



Overseas Property Investment Solution and Services



Maraqia Resort

Nabq | Sharm El Sheikh | Egypt

Once completed this resort will be the premier destination in the Sinai Peninsula offering an abundance of facilities.

Prices from **140,800 EGP**

Please Note: This material is based upon information which we consider to be accurate. This document has no contractual value and prices are subject to exchange rate fluctuations therefore prices may differ.

Egypt, a land with a history spanning 7000 years... and probably one of the oldest vacation spots in the world. 'The Arab Republic of Egypt enjoys a prime location in the northeast corner of the African continent. Egypt shares its boundary with the Mediterranean Sea in the North, Sudan in the South, Israel and Red Sea in the East.

The Nile runs for over 1,000 miles within Egypt. It divides the country into four broad regions. In the Western Desert, which occupies almost two-thirds of the total area, the Eastern Desert, the Sinai Peninsula, and the Nile Valley and Delta, which is the most densely populated region of the country.

Egypt's 2020 Vision

'Tourism 2020 Vision' is the World Tourism Organisation's forecast of tourism in the first 20 years of the new millennium for every major tourist destination around the globe. It forecasts that Egypt will remain the Middle Eastern region's largest tourist destination receiving country with over 17 million international tourist arrivals. The expected growth rate in international tourist arrivals for the period 1995 to 2020 is above the average for the Middle East and indeed for the world, at 7.4%.

Buying in Egypt in the present time unlike in most areas of the world is a safe investment. Although the world economy is down especially in the real estate market in this part of the world we are still seeing an increase in real estate investment. As an emerging country Egypt was stated to be the 5th safest to invest in at the present time. The potential growth investment in Egypt is predicted in the next 5 years to be 20% from year to year. Property prices in Egypt remain low in comparison to Europe, and the area of the Red Sea in particular has seen a tremendous boom with all the expats moving to this part of the world and of course the increase in Egypt's tourism brings millions of visitors that decided to eventually reside in the Red Sea or own a 2nd home.



Nabq is a stunning bay about 15 minute's drive from the centre of Sharm El Sheikh. The resort is new and modern. Located here you will be spoilt with amazing views of land and the crystal blue coastline. Directly across from Nabq Bay is Tiran Island, and behind the resort is a majestic mountain range rising to biblical Mount Sinai.

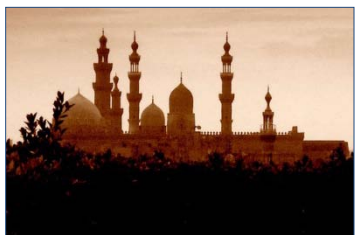
This underdeveloped area is set to become the quickest area of growth in the Sinai Peninsular and is an ideal location for the purchase of a second home or to expand you present portfolio.



The property market in Egypt is now regarded as a solid reality of the market. The demand for real estate is increasing largely for both the acquisition of holiday homes and pure investment. There are numerous reasons for choosing Egypt as a location where to invest money:



- Warm desert climate with temperatures ranging from 20 C in winter to 50 C in summer creating a year-round tourist season and year round rental season.
- A unique mix of wealthy culture, beautiful beaches and golden deserts, along with being one of the best diving locations in the world.
- No VAT on property purchases | No Egyptian Inheritance Tax
- No capital gains tax | Low income tax
- Low cost of living and low maintenance costs.
- Cost of living in Egypt is around 20% of UK rates.
- Charges for title deeds and registration as low as 3%.
- Property annual appreciation of about 20%.
- Regular direct flights from most European destinations.
- Properties are highly rentable due to Egypt's flourishing tourist industry.
- Strong economic growth and increased investment in infrastructure.



Maraqia Resort is perfectly positioned next to the mountains of Nabq. The resort offers a cosmopolitan lifestyle for families to enjoy.

With pools, parks, children play areas, shopping malls all close by this truly is the ultimate investment for those seeking peace and tranquillity coupled with enjoyment for the whole family.

For the golf enthusiasts Nabq has plans for 2 courses.

Marquia Resort is perfectly designed and developed for those wishing to live in or rent out their investment.

The development offers Studios, One bed, Two bed and Penthouses with roof top terraces.





Studio, 1-2 and 3 bedroom lofts

Majority of the apartments are overlooking the pool
 4 pools, each with small pool for children

Every penthouse with private roof patio

The first handover 31st May 2010

Shopping mall will open on 31 December 2010



Studio 30 m²



One Bed From 48 m²



Two Bed 78 m²



Facilities

- Beach Access with fees
- Restaurants
- 2 tennis courts + football court + volleyball court
- Housekeeping & laundry services
- Central satellite dish, parking
- Washing machine installation
- Children playground
- 24 hours security with surveillance cameras
- Hotel Management & Rental option

Terms of Payment

Contracting deposit 35 %

55 % till 31 December 2010

Quarterly payment plan

10 % Handover payment

Electric and water meter extra (approx 3,300 EGP)

Electric & water meter extra for lofts (approx. 4,800 EGP)

Maintenance fees

One off payment upon handover:

- Studios – 10,000 EGP
- 1 bedroom apartments – 15,000 EGP
- 2 bedroom apartments – 20,000 EGP
- 3 bedroom penthouses – 30,000 EGP
- There will be a 15 % increase every 3 years

Furniture option is available