

Hurghada  
DREAMS 

invest in **dreams**

sea view living along the beaches of the red sea - **hurghada egypt**

## EGYPT



Egypt has a mystical and timeless appeal that has been attracting travellers from far and wide for many centuries. From the fascinating sights of the Pharaohs, on the banks of the Nile at Luxor, to the glorious beaches of the Red Sea, this is a land of great contrast, where ancient and modern life exist side by side. Past civilisations have left an indelible impression on the landscape creating what today must rank as one of the most spectacular sightseeing destinations in the world. Egypt has clear skies and bright sunshine all year round. English is the most widely spoken language after Arabic. The country offers nature and desert treks, great scuba diving and even golf, fishing and birding expeditions.

## WHY BUY A PROPERTY IN EGYPT?



The key factors to Egypt's growing overseas investment in property are:

- Fast growing tourism sector
- Government committed to reducing property related taxation costs
- Property prices still relatively low
- Demand for short term lets increasing

The highest rental incomes achievable for the real estate investor are along the tourist friendly Red Sea coastline. Apartments which are well located and facilitated are most in demand for short term lets, as well as having the highest rental yields. Egypt also has a growing retirement market, which is attracting great attention and is another avenue for real estate investors to explore. Real estate investors can expect an immediate income and medium to long term growth on their investment, and the number of investors exploring the market is set to rise & rise.

Anyone who is thinking of venturing into the overseas real estate market should consider Egypt for medium term investment. There are many positive aspects to the property market in this North African country, it is a beautiful, ancient & exotic place, and its close proximity to Europe is a real plus. The potential tourist market is massive, with easy access from most European countries, a new found economic confidence, and excellent relationships with Western Governments. This combined with year-round sunshine on the Red Sea Riviera make it an exciting real estate proposition.

## HURGHADA



The bustling town of Hurghada is situated on Egypt's Red Sea Riviera, which boasts 750 miles of coastline. Hurghada was founded in the early 20th century and was originally a small fishing village until the tourist revolution of the past few decades. The spectacular coastline and permanent summer weather attract many thousands of visitors to the area, with the number of British visitors increasing by 27% year on year.



Hurghada has something to offer everyone, and is known worldwide for its spectacular diving, with uninhabited off-shore reefs, and crystal clear waters with an abundance of rare fish. As well as diving, the warm waters are ideal for swimming and snorkelling. Golf is popular in Egypt and has been played there for over 100 years, there are several top class courses close to Hurghada. Other pastimes such as Horse & Camel riding, Quad biking and Desert Safaris are all in demand from tourists. Hurghada is a lively cosmopolitan town with leading European clubs & bars and international restaurants, as well as the more traditional Egyptian establishments.

## ABOUT THE PROJECT



Hurghada Dreams is a brand new gated development of hotel-style apartments (1 & 2 bedrooms), commercial units and extensive facilities. The project is located centrally in Hurghada in a strategic location between downtown and newtown. Across the road from Hurghada Dreams is the best open public beach in the area meaning you do not have to walk to find a beach and also you get fantastic sea views from most apartments on Hurghada Dreams. This project presents a unique opportunity to invest in Egypt's rapidly emerging property market. No other project this close to the centre can offer sea views & beach access with extensive facilities on a large project at these prices. Owners should see a strong capital growth and an excellent long and short term rental income throughout the year.



### KEYFEATURES

- Sea View apartments
- Large public beach right in front
- High quality building and European style finishing
- Commercial units including Abu Ashra Market
- Panoramic sea view coffee shop/restaurant
- Rental & maintenance service

### FACILITIES

- Swimming pool
- Rooftop Cafe
- Health club
- Super Market
- Pharmacy
- Coffee Shop
- Excursions
- Lifts to all floors
- 24 Hour security
- Pre-installation for telephone and internet lines
- Landscaped Gardens
- On site management service



### DISCOUNTSCHEME

Owners at Hurghada Dreams will also benefit from a special membership scheme offering discounts to owners at the following stores:

- Guy Laroche Hurghada
- Star Fish Restaurant Hurghada
- Mens & Womens clothing
- New stores will be added in the future.

## LOCATION



Hurghada dreams is located in “Al Arabia” area of Hurghada. This is a strategic location as access to the main centre of Hurghada - Sakkala (Sheraton road) is only 5 minutes away. Sheraton road is home to most of the bars, restaurants, shops and nightclubs (including 2x Ministry of Sound) in Hurghada. To the other direction you reach downtown (“Dahar”) where you can experience the more traditional Egypt and also pick up some real bargains. The airport is only 15 minutes away by car.

## DISTANCES

Sakalla (New centre)	5 minute	Drive
Dahar (Downtown)	5 minute	Drive
Airport	15 minute	Drive
El Gouna Golf	20 minute	Drive
Marina	4 minute	Drive
Sharm El Sheikh	90 minute	Boat

The Beauty of Hurghada Dreams is its proximity to the public beach. The project lies in front of a large and well maintained public beach meaning the project has fantastic sea views (even from the ground floor). Being a public beach also means that your views will be maintained



# TYPICAL LAYOUTS



## 1 BEDROOM APARTMENTS

Total Number: **90**  
Smallest Size: **50.73 m<sup>2</sup>**  
Largest size: **90.64 m<sup>2</sup>**  
Views: **Sea, pool**



## 2 BEDROOM APARTMENTS

Total Number: **50**  
Smallest Size: **84.34 m<sup>2</sup>**  
Largest size: **98.82 m<sup>2</sup>**  
Views: **Sea, pool**

## PAYMENT PLAN



### PAYMENT OPTIONS

Reservation*	Deposit on contracts	6 Weeks after contracts	8 months after contracts	Completion
<b>£2,300</b>	<b>35%</b>	<b>15%</b>	<b>25%</b>	<b>25%**</b>

\* Refundable within 28 days of signing the reservation agreement \*\* Minus reservation fee

# INVESTMENT POTENTIAL



## THE TOP REASONS TO BUY IN EGYPT

- All year round weather
- Year round rental season
- One of the best diving destinations in the world
- Established tourist destination
- More history and culture to explore
- One of the most stable countries in the middle east
- Only 5 hour flight from the UK
- Rapidly emerging property market supported by any different nationalities (including Egyptians).
- Low taxation

A rental pool will be set up and managed by a third party company which will specialise in the management and rental for the project. The pool system sees the rental returns generated by all the apartments in the pool shared proportionately between owners. The share depends on the size of the apartment and the number of weeks committed to the pool.

## TYPICAL RENTAL RATES

	Short Term (weekly)	Long Term - monthly
1 Bed	£150 - £175	£350 - £400
2 Bed	£200 - £250	£450 - £500

## WHY YOU SHOULD INVEST IN HURGHADA DREAMS

### 1. LOCATION. LOCATION. LOCATION

Key location almost beach-front and within close reach of the centre

### 2. SEA VIEWS

Excellent sea views from most apartments, even from the ground floors. Sea views will be maintained due to the fact that the public beach cannot be built on.

### 3. PRICE

Excellent, discounted, off-plan pricing with strong potential for capital growth.

### 4. RENTAL

Excellent, year round rental prospects and high repeat clients. The location, sea views, beach facilities will ensure a good stream of short & long term lets.

### 5. QUALITY

Top quality architectural design and planning with a high quality fit and finish in a modern and minimalist style.

### 6. OWNER BENEFITS

Discount membership scheme for use at popular brands throughout Hurghada including some of the best sea food restaurants and designer clothes shops in Hurghada.



authorized **agent**

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**[www.hurghada-dreams.com](http://www.hurghada-dreams.com)**

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