



**Your private place within the heart of action**

For inspection and further assistance please contact us on:

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[www.gip4u.net](http://www.gip4u.net) - [www.homemakers-nationwide.co.uk](http://www.homemakers-nationwide.co.uk)



## Project Fact Sheet

- Name:** Serene
- Location:** Naama Bay – Sharm El Sheikh
- Developer:** Yasser
- Delivery:** March 2010
- Total area:** Approx. 21,000 m<sup>2</sup> (foot print ratio: 20%)
- Venue:** An elevated plot 35m<sup>2</sup> above sea level across the street from Sharm El Sheikh's most popular area Naama Bay in a 5star hotels neighborhood with clear sea views
- No. of Units:** 68 apartments and 2 spacious villas w/ garden, pool and garage
- Product Mix:** 1BR apartments (90—86)m<sup>2</sup>  
2BR apartments (143—137)m<sup>2</sup>
- Facilities:**
- Swimming Pools
  - Lounge Bar
  - Restaurant
  - Laundry
  - Parking
  - ADSL
  - Housekeeping
  - 24 hours security
  - SPA / Club House
  - Central Satellite



**Type (A)**

**1 BR: 86—90m<sup>2</sup>**

- 1 En Suite (BR + Bath)
- 1 Toilet
- Living
- Kitchenette w/bar
- Terrace





**Type (B)**

**2 BR: 137–143m<sup>2</sup>**

- 2 En Suites (BR + Bath)
- 1 Toilet
- Living
- Dining
- Kitchenette w/bar
- Terrace





**More than 40% appreciation before delivery**

**Payment Terms:**

- 25% deposit with contract
- 70% paid quarterly (7 instalments)
- 5% upon delivery



- **Marvellous Views**
- **Selective Privacy**
- **Niche Neighbourhood**
- **Prime Centralized Location**
- **Attractive Design**
- **Payment Facilities**
- **High Annual Yield**



**Egypt... 365 days of Sunshine**

**Sharm El Sheikh... City of**



- \*Rapidly growing market potential**
- \*Year round sunshine and glorious weather**
- \*Attractive Destination developing into Attractive Investment**
  - \*Low living costs**
  - \*Non stop increasing property appreciation value**
- \*Increasing number of direct flights to Egypt from all major cities of the world**
- \*Flights to Egypt are 4 hours from European countries, Russia and the MENA region**
  - \*Reduced flight cost**
  - \*High rental yields compared to other territories**
  - \*A 12 months holiday season**
- \*Cheaper property prices than other holiday/tourist destinations**
- \*Desirability, increasing tourism and increasing demand for property**
- \*Home of the most ancient civilizations in the world, Egypt remains a favourable destination and primary attraction for tourists and travellers**
- \*A geographically strategic location and culture enriched with valuable natural features encompassing an array of activities, entertainment facilities and sports with a diversity of choices for every taste**
- \*While Egypt is an appealing destination to almost everyone, it is a good to have an investment in a place you like and your friends and family can use too**
  - \*Ongoing developments in facilities and infrastructure**
  - \*Government exerts efforts to facilitate the process of property ownership**
  - \*No inheritance tax, capital gains tax nor income tax on overseas incomes**
- \*After removal of pre-emption rule, short-term gains of investment are an option**

**Egypt unlimited opportunities available for the overseas investor looking for something different...it is the NEAREST, the HOTTEST and the CHEAPEST!!**



- Independent Property Purchase Advise
- Mortgage Advise for UK nationals
- Concierge Service
- Inspection Trips
- Accommodation Arrangements
- Legal Paper Work
- Due Diligence
- Insurance
- Property Management
- Rental Services
- Furniture and Deco

**THANK YOU**

**Global Investment Properties 4 U**

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