



Florenza Khamsein
BEACH RESORT





Introduction

Apartments at florenza khamsin beach resort offer extraordinary dreams of:the warm waters of Egypt's Red sea , completed with some of the most exotic marine life on this planet, along with the benefits of a perfect climate, private beach and luxury marina.

Florenza khamsin beach located on the seafront as well as surrounded by 12 hotels & a big hospital ,it's only 5 minutes from downtown Hurgada,15 minutes from airport, making it highly desirable and marketable to tourists, homebuyers and investors alike.

Egypt investment hotspots:

Twenty years ago, Egypt was footnotes on the list of favorite holiday destinations. Now millions of tourists visit every year with increasingly more people going on to buy a home there with a view to their retirement. Egypt has plenty to offer the retiree - especially while it remains relatively unspoilt - property prices and the cost of living are both low. Today, modern Egypt is characterized by its stable economy and political structure. This combined with the latest Government reforms supports a strong and healthy growth in the property sector.





Red Sea Description

The Red Sea, aptly named after its crystal clear reflections of the surrounding red mountains which represent the region's inconspicuous lifeblood. The colorful abundance of fish, aquatic plants and coral reefs is the region's prize delight. Indeed, the Red Sea is widely considered as premier diving destination with more than 30 meters of underwater visibility.

The facilities at Hurghada are of the very highest class. There also many other excellent aquatic sport facilities enjoyed by visitors such as: Kite surfing ,Deep sea fishing, Windsurfing Swimming with dolphins, Sailing Boat trips in Hurghada and you will discover more...





Why investing in Red Sea - Egypt?

- Reasonable prices comparing to any region in the world.
- Well-renowned developers are creating luxury resorts to cater for Egypt's new influx of international tourism.
- Property registration fees were reduced from 3% of property value much more reasonable fixed amount which is 400 \$.
- Rental returns: recent years have risen between 6- 8% annually.
- Egypt has no capital gains tax
- Rental income tax: 0%.
- Foreign investors are regarded by the government as a big investment
- Opportunity As such they have streamlined the laws to simplify the purchase process for foreign investors.

- Freehold: the right to obtain freehold rights on your property is provided with most non Egyptian purchases of property.
- Easy purchase procedure.
- Those buying now are set to profit substantially from their property investment decision.
- Properties are currently for sale well below the market value.
- Residency: resident visas are supplied with non Egyptian purchase on property.
- Year round sunshine - hot and dry, not humid.
- Scuba Diving: it is the habitat of over 1,000 species and 200 soft and hard corals, homage of golden sand flanking its shore.



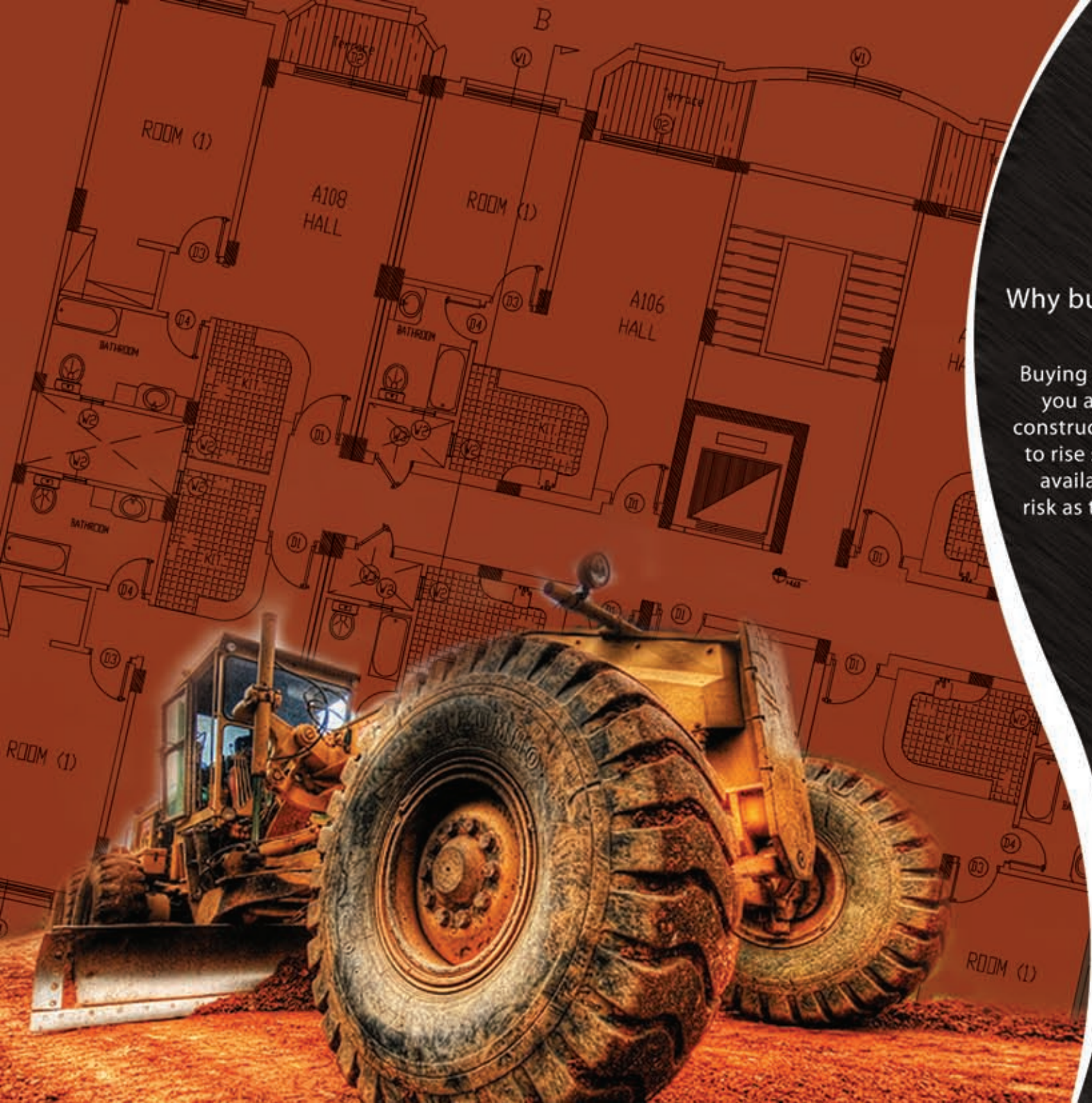


Features & Benefits when buying in Florenza khamsin beach Resort

- All investors have an opportunity to re-sell, pre-completion
- Most of the apartments have fabulous views across the crystal clear waters of the red sea
 - Excellent buy-to-sell opportunity as value will increase by 35% in first year of investment
 - Rental returns 6-8 annually
- one of the best very few location in hurghada
 - 4 swimming pools and club house.
 - Private beach
 - Prime tourist diving location.
- Water sports centre including Diving School, kite and windsurfing. Equipment hire and storage
 - Places of interest nearby
 - Healthy climate
 - Center of Hurghada
 - Ease of getting to for relatives
- Fully maintained property, beach , pools and gardens
 - High Quality-build

- 24 hour security
- International chain of Bars/restaurants.
- Reception and Concierge Service, cleaning , Laundry and maintenance
 - Night clubs.
- 15 minutes from 18-hole golf course.
 - Medical services
 - Fitness center
- Spa ,beauty center & Gym
 - Kids' club
 - Beach bars
- Water sports center
 - Wi-Fi
 - Cable TV
 - Internet cafe'
- The apartments have been designed to maximise enjoyment of this marine wonderland
 - Prices start from \$ 33.000
 - 10 year construction Guarantee.





Why buying overseas off-plan property?

Buying an overseas property off-plan means that you are buying it at today's prices, But When construction begins , the value of the units begins to rise steadily. A completed show home is then available for viewing and buyers take on less risk as they now need not rely entirely on plans.

Buyers begin to purchase units while construction is in progress and as they sell, so the price of the remaining units rises steadily. A phase payment structure is often in operation which reflects the increasing value of the properties. To early investors, this means that should you decide to sell your property at this stage, it will be worth considerably more already than when you made your initial purchase and paid the 40% deposit.



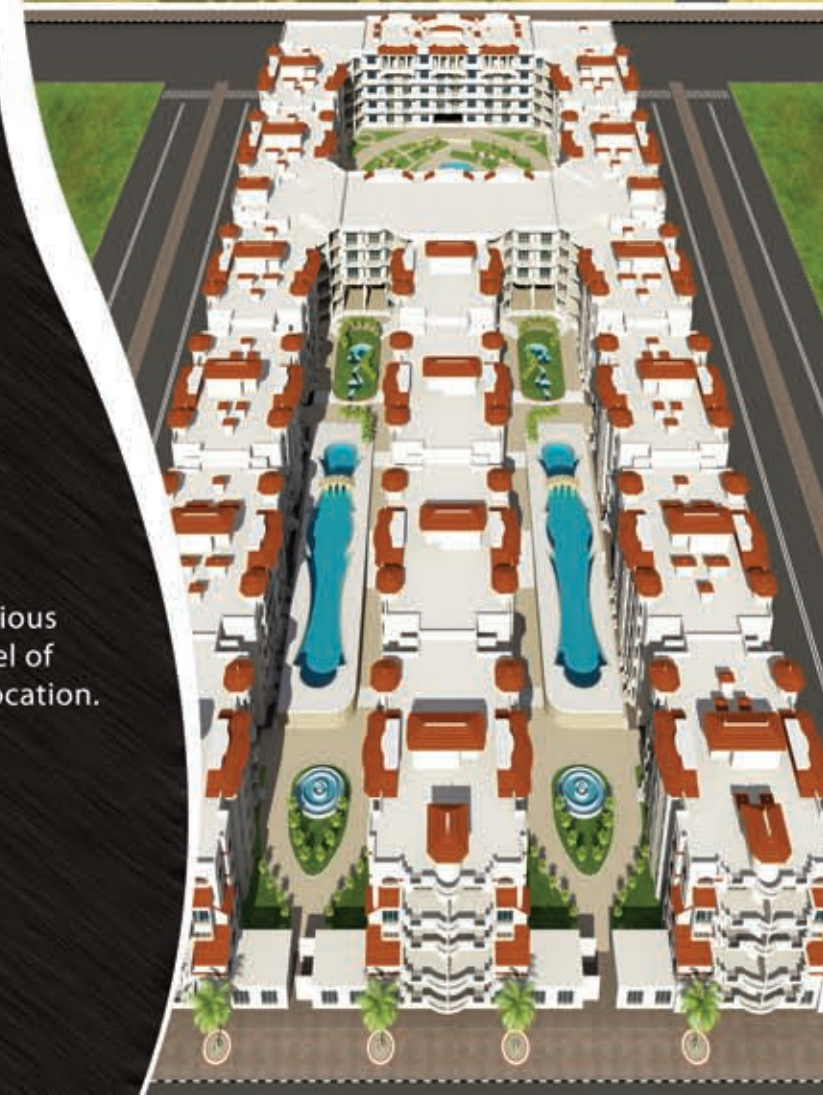


Phase I

Florenza khamsin Beach Resort has its own private beach and marina with stunning views over the crystal clear red sea, towards the famous Giffen Island. The resort is perfect for those looking to enjoy an all year round beach lifestyle and indulge in the many water sports on offer.

Phase II

E.I.T.C decided to run this phase as a luxurious hotel because this part represent the jewel of this area due to the extraordinary strategic location.







Studio Apartments

- Open plan kitchenettes provide owners with the maximum feeling of space within the apartment.
- All Studio Apartments with sun terrace
 - Sizes include communal areas.
- All Studio Apartments have access to the communal area & swimming pools.
- The interior of all apartments have been designed to disperse the natural sunlight.



One - Bedroom Apartments

- Carefully designed, these large one-bedroom apartments offer spacious living area as well as a large bedroom with bathroom.
- All one-bedroom Apartments with sun terrace
 - Sizes include communal areas.
- All one-bedroom Apartments have access to the communal area & swimming pools.





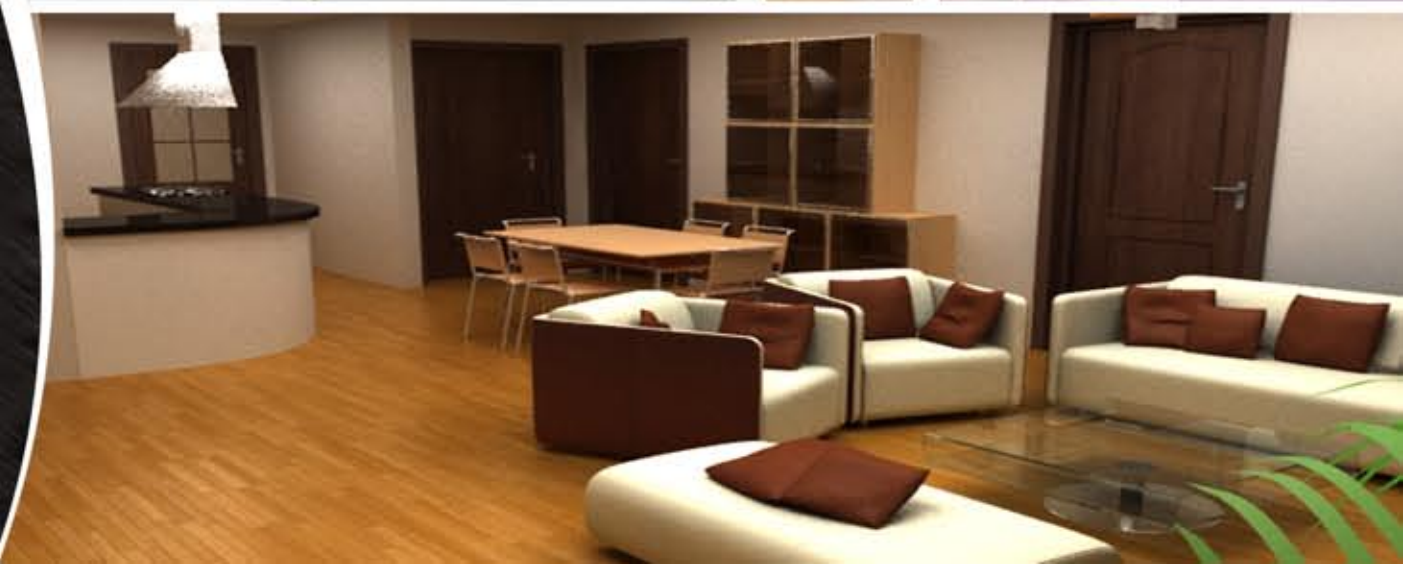
Two - Bedroom Apartments

- These spacious apartments have two large bedrooms with bathroom.
- All two-bedroom Apartments with sun terrace
 - Sizes include communal areas.
- All two-bedroom Apartments have access to the communal area & swimming pools.



Three-Bedroom Apartments

- These large three-bedroom apartments offer spacious living area as well as three large bedrooms with two bathrooms.
- All three-bedroom Apartments with sun terrace
 - Sizes include communal areas.
- All three-bedroom Apartments have access to the communal area & swimming pools.





Our payment plan

The payment structure for Florenza khamsin beach resort follows the schedule below:

- \$1000 reservation deposit
- 40% on Private Purchase contract
- 20% stage payment 6 months after PPC
- 20% stage payment 12 months after PPC
- 20% final payment on completion

	Meter square	starting price
Studio	37 up to 84	\$33000
One-bed room apartments	62 up to 128	\$55857
Two-bed room apartments	84 up to 139	\$63000
Three-bed room apartments	only 139	\$180866

Also you have the option to choose Sea,
garden, city or pool views





For your Security:

If you undergo legal searches by an independent law firm you will discover the following:

- Planning permission
- Land title confirmation
- Developer is a duly registered company
- The private purchase contract contains the minimum requirements

Owner Company

Florenza khamsin will be developed by the Egyptian International Tourism Company (E.I.T.C) S.A.E branch from the famous holding company Rodan Group.

Florenza khamsin beach resort is to be built to the highest standards using only the finest quality materials, design and construction. The Project is scheduled for completion by May 2011, it will operate as a hotel facility and will be managed through Sphinx Co. a branch from Rodan Group.





FLORENZA KHAM SIN BEACH RESORT
HURGHADA-RED SEA-EGYPT
Developed by
EGYPTIAN INTERNATIONAL TOURISM COMPANY E.I.T.C

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