

## Marsa Alam Beach Resort

## Why is this Property Unique?



- Renowned as the world's premier diving site
- 1, and 2 bedroom apartments from £23k, €30k, \$47k
- 10% Rental guarantee
- Freehold ownership

## Description

### Marsa Alam Beach Resort Hurghada Egypt

Situated on the Red Sea Marsa Alam Beach Resort lies 45km south of the Marsa Alam International Airport and 20km north of Marsa Alam city.

The development set in a beautiful gated five star resort with a 500m stretch of coast line offers 1,050 one bedroom apartments which will be run under a hotel style of management and 450 two bedroom apartments consisting of Garden Apartments, Middle Apartments and Penthouses.

Furniture packs are available as an optional extra, however should you wish the Management Company to rent out your apartment, the furniture packs are compulsory.

#### Key Features:

- Frontline 5 Star development
- Prices starting from €29,500
- Extensive range of facilities
- Average 10% rental guarantee option for five years
- Freehold ownership
- Renowned as the world's premier diving site
- Excellent capital appreciation
- 45 km from Marsa Alam International Airport
- 500m Private beach and coral reef

#### Rental Guarantee

Marsa Alam Beach Resort is an ideal investment opportunity for those investors seeking high rental returns, capital appreciation, low entry levels and portfolio diversification. There is a Bank backed rental guarantee on the two bedroom apartments which is expected to average at 10% over five years.

There is no rental guarantee on the one bedroom apartments, these will work on a pooled rental system where all investors will receive a rental income based on occupancy levels.

The Hotel apartments will be managed by a reputable management company to EU standards.

#### Legal

A full due diligence has been conducted on the developer, development and management group by a UK based lawyer. Contracts will be written by UK based lawyers and are governed under European law. There are no restrictions on



direct foreign ownership for this development. Unlike other areas of the Red Sea Coast this resort is freehold ownership. The signatures of foreign affairs on the title deeds will be legalised by the Royal Netherlands Embassy in Cairo.

There is no restriction on when you can resell your apartment.

## Location

**Marsa Alam** is located in the south of the Egyptian Riviera on the Red Sea 20km north of Marsa Alam city and approximately 300km south of Hurgada.

Marsa Alam International Airport is just 45 kilometres away. For precise locations using Google maps use the links below, notes clicking these links will open a new window in your browser:

- [Marsa Alam](#)
- [Egypt](#)

## Pricing - Payment Profile - Completion Date



Marsa Alam Beach Resort, Marsa Alam				
Property Type	GBP	EUR	USD	AUD
1 Bed Junior Suites From	23,413	29,500	46,825	50,571
1 Bed Presidential Suites From	68,452	86,250	136,905	147,857
2 Bed Executive Suites A From	31,349	39,500	62,698	67,714
2 Bed Executive Suites B From	46,429	58,500	92,857	100,286
2 Bed Apartments From	34,877	43,945	69,754	75,334
2 Bed End Apartments From	36,464	45,945	72,929	78,763

A Reservation Fee of €1,500 is paid to allocate the property and take it off the market.

The property price, minus the the reservation fee, together with the \*Furniture Pack price and the \*\*Escrow & Title Deed fee is to be paid into Escrow within 28 days.

The Escrow Account holder will release the stage payments as follows:

Instalment	Percentage	Expected Date
1st Instalment	10%	On commencement of construction On commencement of foundations
2nd Instalment	10%	
3rd Instalment	20%	On commencement of concrete construction
4th Instalment	15%	On commencement of wall and roof construction
5th Instalment	15%	On commencement of plastering
6th Instalment	10%	On commencement of finishing work
7th Instalment	10%	On commencement of all building facilities
Final Instalment	10%	After inspection and delivery

\*Furniture Packs:

Junior Suites: From €3,950

Presidential Suites: From €6,450

Executive Suites Silver (A): From €6,950

Executive Suites Gold (B): From €7,450

2 Bed Apartments: From €7,450

2 Bed End Apartments: From €7,950

Maintenance Fee:

Suites will be subject to a maintenance charge of approximately €50 per calendar month. This will be deducted from the yearly rental payment. This maintenance charge covers all costs associated with the suite such as: maintenance of



communal areas, servicing and cleaning of the suite, insurance for damage caused by guests, utilities, any local taxes and provision of bathroom accessories.

Apartments The maintenance fee is covered with the rental guarantee however should you wish to not take the rental guarantee then you would be required to pay the €50 per month charge.

**\*\*Escrow & Title Deed Fee**

€1,050 is payable which consists of :

Due diligence approval of the developer

Due diligence approval of the Egyptian Land Ownership/Government planning approvals

Due diligence of all plans and construction methods as per industry standards

Due diligence of the management company

Setting up of Escrow accounts

Raising of Contracts

Monitoring Escrow accounts in Holland with the developer's lawyers as per the photographic evidence and structural reports

Official property certificate in Egyptian and English

Official deeds which will be legalized by the Royal Netherlands Embassy in Cairo

**MARSA ALAM BEACH RESORT COMPLETION DATE: June 2010**

**[For up to date Marsa Alam Beach Resort Egypt Property availability - enquire now](#)**

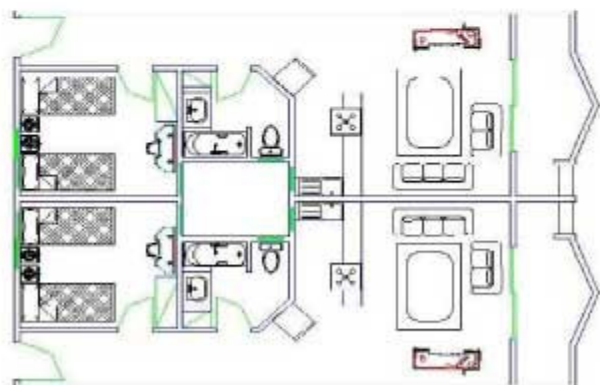
If you want an either online estimate of the current exchange rates from Egypt Pounds (EGP) or would like to enquiry about EGP currency **[click here to open a new window](#)**.

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



One Bedroom

Example Floor Plan

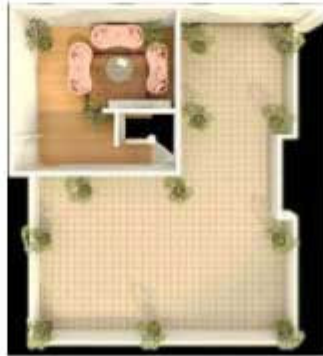


Two Bedroom

**Example Floor Plans (subject to change)**  
Garden and Middle Apartment



Main floor layout of all two bedroom apartments



Additional room and roof terrace included with penthouse apartments