



Sunset Pearl

BEACH & GOLF APARTMENTS

PART OF THE PYRAMISA GROUP

SAHL HASHEESH



ENTRANCE TO SAHL HASHEESH RESORT

GATE TO PARADISE

A UNIQUE OPPORTUNITY TO OWN A LUXURIOUS HOME IN ONE OF THE MOST BEAUTIFUL AND BREATHTAKING LOCATIONS IN THE WORLD.

NESTLED ON A HILLTOP WITH OUTSTANDING VIEWS OF THE RED SEA, LIES THE MAGNIFICENT SUNSET PEARL BEACH & GOLF APARTMENTS IN THE EXCLUSIVE RESORT OF SAHL HASHEESH. SET AMIDST GLISTENING DUNES, PALM TREES, GOLF COURSES AND CLEAR WATERS THIS PRESTIGIOUS DEVELOPMENT OFFERS 450 APARTMENTS OFFERING TOP QUALITY DESIGN AND CONSTRUCTION.

KNOWN AS THE GREEN VALLEY, SAHL HASHEESH IS A DEVELOPMENT INSPIRED BY EGYPT'S RICH ARCHITECTURE AND CULTURAL HERITAGE. COVERING AN AREA OF 59,000 M² THIS COMMUNITY IS A STONE'S THROW AWAY FROM THE DEVELOPMENT OF SERRENIA, THE WORLD'S MOST SPECTACULAR AND INNOVATIVE RESORT TO DATE.

EASILY ACCESSIBLE, THIS OASIS IS LESS THAN 5 HOURS FROM THE UK, SITUATED 20 KILOMETERS SOUTH OF HURGHADA INTERNATIONAL AIRPORT, BETWEEN HURGHADA AND SAFAGA; LUXOR AND THE VALLEY OF THE KINGS ARE JUST 200 KILOMETERS AWAY BY ROAD OR SHORT FLIGHT.

LAND OF KINGS

EGYPT IS A LAND OF ANCIENT CIVILIZATIONS AND MONUMENTAL HISTORICAL SITES. ITS HISTORY SPANNING 7000 YEARS MAKES IT ONE OF THE OLDEST VACATION SPOTS IN THE WORLD. EARLY GREEKS AND ROMANS JOURNEYED HERE FOR LEISURE AND TO MARVEL AT THE WONDERS OF MANKIND'S EARLIEST TRIUMPHS.

A MYSTICAL LAND BUSTLING WITH LIFE, SOUND AND VISUAL BEAUTY, EGYPT IS NOT JUST THE PLACE FOR VISITING PYRAMIDS, MONUMENTS AND TEMPLES, BUT ALSO A COUNTRY THAT OFFERS THE PERFECT CLIMATE WITH BRILLIANT SUNSHINE ALL YEAR ROUND. THE ANCIENT EGYPTIANS ESTABLISHED A MAGNIFICENT AND ENDURING CIVILIZATION WHOSE ACHIEVEMENTS HAVE CAPTURED THE IMAGINATION OF THE WORLD EVER SINCE.

EGYPT CANNOT FORGET ITS GLORIOUS PAST, WHICH CONTRASTS PERFECTLY WITH ALL THAT MODERN EGYPT HAS TO OFFER - SCUBA DIVING IN THE RED SEA, FINE SANDY BEACHES, EXCLUSIVE NIGHTSPOTS, ROMANTIC NILE CRUISES, 5-STAR ACCOMMODATION AND A VARIED AND EXOTIC CUISINE - MAKING THIS COUNTRY SUCH A UNIQUE AND FASCINATING PLACE TO VISIT.





DISCOVER SAHL HASHEESH

SAHL HASHEESH IS SOON TO BECOME THE MOST EXCLUSIVE AND ARCHITECTURALLY INSPIRED WATERSIDE ADDRESS IN THE WORLD THANKS TO AMBITIOUS PROJECTS SUCH AS SERRENIA.

CREATED BY WORLD-RENOUNDED AWARD-WINNING ARCHITECTS FOSTER AND PARTNERS, SERRENIA IS A SECURE, LUXURIOUS, SUSTAINABLE COMMUNITY WHICH SETS NEW GLOBAL STANDARDS FOR DESIGN, HOSPITALITY AND SERVICE.

SERRENIA DELIVERS A UNIQUE LIVING EXPERIENCE OF UNMATCHED OPULENCE WITH ITS PALACE RESIDENCES, PRIVATE VILLAS, APARTMENTS, A WORLD CLASS GOLF COMPLEX AND SPA, AS WELL AS HELIPORT AND A 330-BERTH CAMPER & NICHOLSON MARINA AND YACHT CLUB THAT WILL CATER TO THE WORD'S LARGEST PRIVATE YACHTS. IN ADDITION, THIS OUTSTANDING RESORT IS HOME

TO A 200 ROOM 7-STAR HOTEL AND DESIGNER SHOPS THAT RIVAL PARIS, MADRID AND LONDON.

SHARING THE MAGIC OF THIS GREAT LOCATION AND ONLY MINUTES AWAY WE FIND OUR BEAUTIFUL RESORT OF SUNSET PEARL IN SAHL HASHEESH, A TOP RESIDENTIAL COMPLEX WITH OVER 12 KILOMETERS OF SANDY BEACHES. FROM THE DESERT TO THE SEA, SUNSET PEARL IS A COMMUNITY OF ELEGANT BUILDINGS DESIGNED IN A VARIETY OF EGYPTIAN THEMES, COLOURS, ARCHES, COLUMNS AND RESPLENDENT DOMES.

A MONUMENTAL PHARAONIC GATE PROVIDES AN IMPRESSIVE ENTRANCE WITH THE MAIN AVENUE LEADING DOWN TO THE RED SEA, LINED WITH OVER 100,000 FULLY GROWN PALM TREES. CAREFULLY PLANNED WALKWAYS LEAD US TO THE HEART OF SAHL HASHEESH, "THE OLD TOWN". CATERING TO ALL AGES THIS SMALL CITY PROVIDES PREMIUM RESORT FACILITIES WHERE VISITORS WILL BE ABLE TO ENJOY CINEMAS, ARCADES, PIAZZAS, BARS, RESTAURANTS, LIVE ENTERTAINMENT, 300 SHOPS AND A CASINO AS WELL AS BENEFITING FROM ESSENTIAL COMMUNITY INFRASTRUCTURE; SCHOOLS, SPORTS FACILITIES, HOSPITALS AND PLACES OF WORSHIP.

AT THE END OF A 250 METRE PIER BELOW THE BAY'S CRYSTAL WATERS LIES ONE OF THE GREATEST ATTRACTIONS OF THE DEVELOPMENT "THE SUNKEN CITY" A MYSTICAL SITE CONSISTING OF RUINS AND ANTIQUITIES PROVIDING AN OUT-OF-THIS-WORLD DIVING EXPERIENCE.

IN ALL, SAHL HASHEESH IS THE VISION OF AN IDYLIC DEVELOPMENT THAT COMBINES BOTH BEAUTY AND SPIRIT WITH RECREATIONAL FACILITIES FOR ALL TO ENJOY.



THE PEARL OF THE RED SEA

THE RED SEA IS A PREMIER DIVING DESTINATION WITH MORE THAN 30 METRES OF UNDERWATER VISIBILITY. NEAR THE RESORT, GIFTUN ISLAND OFFERS DIVERS AND SNORKELERS THE CHANCE TO EXPLORE THE MAGNIFICENT CORAL REEFS AND TO SWIM FREELY AMONG BRILLIANTLY COLOURED EXOTIC FISH AND SEA CREATURES.

“THE SUNKEN CITY” IS A RECREATION OF “THE CITY OF ISIS”, A MAIN PORT WHICH FLOURISHED FOR 2000 YEARS UNTIL IT SANK AND BECAME AN ARCHEOLOGICAL ATTRACTION. HERE IN THE BAY OF SAHL HASHEESH DIVERS WILL BE ABLE TO EXPLORE THE MAGICAL RUINS AND ANTIQUITIES OF A CIVILIZATION THE LIKES OF ATLANTIS.

WITH NUMEROUS DIVING CENTERS AND SCHOOLS AROUND TOWN, THE FACILITIES AT SAHL HASHEESH 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 ON THE RED SEA AT DUSK.



GOLF LIKE NO OTHER

GOLF HAS BEEN PLAYED IN EGYPT FOR OVER 100 YEARS, AND THE LAST 10 YEARS HAS SEEN A GROWTH IN ITS POPULARITY MAKING THE SINAI & RED SEA COAST AN EXCITING GOLF DESTINATION.

SAHL HASHEESH RESORT WILL OFFER THREE COMPLETE MANICURED 18 – HOLE GOLF COURSES COMPLETE WITH FULLY EQUIPPED GOLF ACADEMIES. THESE EXCLUSIVELY DESIGNED COURSES BLEND HARMONIOUSLY WITH THE ENVIRONMENT, PROVIDING THE PERFECT GOLF HAVEN WITH BEAUTIFUL SCENERY FOR PROS AND AMATEURS ALIKE.

OTHER BEAUTIFUL GOLF COURSES ARE TO BE FOUND IN THE SURROUNDING AREA, SUCH AS THE GOLF CLUB IN EL GOUNA AND THE CASCADES GOLF CLUB IN SOMA BAY DESIGNED BY GARY PLAYER. FURTHER AFIELD, THE JOLIE VILLE GOLF RESORT IN SHARM EL SHEIKH IS ONE OF EGYPT'S BEST-KNOWN GOLF COURSES AND HOME TO A NUMBER OF INTERNATIONAL PGA TOUR EVENTS.

THE RED SEA RIVIERA ALSO OFFERS A DIVERSITY OF LAND AND LEISURE ACTIVITIES, INCLUDING:
❖ HORSE RIDING ❖ CAMEL RIDING ❖ GO-KARTING ❖ SAIL-KARTING ❖ QUAD BIKING ❖ DESERT SAFARIS.

EXCURSIONS TO THE RED SEA MOUNTAINS, THE EASTERN DESERT AND BEDOUIN CAMPS BY JEEP, HORSE OR CAMEL CAN BE ARRANGED.

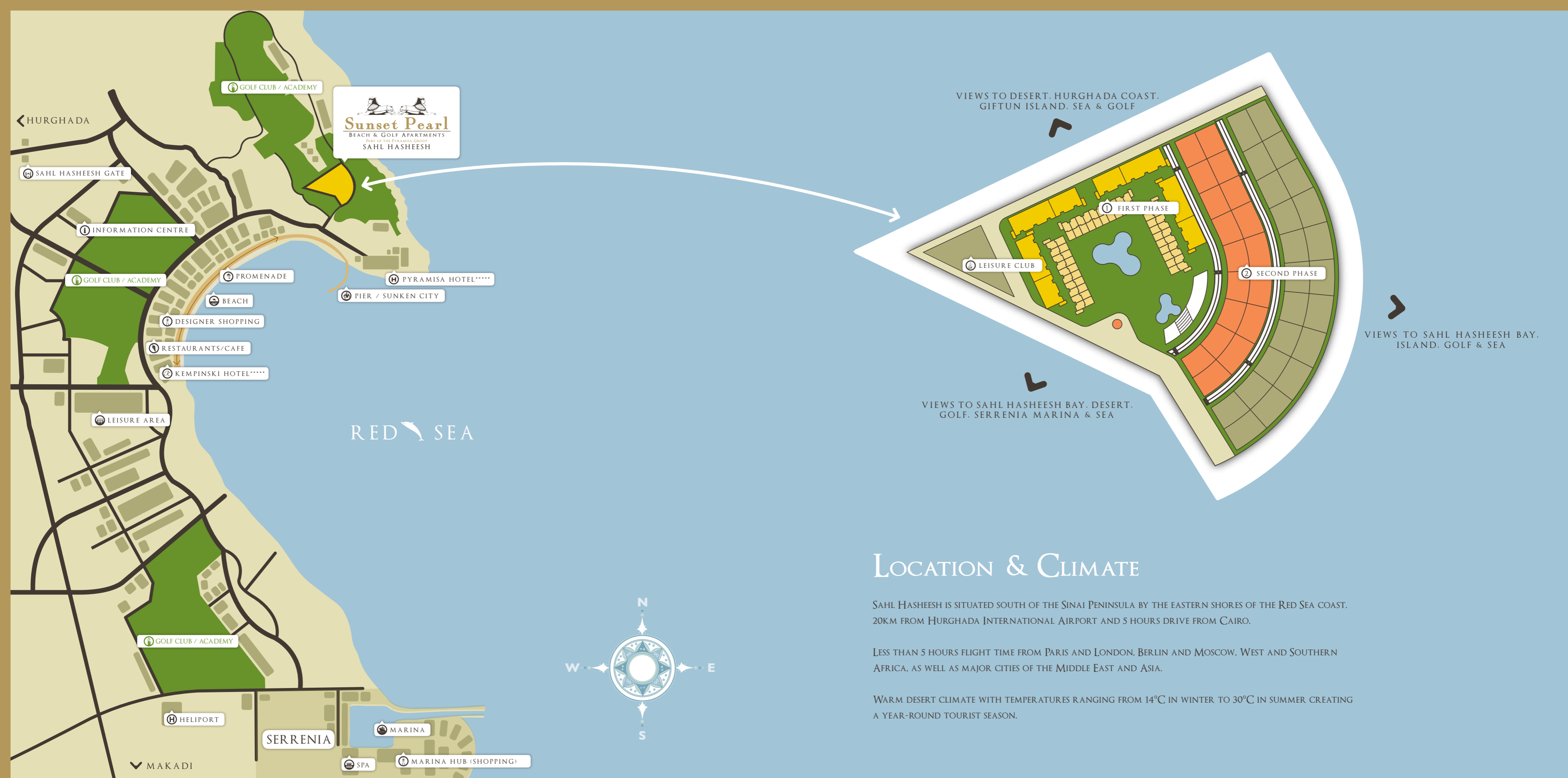
SOLID INVESTMENTS

TODAY, MODERN EGYPT IS CHARACTERISED BY ITS STABLE ECONOMY AND POLITICAL STRUCTURE. THIS COMBINED WITH THE LATEST GOVERNMENT REFORMS SUPPORTS A STRONG AND HEALTHY GROWTH IN THE PROPERTY SECTOR.

THE EGYPTIAN PROPERTY MARKET ALONG THE RED SEA COAST IS PARTICULARLY ATTRACTIVE TO OVERSEAS PROPERTY DEVELOPERS. GRAND PROJECTS ARE CURRENTLY IN PROGRESS, PIONEERING SOME INCREDIBLY IMAGINATIVE AND EXCLUSIVE MODERN DEVELOPMENTS ACROSS THE RED SEA REGION. IN SAHL HASHEESH WE FIND “SERRENIA” THE 2.5 BILLION DOLLAR EXCLUSIVE WATERSIDE DEVELOPMENT & MARINA DESIGNED BY SIR NORMAN FOSTER. 60 KILOMETRES NORTH LIES THE 10 MILLION M² GAMSHA BAY LUXURY DEVELOPMENT TO BE BUILT BY DAMAC, THE MIDDLE EAST’S LARGEST PRIVATE-SECTOR LUXURY PROPERTY DEVELOPER.

SUNSET PEARL BEACH & GOLF APARTMENTS IN SAHL HASHEESH, IS A PREMIUM RESORT SET WITHIN WHAT IS SOON TO BECOME A WELL-ESTABLISHED TOURIST HOTSPOT AND IS A DESIRABLE, SECURE INVESTMENT FOR THE FOLLOWING REASONS:

- ❖ PRE-LAUNCH BARGAIN PROPERTY PRICES. THOSE BUYING NOW ARE SET TO PROFIT SUBSTANTIALLY FROM THEIR PROPERTY INVESTMENT DECISION.
- ❖ PROXIMITY TO CULTURAL AND HISTORICAL SITES.
- ❖ 20% - 25% STEADY YEAR-ON-YEAR CAPITAL APPRECIATION.
- ❖ NATURAL, UN-SPOILT DESERT LANDSCAPES.
- ❖ ANNUAL GROWTH IN TOURIST FIGURES.
- ❖ NO CAPITAL GAINS TAX.
- ❖ BRITISH RESIDENTS AVOID INHERITANCE TAX ON ANY EGYPTIAN PROPERTIES.
- ❖ EASY PURCHASE PROCEDURE.
- ❖ STRONG ECONOMIC GROWTH IN EGYPT AND INCREASED INVESTMENT IN INFRASTRUCTURE BOOSTING THE PROPERTY INVESTMENT MARKET AS A WHOLE.
- ❖ POLITICALLY STABLE COUNTRY.
- ❖ WELL-RENOWNED DEVELOPERS ARE CREATING LUXURY RESORTS TO CATER FOR EGYPT’S NEW INFLUX OF INTERNATIONAL TOURISM.
- ❖ DAILY DIRECT FLIGHTS FROM EUROPE’S MAJOR AIRPORTS.
- ❖ 365 DAYS OF SUN
- ❖ LOW LIVING AND MAINTENANCE COSTS.
- ❖ ENGLISH IS WIDELY SPOKEN.





SUNSET PEARL BEACH & GOLF APARTMENTS

SUNSET PEARL GOLF AND BEACH APARTMENTS IS A UNIQUE RESIDENTIAL COMPLEX OFFERS 450 STUDIOS, ONE-BEDROOM, TWO-BEDROOM AND THREE-BEDROOM TERRACED APARTMENTS, WITH SOLARIUM, COMMUNAL GARDENS AND POOLS.

OVERLOOKING THE FINEST GOLF COURSES IN THE REGION, EACH BUILDING WITHIN THE DEVELOPMENT HAS BEEN DESIGNED TO PROVIDE EACH UNIT WITH THE BEST VIEWS OF THE SEA, GOLF OR MOUNTAINS. APARTMENTS ON THE GROUND FLOORS WILL HAVE PRIVATE GARDENS WHILE THOSE ON THE FIRST AND SECOND FLOORS WILL HAVE SUN BALCONIES. ALL APARTMENTS HAVE ACCESS TO ROOF TERRACES.

THE BEAUTIFUL, DECKED ROOF TERRACES WITH 360° VIEWS ARE IDEAL FOR ENJOYING THE SUNSET OVER THE MOUNTAINS. THE PERIMETER OF THE DEVELOPMENT WILL BE ENTIRELY WALLED FOR THE PRIVACY OF THE COMMUNITY WHERE A LIMITED NUMBER OF PARKING SPACES WILL BE PROVIDED.

SUNSET PEARL WILL BECOME THE FIRST SUSTAINABLE DEVELOPMENT OF ITS KIND IN THE RED SEA REGION. EVERY ASPECT OF DESIGN HAS BEEN CONSIDERED TO UTILISE AS MANY LOCAL NATURAL RESOURCES AS POSSIBLE. OTHER KEY FEATURES OF THIS PROJECT WILL INCLUDE: ELECTRICAL AND GENERAL CONSUMPTION CONTROL, RENEWABLE ENERGIES AND WATER RECYCLING.

PROPERTY OWNERS IN THIS DEVELOPMENT WILL HAVE THE OPPORTUNITY TO TAKE ADVANTAGE OF THE NEIGHBOURING 5-STAR PYRAMISA HOTEL'S LUXURY FACILITIES; SPA, POOL, GYM, RESTAURANTS, BARS AND ENTERTAINMENT.

STUDIO APARTMENT

THE INTERIOR OF ALL APARTMENTS HAVE BEEN DESIGNED TO DISPERSE THE NATURAL SUNLIGHT.
OPEN PLAN KITCHENETTES PROVIDE OWNERS WITH THE MAXIMUM FEELING OF SPACE WITHIN THE APARTMENT.

THE FOLLOWING STUDIO APARTMENTS ARE ON OFFER:

- ❖ GARDEN STUDIO APARTMENT 592FT² WITH PRIVATE GARDEN 538FT²
- ❖ STUDIO APARTMENTS ON THE FIRST FLOOR WITH SUN TERRACE 592FT²
- ❖ PENTHOUSE STUDIO APARTMENTS WITH SUN TERRACE 592FT²

- SIZES INCLUDE COMMUNAL AREAS.
- ALL STUDIO APARTMENTS HAVE ACCESS TO THE COMMUNAL SOLARIUM, GARDENS & SWIMMING POOLS.
- OWNERS WILL ALSO ENJOY OTHER ON-SITE FACILITIES WHICH WILL INCLUDE CAFE, GYM, LAUNDRY SERVICE AND GAMES ROOM.

(THESE IMAGES REPRESENT A DESIGN CONCEPT, THEY MAY NOT REFLECT THE FINAL INSTALLATION AND SHOULD BE TREATED AS GUIDE ONLY)



TERRACE APARTMENT



GARDEN APARTMENT



ONE - BEDROOM APARTMENT

CAREFULLY DESIGNED, THESE LARGE ONE-BEDROOM APARTMENTS OFFER SPACIOUS LIVING AREA AS WELL AS A LARGE BEDROOM WITH EN-SUITE BATHROOM.

THE FOLLOWING ONE-BEDROOM APARTMENTS ARE ON OFFER:

- ❖ GARDEN ONE-BEDROOM APARTMENTS 785FT² WITH PRIVATE GARDEN 538FT²
- ❖ ONE-BEDROOM APARTMENTS ON THE FIRST FLOOR WITH SUN TERRACE 785FT²
- ❖ PENTHOUSE ONE-BEDROOM APARTMENTS WITH SUN TERRACE 785FT²

- SIZES INCLUDE COMMUNAL AREAS.
- ALL STUDIO APARTMENTS HAVE ACCESS TO THE COMMUNAL SOLARIUM, GARDENS & SWIMMING POOLS.
- OWNERS WILL ALSO ENJOY OTHER ON-SITE FACILITIES WHICH WILL INCLUDE CAFE, GYM, LAUNDRY SERVICE AND GAMES ROOM.
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TERRACE APARTMENT



GARDEN APARTMENT



Two - Bedroom Apartment

THESE SPACIOUS APARTMENTS HAVE TWO LARGE BEDROOMS WITH EN-SUITE BATHROOMS.

THE FOLLOWING TWO-BEDROOM APARTMENTS ARE ON OFFER:

- ❖ GARDEN TWO-BEDROOM APARTMENTS 947FT² WITH PRIVATE GARDEN 538FT² GARDEN
- ❖ TWO-BEDROOM APARTMENTS ON THE FIRST FLOOR WITH SUN TERRACE 947FT²
- ❖ PENTHOUSE TWO-BEDROOM APARTMENTS WITH SUN TERRACE 947FT²

- SIZES INCLUDE COMMUNAL AREAS.
- ALL STUDIO APARTMENTS HAVE ACCESS TO THE COMMUNAL SOLARIUM, GARDENS & SWIMMING POOLS.
- OWNERS WILL ALSO ENJOY OTHER ON-SITE FACILITIES WHICH WILL INCLUDE CAFE, GYM, LAUNDRY SERVICE AND GAMES ROOM.

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TERRACE APARTMENT



GARDEN APARTMENT



BUILDING SPECIFICATIONS

SUNSET PEARL WILL BE DEVELOPED BY THE PYRAMISA GROUP, A PUBLIC LIMITED COMPANY QUOTED ON THE EGYPTIAN STOCK EXCHANGE.. WITH 25 YEARS OF EXPERTISE, PYRAMISA IS THE LEADING EGYPTIAN COMPANY IN THE LEISURE AND TOURISM MARKET.

SUNSET PEARL BEACH AND GOLF APARTMENTS ARE TO BE BUILT TO THE HIGHEST STANDARDS USING ONLY THE FINEST QUALITY MATERIALS, DESIGN AND CONSTRUCTION.

DESIGNED TO EUROPEAN STANDARDS, FINISHES WILL INCLUDE:

- ❖ REINFORCED CONCRETE FOUNDATIONS.
- ❖ POLISHED CREAM MARBLE EFFECT CERAMIC TILES IN LIVING ROOM, ENTRANCE HALL, CORRIDORS AND BEDROOMS.
- ❖ CERAMIC TILES KITCHEN AND BATHROOM FLOORS.
- ❖ INTERIOR AND EXTERIOR PAINTING.
- ❖ INTERIOR PLUMBING.
- ❖ EXTERNAL FINISHES IN ALUMINIUM AND WOOD.
- ❖ ELECTRICAL INSTALLATION, INCLUDING SOCKET POINTS, LIGHT SWITCHES, AND CABLING.
- ❖ PRE-INSTALLATION FOR DIGITAL SATELLITE TV PLATFORMS, TELEPHONE & BROADBAND INTERNET.
- ❖ WATER HEATERS IN EACH BATHROOM (MIN 30L).
- ❖ KITCHEN AREA EQUIPPED WITH STAINLESS STEEL SINK, GRANITE WORK TOPS, KITCHEN UNITS AND MIXER TAPS.
- ❖ BATHROOM SANITARY FITTINGS IN WHITE PORCELAIN (TOILETS, BASINS, BATHS, SHOWERS) WITH MIXER TAPS AND EXTRACTOR FANS.
- ❖ INTERIOR LACQUERED DOORS WITH CHROME/STEEL/BRASS HANDLES.
- ❖ FITTED WARDROBES IN BEDROOMS.
- ❖ REINFORCED MAIN DOOR WITH SECURITY LOCK.
- ❖ SMOKE DETECTORS.
- ❖ THE ROAD WITHIN DEVELOPMENT WILL BE TARMACED.
- ❖ AIR-CONDITIONING (INSTALLATION).

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A WORLDWIDE DESTINATIONS DEVELOPMENT

WORLDWIDE DESTINATIONS IS AN INTERNATIONAL MARKETING AND DEVELOPMENT COMPANY CREATING LUXURY PROPERTY DEVELOPMENTS IN SPECTACULAR WORLDWIDE LOCATIONS. OUR MISSION IS TO OFFER OUR CLIENTS A FIRST-CLASS LIVING AND VACATION EXPERIENCE WHILST PROVIDING A SOLID INVESTMENT.

OUR DEVELOPMENTS ARE BUILT TO THE HIGHEST STANDARDS OF QUALITY, DESIGN AND CONSTRUCTION INCORPORATING TOP OF THE RANGE LEISURE FACILITIES.

WITH INTERNATIONAL OFFICES IN THE UK, US, CARIBBEAN, DUBAI AND SPAIN WORLDWIDE DESTINATIONS PRIDE THEMSELVES IN OFFERING THEIR CLIENTS, THROUGH THEIR NETWORK OF AGENTS AND SPECIALISED TEAMS, A COMPLETE PERSONALISED SERVICE. DEDICATED TOUR TEAMS ACCOMPANY INVESTORS ON INSPECTION VISITS TO SITES AND PROVIDE A WEALTH OF INFORMATION REGARDING THE LOCATION, DEVELOPMENT AND PROPERTY OPTIONS.

LEGAL ADVISORS WORK ON BEHALF OF OUR CLIENTS TO OVERSEE THE ENTIRE PURCHASING PROCESS, OFFERING HELP AND ADVICE ON MORTGAGE ISSUES, PROVIDING POWER OF ATTORNEY AND FINALISING CONTRACTS.

WE OFFER A 24-HOUR LEGAL SERVICE, THE LIFETIME LAWYER SERVICE, IN WHICH LAWYERS WILL BE ON HAND TO ASSIST YOU THROUGH LIFE'S EVENTUALITIES – THE WORLD OVER. FOR FURTHER INFORMATION PLEASE EMAIL US AT [INFO@LIFETIMELAWYER.ORG.UK](mailto:info@lifetimelawyer.org.uk)



ALTHOUGH EVERY CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF ALL THE INFORMATION GIVEN,
THE CONTENTS DO NOT FORM PART OF ANY CONTRACT, AND AS SUCH SHOULD BE TREATED AS A GUIDE ONLY.