 20% in first year of investment.
- Unique exit strategy in place - with 2nd stage property market just taking off in Hurghada, all investors have an opportunity to re-sell, pre-completion within a 2 year window.
- Up to 65% finance available upon completion (STS) for investors wishing to complete.
- All properties are freehold
- No capital gains tax or inheritance tax.
- All Marlion apartments include a 20 year structural guarantee as well as a two year minor defects guarantee

Location

Hurghada is split into three main districts: Dahar (old downtown), Sakalla (new downtown) and Village Road/Intercontinental area (hotel and residential district).

Marlion Residences are situated in an enviable position in a quiet and scenic area with outstanding views and just 15 minutes walking distance from Downtown (El Dahar) which is the old part of Hurghada. There is also easy access to the surrounding areas, particularly El Gouna, whilst Sahl Hasheesh is only a short distance away.

Hurghada International Airport is just 10 minutes away. For precise locations using Google maps use the links below, notes clicking these links will open a new window in your browser:

- [Hurghada](#)



- [Egypt](#)

Pricing - Payment Profile - Completion Date

Property Type	GBP	EUR	USD	AUD
Studio from	36,000	45,421	70,448	74,646
1 Bed Apartment from	57,000	71,917	111,543	118,190
2 Bed Apartment from	77,000	97,151	150,681	159,660

Installment	Percentage	Expected Date
Reservation Fee	£2,000	On Reservation
1st Installment	35%	Due within 4 weeks of signing Reservation Form
2nd Installment	15%	Due within 6 Months
Final Installment	50%	On Completion

Mortgage Option:

Up to 65% repayment over 10-15 years at 7% - 8%

Subject to Status

MARLION RESIDENCES COMPLETION DATE: Q1 2010

[For up to date Marlion Residences Property availability - enquire now](#)

If you want an either online estimate of the current exchange rates from Egypt Pounds (EGP) or would like to enquiry about EGP currency [click here to open a new window](#).

We are not charging a finders fee on this property - you pay the developers price - you will not find it cheaper anywhere!



SITEPLAN

