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Overseas Property Specialists

HURGHADA VILLAGE APARTMENTS, EGYPT

Information

Development : Hurghada Village Apartments

- 110 apartments on 5 floors, ground floor plus floors 1 to 4
- 4th floor apts have secluded rooftop terraces
- Restaurant, cafe/bar, swimming pool, gardens
- Community development, gated and walled for privacy
- Reception area, fully maintained development
- West-facing apartments have views of the desert and mountains
- East-facing apartments have views of the swimming pool, town, mosque and sea (from 3rd floor)

- Price includes : Fitted kitchen,Air Conditioning

- Furniture packs : From £2,000 subject to apartment size – including kitchen white goods

Building Schedule : Work commences May 2007, completion 12-15 months

Contractual:

- English language contract between buyer and developer at initial stage
- Dual language contract between buyer and developer on completion for registration
- No residency visas required – owner automatically becomes a resident on registration
- Completion processed through local solicitor to include registration of ownership
- Ownership is 'joint freehold', rather than leasehold
- Builder's construction guarantee : 20 years
- Builder's finishing guarantee : 1 year

Solicitors fees :

- £300 – £600 (approx 1.5% this is a guide only)

Westward House, 6a Blackboy Road, Exeter, Devon, EX4 6SG
Tel : 0870 609 3286 Fax :01392 431 220
email : info@agsproperties.com Website : www.agsproperties.com

Vat Reg. No. 864 5012 32 *Co. Reg No. 04773412*

Purchase tax :

- There is a 3% purchase tax that can be chargeable but rarely is. It is possible that it will be charged at some time in the future and you should allow for this.

- CGT : There is no Capital Gains Tax and property can be sold at any time.

Residency :

- The owner of the property automatically has a residents visa.

Management Services :

- On-site management and maintenance service
- Insurances and utilities
- £300 per annum approx
- Rental housekeeping service £300 per annum approx
- Rental marketing service available

Investment potential :

- Hurghada is expanding rapidly and is used by european tourists as an **all-year** holiday resort.

  Capital Growth – property growth currently running at 5% - 10% per annum.

  Rental income – exceptional return due to low capital cost - 12-month season. eg. 50% occupancy at £100 per week for a studio gives £2,600 per annum = 12-14% return

Hurghada :

- Hurghada is the largest resort on the Red Sea Riviera. It was founded in the early 20th century and until a few years ago remained a small fishing village. It is now the foremost tourist resort of the Red Sea Coast and an international centre for aquatic sports, windsurfing, sailing, deep sea fishing, swimming, snorkelling and diving.It is an established egyptian town,with a new area south of the old town where new tourist development is being established. New build restaurants, bars and hotels can be found along the 3 km of seafront, with a 50 metre wide promenade.

Resort Information :

- The unique underwater gardens off shore are some of the finest in the world. The warm waters are ideal for many varieties of rare fish and coral reefs which may be observed through glass bottom boats. Hurghada has a museum and aquarium with complete collections of flora and fauna of the Red Sea.The climate is also good for golf and the popular El Gouna golf course is just a short drive away.

Other sites include:-

- Day trip safaris to explore the mountains by camel or jeep.
- Roman remains at Gebel Abu Dukhon.
- Giftun Island 10km away offering day trips for snorkelling, a fish barbecue or viewing the Red Sea from a submarine.
- A large amount of islands nearby all offering a combination of diving, snorkelling, fishing and swimming.
- The old part of Hurghada town is called El Dahar and this is where you will find the towns largest bazaar, post office and long distance bus station.

Tourism :-

- Season : All year round

Temperature : Egypt has only two seasons. A mild winter from November to April and a hot summer from May to October. The only differences between the seasons are variations in daytime temperature and changes in prevailing winds. Throughout the year Hurghada has a warm and dry desert climate with a steady breeze.

Rainfall : Traces of rainfall but it is known for years to go by with no rainfall at all.

	Average Air Temperature	Average Water Temperature
January	75°F	64°F
February	77°F	64°F
March	79°F	68°F
April	88°F	77°F
May	95°F	79°F
June	99°F	82°F
July	107°F	82°F
August	108°F	84°F
September	100°F	81°F
October	90°F	77°F
November	79°F	73°F
December	79°F	66°F

Flights : Summer 1st May to 31st October
Winter 1st November to 30 Apri

Hurghada International Airport is 10 minutes drive from the development. It receives direct flights form UK airports and scheduled flights from Cairo.

UK airports flying to Hurghada are London Gatwick, Manchester, Birmingham, Bristol and Glasgow.

Airlines are Flythomas Cook, GB Airways, Thomsonfly and XL Airways.