

PYRAMIDS *Beach*

A stylized green palm tree logo with a brown trunk, positioned to the right of the word 'PYRAMIDS' and partially overlapping the word 'Beach'.



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.



HURGHADA AND 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:



- ▣ GOLF (A WIDE SELECTION OF PGA COURSES IN THE AREA)
- ▣ WIND SURFING
- ▣ SNORKELLING
- ▣ KITE SURFING
- ▣ SCUBA DIVING(WORLD CLASS)
- ▣ SWIM WITH DOLPHINS
- ▣ SEA FISHING
- ▣ VARIOUS FULL OR PART DAY TRIPS
- ▣ MANY HISTORICAL EXCURSIONS
(PYRAMIDS, VALLEY OF THE KINGS ETC)
- ▣ QUAD BIKING IN THE DESERT
- ▣ JEEP SAFARIS
- ▣ 10 PIN BOWLING
- ▣ WATER PARKS

- ▣ ALL TYPES OF CUISINE FROM EVENING AT A BEDOUIN DINNER
TO HARD ROCK CAFÉ AND TOP QUALITY
EXQUISITE DINING
- ▣ NIGHT CLUBS AND BARS TO SUITE ALL AGES
- ▣ 365 DAYS OF SUNSHINE
- ▣ ALL YEAR ROUND HOLIDAY DESTINATION
- ▣ CRYSTAL CLEAR WATERS OF THE RED SEA
- ▣ MANY PUBLIC BEACHES AND ISLANDS TO CHOOSE FROM
- ▣ SUPERB LOW COST OF LIVING
- ▣ SHOPPING MALLS AND BAZAARS TO SUIT ALL NEEDS FROM
GIFTS TO DESIGNER CLOTHING
- ▣ ONLY 5 HR FLIGHT FROM MOST UK AIRPORTS DIRECT TO
HURGHADA INTERNATIONAL AIRPORT
- ▣ MANY INTERNATIONAL SCHOOLS AND COLLEGES TO
CHOOSE FROM





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

INTRODUCING THE RESORT

THE PYRAMIDS BEACH DEVELOPMENT IS SITUATED JUST 10 MINUTES NORTH OF HURGHADA INTERNATIONAL AIRPORT, JUST 5 MINUTES TO HURGHADA TOWN CENTRE AND ONLY 10 MINUTES SOUTH OF EL GOUNA AND ITS 18-HOLE PGA GOLF COURSE.

THE PYRAMIDS BEACH DEVELOPMENT IS ON TRACK TO BECOMING ONE OF THE MOST IMPRESSIVE SOUGHT AFTER LOCATIONS IN HURGHADA OFFERING SECURE, LUXURY LIVING AND FIRST-CLASS SURROUNDINGS THAT ARE SECOND TO NONE. PYRAMIDS BEACH CONSISTS OF PROPERTIES BUILT IN 2 PHASES WITH A SELECTION OF STUDIO, 1, 2 AND 3 BEDROOMED APARTMENTS ALL COMPLETED TO EUROPEAN FINISH. WITH AN ESTIMATED CAPITAL GROWTH IN THIS AREA AT AROUND 25% PER ANNUM AND WITH PRICES STARTING FROM ONLY £17,800 IT MAKES PYRAMIDS BEACH THE IDEAL INVESTMENT PROPERTY.

ONE OF THE MAIN FEATURES ON PYRAMIDS BEACH IS THAT THE DEVELOPMENT IS DIRECTLY ACROSS FROM THE ENTRANCE TO THE PUBLIC BEACH OFFERING SUPERB UNINTERRUPTED VIEWS OF THE COASTLINE AND THE CRYSTAL CLEAR WATERS OF THE RED SEA.



FACILITIES AND BENEFITS

- ✎ UK DEVELOPER.
- ✎ 10 YEAR BUILDER'S GUARANTEE.
- ✎ ALL PROPERTIES ARE FREEHOLD.
- ✎ ALL PROPERTIES ARE COMPLETED TO EUROPEAN FINISH.
- ✎ 10 MINUTES FROM HURGHADA AIRPORT.
- ✎ 15 MINUTES FROM EL GOUNA GOLF COURSE.
- ✎ 2 LARGE SWIMMING POOLS INCLUDING CHILDREN'S SECTION.
- ✎ FITTED WARDROBES TO ALL PROPERTIES
- ✎ ELEVATORS TO ALL FLOORS
- ✎ POOL BARS
- ✎ CHILDREN'S PLAY AREA.
- ✎ ON SITE LIFEGUARD.
- ✎ RESTAURANT OFFERING VARIOUS CUISINES.
- ✎ FULLY EQUIPPED GYMNASIUM AND HEALTH SUITE
- ✎ CAFÉ BAR WITH INTERNET BUSINESS CENTRE.
- ✎ MINI MARKET.
- ✎ ONSITE PHARMACY
- ✎ 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 INCLUDING RENTAL POOLS, MULTI PURCHASE DISCOUNTS, EARLY RESALE OPTION AND EARLY PAYMENT DISCOUNT.
- ✎ FROM £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.
- ✎ ALL FACILITIES ARE RUN AND MANAGED BY DEVELOPER TO MAINTAIN QUALITY OF SERVICE.



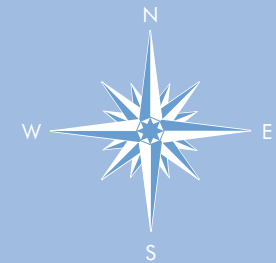
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USEFUL INFORMATION

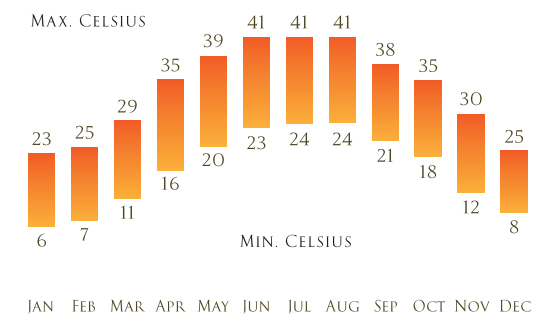
- ☒ HURGHADA IS LOCATED ON THE SHORES OF THE RED SEA COAST AND EAST OF THE EASTERN DESERT.
- ☒ ONLY 10 MINUTES FROM HURGHADA INTERNATIONAL AIRPORT
- ☒ DIRECT WEEKLY FLIGHTS TO AND FROM THE UK AND OTHER MAJOR EUROPEAN CITIES THROUGHOUT THE YEAR IN UNDER 5 HOURS.
- ☒ THE EGYPTIAN POUND (E£) IS THE OFFICIAL 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 - 30.84M SQ.
TO - 50.40M SQ.



1 BEDROOM

FROM - 69.12M SQ.
TO - 77.28M SQ.



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

2 & 3 BEDROOM APARTMENTS

2 BEDROOM

FROM - 104.40M SQ.
TO - 108.00M SQ.

3 BEDROOM

123.30M 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 BEACH 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 BEACH 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 BEACH 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

- ⌘ 10% INITIAL DEPOSIT
- ⌘ 40% UPON SIGNING OF CONTRACTS (WITHIN 30 DAYS OF DEPOSIT)
- ⌘ 25% INTERIM PAYMENT
- ⌘ 25% UPON COMPLETION

MULTI PURCHASE INVESTMENT PACKAGES
ARE AVAILABLE, PLEASE ASK FOR DETAILS



PYRAMIDS 
Beach
