

**Superb Investment Opportunity – Sharm El Sheikh
Nabq Bay
SHARM BRIDE RESORT**



Set in a tranquil area in a unique development with huge swimming pool centered with a pool bar, and lots of amenities on site

The 4 Stars Hotel management will assist your rentals Sharm Bride apartments have the fantastic location, with panoramic sea & mountain views.

Through Hotel management annual Rental income around 6%

To 9 % from your initial investment. (Optional)

Each apartment has a private 2 balconies, different Communal swimming pools.

The area should be visited to appreciate its natural beauty.

1 Bedroom Apartment Size: 68 m²

2 Bedrooms Apartment Size: 99 m²

Kindly contact us for prices

Location

Sharm Bride Resort Nabq is located in a 4 Stars Resort with a beach access 8 minutes walk. The Nabq area is considered to be one of the most beautiful in the world, and will boast all the conveniences to rival any other area, which will lead to achieving the best return on investments for all the potential investors



Word:

Sandy beaches and healthy climate makes Nabq the ideal choice for the retirement, permanent living or perfect holidays home, and an active property market make it a natural choice for all the investors. For the investor there are rental income opportunities with a full service provided the 4 Stars Hotel management.

Property Amenities

- * Top floor apartments have their own roof terrace
- * Ground floor apartments have a garden area
- * 2 Swimming Pools available in resort
- * Beach access only 1 Km
- * Sharm International Airport 8 Km, 6 minutes drive.
- * Naama Bay 15 minutes drive.
- * Diving Center.
- * Excursions & Car rental
- * Super Market, Shops.
- * 3 minutes drive by car to 18 hole golf course

Model B
68 m²



Reception (6.80 x 4.45)
Main Bedroom (4.00 x 3.25)
Bathroom (2.50 x 1.65)
Kitchen Elle (2.30 x 1.70)
Terrace1 (4.50 x 1.00)
Terrace 2 (3.40 x 1.00)

Model D
99 m²



Reception (8.10 x 6.60)
First Bedroom (4.60 x 3.25)
Second bedroom (3.60 x 3.50)
Bathroom (2.60 x 1.65)
Kitchen Elle (2.40 x 1.30)
Terrace1 (4.00 x 1.00)
Terrace 2 (3.60 x 1.00)

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- ▶ **Terms are as follows:**
 1. 40% down payment.
 2. 60% Payment over 18 months from date of contract (postdated quarterly cheques. 6 Cheques as per payment schedule/standing money order).
 - ▶ ***Delivery 18 Months starting from contract date
First hand over by the end of 2008.
Sharm Bride Hotel soft opening before end of 2008.***
 - ▶ ***Maintenance Fee: –***
 - *68 m²:**
L.E. 21 000 once off time deposit on handover.
(Refundable upon resale)
 - *99 m²:**
L.E. 31 000 once off time deposit on handover.
(Refundable upon resale)
 - ▶ ***2 Pools.***
 - ▶ ***Beach Access – 8 minutes walk.***
 - ▶ ***7% once off cash payment discount.***
 - ▶ ***Hotel Management option.***
 - ▶ ***Special discounts for food.***

Buying property off-plan

Buying a property off –plan today means you are securing it at today's prices. Given the trends of recent years, by the time the property is completed it may very well have risen in value- giving you more for your money than you could have got by buying an already existing property. You will also end up with a property using the very latest building techniques and materials.

By buying at today's price, you maximize your opportunities of making a significant return on your investment as property value increase. And you have the option to sell on the property before completion, taking advantage of your gains at any time.



Advice:

Naturally, you need to be prepared to wait for the property to be completed before you can move in. Sharm El Sheikh Real Estate customer care team will keep you updated on the progress of your property at all times. There's always a Sharm El Sheikh representative to answer your questions.

Sharm Bride Resort



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