

Regency Beach, El Ahia, Red Sea, Egypt.

**“Where else in the world can you buy beach front property at this price
with a genuine 12 months of guaranteed sunshine?”**

Junior suites, One, Two and Three Bedroom Apartments from £26,500



- A genuine 5* development with facilities to match.
- Every apartment has sea views and a balcony or large patio.
- Brought to you by a British developer with a proven track record.
- A UK Quantity Surveyor will be inspecting the development to ensure that the development is built to high standards.
- Regency Beach is only 15 minutes from Hurghada International Airport.
- Fully gated development with 24 hour security.
- Great investment potential and all year round rental market, (local 5* hotel occupancy is 97%).
- Equidistant between the beautiful marina town of El Gouna and the vibrant Hurghada.

View this property on our website at www.keithashtoninternational.com
Or email us at info@keithashtoninternational.com
Or call our UK sales office: 01277 264500



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CALL US NOW FOR FURTHER INFORMATION

ABOUT REGENCY BEACH...

We have pleasure in launching the 5 star Regency Beach Resort on the fabulous red sea coast of Egypt. This development has been planned and designed by UK developers and is certain to become one of the premiere resorts in Egypt for many years to come. This is the pre launch phase and prices will increase (by 10-15%) upon the major launch of the development which will be at the end of January 2008.

In phase 1 there are just over 100 apartments and once complete there will be 190 apartments in the whole development. From the quality of construction, to its beachfront location and fabulous array of facilities, Regency Beach will be a tremendous investment for people seeking capital growth and rental income. Not forgetting the fact that you can always rely on the sun in Egypt for your own personal holidays!

Egypt itself is now rated amongst the top 10 investment destinations for 2008 by A Place In The Sun magazine and with buyers coming from all round the world and genuine year round rental opportunities this is an opportunity not to be missed!

Also **Joe Calzaghe, BBC sports personality** of the year and an existing property owner in Egypt, officially launched the development in January.

Junior Suites – Priced from £26,500

A choice of Junior Suites are offered on all floors within Regency Beach. Each suite has a sea view and a 10 sqm balcony, with the exception of the ground floor suites which come with 15sqm private patio area. These suites are complemented by fully fitted kitchens*, they are fully air-conditioned from a central system. The flooring is marbled throughout the property giving a fantastic look and feel. Furthermore each Junior Suite comes with Satellite Television showing 100 channels, and an internet connection.

1 BED APARTMENTS – Priced from £31,500

A choice of 1 bedroom apartments are offered on all floors within Regency Beach. Each suite has a sea view and a 10 sqm balcony, with the exception of the ground floor suites which come with 15sqm private patio area. These suites are complemented by fully fitted kitchens*, they are fully air-conditioned from a central system. The flooring is marbled throughout the property giving a fantastic look and feel. Furthermore each Junior Suite comes with Satellite Television showing 100 channels, and an internet connection.

2 BED APARTMENTS – Priced from £53,000

A choice of 2 bedroom apartments are offered on all floors within Regency Beach. Each suite has a sea view and a 10 sqm balcony, with the exception of the ground floor suites which come with 15sqm private patio area. These suites are complemented by fully fitted kitchens*, they are fully air-conditioned from a central system. The flooring is marbled throughout the property giving a fantastic look and feel. Furthermore each Junior Suite comes with Satellite Television showing 100 channels, and an internet connection.

3 BED APARTMENTS – Priced from £63,000

A choice of 3 bedroom apartments are offered on all floors within Regency Beach. Each suite has a sea view and a 10 sqm balcony, with the exception of the ground floor suites which come with 15sqm private patio area. These suites are complemented by fully fitted kitchens*, they are fully air-conditioned from a central system. The flooring is marbled throughout the property giving a fantastic look and feel. Furthermore each Junior Suite comes with Satellite Television showing 100 channels, and an internet connection.

* White goods come as part of the furniture package.

FURNITURE PACKAGES

We can highly recommend the following furniture package deals:

- Junior Suite apartments: approx. £3,000
- 1 bedroom apartments: approx. £4,000
- 2 bedroom apartments: approx. £5,500
- 3 bedroom apartments: approx. £6,500

REGENCY BEACH OFFERS THE FOLLOWING FACILITIES...

- Swimming pool: a large 750sqm swimming pool with waterfall plus a children's pool.
- Children's play ground: with swings, slides etc.
- Beauty and spa centre.
- Supermarket for all daily needs.
- 5 on-site bars and restaurants with room service available.
- Shopping mall with 20 boutiques.
- A diving school on the beach.
- A business centre.
- A hotel style reception area.
- On-site 24 hour Security service.
- 24 hour / 7 days a week medical centre.
- Shuttle bus service to Hurghada and El Gouna.

MAINTENANCE FEE

The annual maintenance fee is charged at £7.50/sqm per annum. This includes building insurance. Contents insurance can be arranged at 0.3% of your purchase price.

PROPERTY MANAGEMENT SERVICE

We have partnered with a touristic investment company who are able to offer you full property management services at Regency Beach. The touristic investment company will be based in Regency Beach itself and are therefore perfectly positioned to help you out in terms of rentals should you choose to use them.

One of the most attractive selling points for Regency Beach is that 5* hotel occupancy throughout the year within the region is on average 97%. This is fantastic news for anyone considering renting out an apartment.



THE REGENCY BEACH SITE



Vibrant Hurghada



EL GOUNA



EL GOUNA

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REGENCY BEACH LOCATION

Regency Beach is ideally positioned eight kilometres from both Hurghada and the magnificent El Gouna. It is a 15 minute drive from the international airport in Hurghada. Regular flights are available from both London Gatwick and Manchester to Hurghada International Airport.

ABOUT HURGHADA

Hurghada is one of the best known resorts on the Red Sea Riviera. It was Hurghada was founded in the early 20th century, and since the 1980s has been continually enlarged by American, European and Arab investors to become the leading seashore resort on the Red Sea. Holiday villages and first-class hotels provide excellent aquatic sport facilities for sailboarders, yachtsmen, scuba divers and snorklers. Hurghada stretches for about 40 km along the seashore. Hurghada has become an international centre for aquatic sports like windsurfing, sailing, deep-sea fishing, swimming, and above all snorkeling and diving. The unique underwater gardens offshore are some of the finest in the world, justifiably famous amongst divers. The warm waters here are ideal for many varieties of rare fish and coral reefs, which may also be observed through glass bottom boats. The city provides a gateway to prime diving sites throughout the Red Sea. Its central location provides favorable access to very famous dive sites. In addition, Hurghada is known for providing access to many uninhabited offshore reefs and islands.

Hurghada offers something for everyone, you can spend time in the enchanting markets in the old town district. Alternatively you may want to take advantage of the fantastic water sports on offer, or the contemporary night life in the new town which boasts high end nightclubs such as London's famous Ministry of Sound and Budha bar franchises.

ABOUT EL GOUNA

El Gouna specialises in watersports, including scuba diving, windsurfing, kitesurfing, waterskiing, parasailing and snorkelling. There are two main beaches, Zeytuna Beach located on its own island and Mangroovy Beach. One of the most charming features of El Gouna is the network of canals which can be crossed by small stone bridges. There are three centralised areas in El Gouna, that houses shops, bars and restaurants; - Downtown, Tamh Henna square and the Abu Tig Marina. In addition El Gouna has 14 hotels from 3* to 5*. A 6* hotel is currently under development. El Gouna also boasts the Steigenberger Golf course designed by Gene Bates and Fred Couples.

There is a small museum with some 90 exhibits (including statue replicas) which was opened in 1996.



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PRICES

All prices are in Pounds Sterling and include VAT.

PAYMENT TERMS

It should be noted that all payments regarding Regency Beach are made through a UK Lawyer, Legal Alliances World-wide Ltd to further enhance your security.

Being regulated by the UK Law Society we feel that this gives you more peace of mind than using an unregulated Egyptian Lawyer.

Option 1 (Full purchase price)

£1,000 refundable reservation fee*

40% on signing of contract
(minus reservation fee),

20% 6 months after contract,

20% 12 months after contract,

10% 18 months after contract.

10% on receiving the keys to your apartment following snagging.

Option 2 (5% discount)

£1,000 refundable reservation fee*

90% on signing of contract
(minus reservation fee),

10% on receiving the keys to your apartment following snagging.

THE BUYING PROCESS

The Egyptian government has recently brought in legislation making it easier and more attractive for foreigners to invest in the country. As a result of this there has been a reduction in the Stamp Duty and both Capital Gains Tax and Inheritance Tax have been abolished.

The buying process is very simple and we suggest the following when purchasing in Egypt:

- Choose your property and send us the completed reservation form along with the £1,000 reservation fee. The property will then be taken off the market.
- The client will then be sent a "Confirmation of Reservation" which will act as a receipt for the reservation as well as a copy of the standard contract.
- The client will then employ a lawyer (we will offer a suggestion upon reservation); the lawyer will then go through the process of due diligence, confirming the legality of the development.
- The lawyer we recommend will then send you a "Contract Pack" detailing the steps you need to take.
- During this time the lawyer will be making and agreeing any changes to the purchase contract requested by the client.
- Once all parties have agreed upon the contract and the relevant checks the client will sign the contract.
- The first payment is then due with the reservation fee deducted.
- The client will be notified when further payments are due.
- Upon completion the client's solicitor will manage the registration of the property with the local courts after which the ownership is transferred to the client.

From receiving the contract to the signing and payment, if the client is organised and motivated should take no longer than 3-4 weeks Taxes and Costs Legal costs as detailed above should be less than £1,000 but will depend on the client's choice of legal representation. There is a Property Registration Fee and court fees payable upon completion, totalling around £400. Stamp Duty of 2,000 Egyptian Pounds (£200 approx) and no Capital Gains Tax or Inheritance Tax. Rental income is taxed at a flat rate of 20%.