

Sharm  
*Heights*  
*sea view housing*



SHARM EL SHEIKH  
EGYPT



Imagine yourself in one of the most beautiful and famous deep-sea diving paradises in the world. Your dreams of crystal clear water, magnificent corals, exotic under water flora and rare tropical fish all come true when you visit Sharm El Sheikh on the Southern tip of the Sinai Peninsula.

Let your eyes be tantalized by the white sandy beaches and endless desert landscape, which contrast with the crystal clear blue water of the Sinai peninsula. Sharm El Sheikh has been heralded as "The City of Peace"

Sharm El Sheikh (commonly known as Sharm) has been branded as one of the world's most exclusively exotic tourist destinations. Perched on the southern-most tip of the Sinai Peninsula, Sharm El Sheikh is a string of bays resting in the midst of glorious mountain ranges. Between its year round warm climate, its majestic beaches along the Red Sea, its breathtaking underwater museum, it's day and night exotic activities complimented only by its world-class residential and touristic properties, Sharm is simply a paradise waiting.

## WHY SHARM EL SHEIKH ?

### Growth

The potential of Nabq Bay has already been recognized by the tourist industry, and today there are 27 five stars hotels of major hotels and resorts established in the region. Sharm El Sheikh is a tourism driven market, which means most of the properties are within resorts.

### Climate

Relax under the sun and the cool Red Sea breeze all year. With temperatures ranging between 21 to 32 degrees Celsius (70-84°F) over the course of the year. No matter which part of the world you are from or what season it is in your country, Sharm is your year round tanning heaven.

### Affordable Lifestyle

In comparison to most European cities, Sharm offers a uniquely affordable cost of living. Due to the high exchange rate of many currencies of the world against the Egyptian Pound, you will find that less can get you much more in Sharm.

### High Return on Investment

Sharm strikes a really good deal. The value for money that Sharm offers is quite extraordinary. When compared to its rival resort destination worldwide, Sharm stands out as a low-cost per square meter paradise. As a result, during the past 2 years the off-plan property values have consistently enjoyed a 30% rise per year making Sharm properties an investment for the future. As well as the rapid growth in the tourism sector, coupled with the low prices of property, Sharm El Sheikh Property are currently earning rental yields of between 8% and 12% from holiday rentals, Off Plan Property Means guaranteed return on investment by the project delivery time.

### Entertainment

Needless to say, Sharm offers a spectrum of entertainment activities. Whether you enjoy diving, water-sports, desert safaris, nightlife, or simply tanning you will find it all and much more at this illustrious destination.

### Key Features

- No Value-Added-Tax (VAT) on property purchases
- A short flight from any European city
- All year round warm climate
- No capital gains tax
- Steady year-on-year capital appreciation of between 20-30%.
- Beautiful, well established tourist hotspots suitable for varied tourist interests, from excellent diving and snorkeling to cultural and historical locations.



# SHARM HEIGHTS

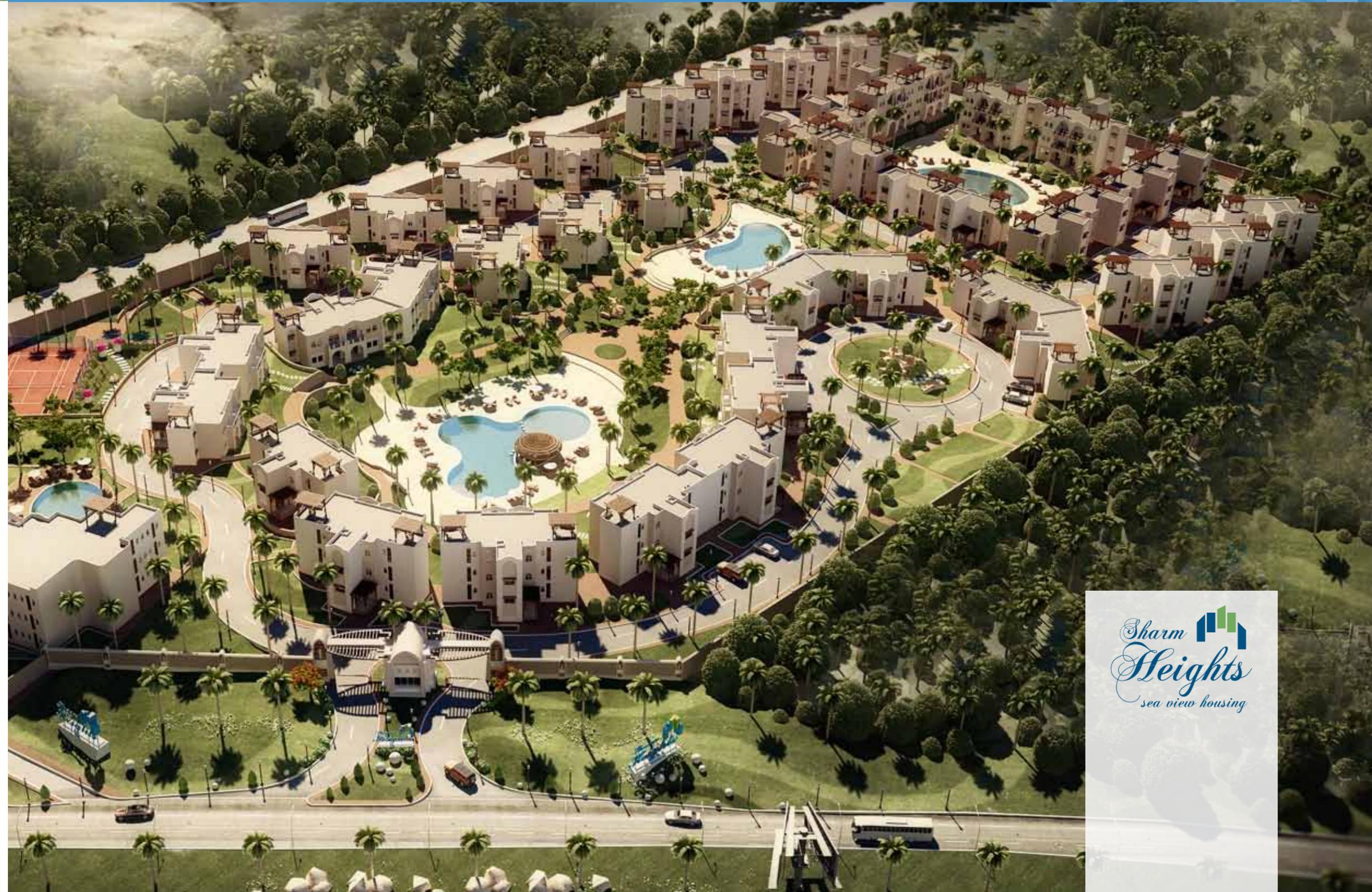
Sharm Heights offers a breathtaking view of the Red Sea, Tiran Island and the majestic mountains of Sinai. The professional timely completion of Phase I has resulted in the selling of all units in a record 10 month period. Encouraged by our previous success and due to persistent demand by investors for additional units it has been decided to launch Sharm Heights II.

## Phase I

Phase I consisted of 106 two bedrooms apartments

## Phase II

Phase II consists of 104 apartments divided into 74m<sup>2</sup> and the larger 90.5m<sup>2</sup> units. Special emphasis has been given to visual comfort whereby almost 75% of the project has been allocated for landscaping and greenery. An assortment of services and facilities has been carefully selected in order to make living at Sharm Height II a memorable experience every day. In simple terms, Sharm Height II offers new investors the opportunity to become a part of this one of a kind coastal paradise.



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# LOCATION

Set in the heart of one of the world's most exotic locations, Sharm Heights II is a paradise overlooking the breathtaking splendor of the Red Sea. Its elevation allows for a visual panorama displaying the magnificent Tiran Island, the historical wreckages of old war ships, the Natural Nabq Reserve and the majestic Sinai mountains.

**The property is a walking distance from:**

**Shopping :** 5-minutes away are the illustrious shopping arcade in the center of Nabq which hosts a variety of stores, entertainment establishments and restaurants.



**Beach Boardwalk :** Less than 500 m. from the famous Beach Boardwalk which encompasses 27 major 5-star hotels and a variety of aquatic entertainment activities



**Nightlife :** Whether it is night clubs, night safaris, or even night diving, the legendary Nabq Nightlife surrounds the property from all directions.



**Golf Courses :** Two fully equipped professional 18-hole golf courses.



**Airport :** Only a 5-minute drive from Sharm International Airport.



# UNITS

## Type D

Two bedroom apartments 90m<sup>2</sup> including a terrace with panoramic view  
Optional: Ground floor with garden or top floor with roof.  
- Furniture packages (Upon request)



## Type E

One bedroom apartments 75m<sup>2</sup> including a terrace with panoramic view  
Optional: Ground floor with garden or top floor with roof  
- Furniture packages (Upon request)



# FACILITIES & LEGALITIES

Sharm Heights is not just a property but rather it's a way of life and as such it needs to be constantly maintained in order for it to retain its grandeur. This lifestyle offers the following:

- 3 Year payment facilities with ZERO interest
- Special Membership for beach access at 5-star hotel
- 24-hour perimeter security
- Wireless internet connectivity
- 3 Swimming pools, tennis courts, football fields
- Cleaning & maintenance of public areas
- Cleaning & maintenance of landscapes & greenery
- Cleaning & maintenance of swimming pools
- Upon Request Housekeeping
- In house Maintenance team available 24 hours
- ... And much more



## Legalities

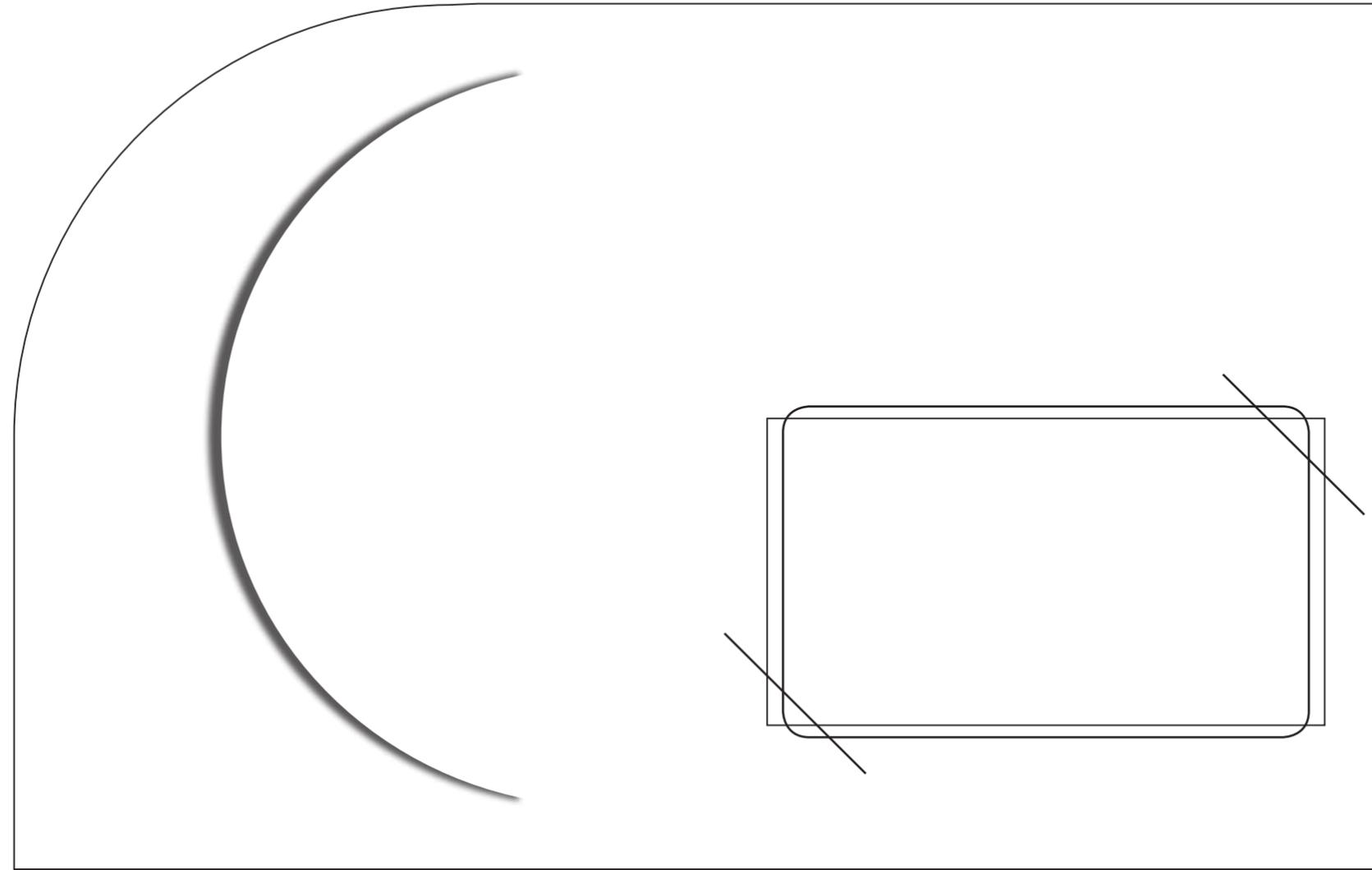
### Due Diligence

These documents will contain the official deeds, permissions and other pertinent documentations translated in English, to insure maximum protection of your investment.

## Taxes

Egypt has very few taxes which is one of the strong driving forces behind the high level of foreign investment in the country. Egypt works on a self declaration taxation system where rental income derived from furnished property is classified in the same bracket as general income tax. The taxable income is 70% of the gross rent, the other 30% being allowable deductions as income generating expenses. Property which is valued for under LE 500,000 (approximately £ 57,000), as well as property with annual rental income of less than LE 6,000 (Approx. £ 690) are exempted. Those properties that do not fall under this exemption are subject to a flat 10% tax on the 70% of the yearly rental income.

Egypt does not have capital gains tax, inheritance tax or stamp duty. The only other relevant tax is 2.5% sales tax on the total sale price which is payable if the property is re-sold after completion.





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