



# Paradise Gardens

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Luxurious Beach & Golf Apartments

Sahl Hasheesh



## *... Discover Sahl Hasheesh*

SAHL HASHEESH SOON TO BECOME THE MOST EXCLUSIVE AND ARCHITECTURALLY INSPIRED WATERSIDE ADDRESS IN THE WORLD

Situated 15 kilometers south of Hurghada International Airport, between Hurghada and Safaga, this oasis is less than 5 hours flight from UK and Europe.

Created by world-renowned award-winning architects, Sahl Hasheesh is a secure and luxurious community that delivers a unique living experience of unmatched opulence.

With its luxurious hotels, palace residences, private villas and apartments, Sahl Hasheesh residents will enjoy a world class golf complex, Spa, as well as a heliport and a 600 berth marina that will cater to the world's largest private yachts.

Sharing the magic of this great location, is our beautiful resort of Paradise Gardens in the heart of Sahl Hasheesh, a top residential complex with over 12 kilometers of sandy beaches. Catering to all ages, this small city provides premium facilities where the visitors of the 'Old Town' will be able to enjoy cinemas, arcades, piazzas, bars, restaurants, live entertainment, 300 shops and a casino. At the end of a 250 meter 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 idyllic development that combines both beauty and spirit with recreational facilities for all to enjoy.



## *...Pyramisa Group*

The leading private Egyptian hotels chain with 28 years of experience , sustainable growth and success offering exceptional hospitality with a warm Egyptian essence.

Pyramisa Hotels and Resorts enjoy the finest locations , facilities and services on the Nile in Cairo, Luxor , Aswan and on the Red Sea in Sharm El Sheikh , Hurghada and Sahl Hasheesh. We are also expanding outside Egypt, with our new Pyramisa Suites Hotel opening in Dubai in 2009.

With the growing demand of investment in sunny homes in Egypt, we have employed our vast experience in hotel construction and management , to provide luxurious residential projects in Luxor, Aswan, Sharm El Sheikh and Sahl Hasheesh .

Owners of studios, apartments, chalets and villas within Pyramisa Properties enjoy an exceptional mélange of 5 star hotel quality services of housekeeping, maintenance and security facilities, as well as high profit rent and free weeks of personal use in Pyramisa Hotels and Resorts.



CAIRO



LUXOR



ASWAN



SHARM EL SHEIKH



SAHL HASHEESH



HURGHADA



DUBAI

SAHL HASHEESH RESORT COMMUNITY MASTER PLAN



Red Sea 





## *...location*

Paradise Gardens occupies an enviable position right in the very heart of the new luxury resort of Sahl Hasheesh.

Beach lovers will enjoy the fact that Sahl Hasheesh's only public beach is just across the street from the development. Golf fanatics will delight in the fact that the development is adjacent to one of Sahl Hasheesh's three 18-hole championship golf courses. Sahl Hasheesh's 'Old Town' with its full range of over 300 shops, restaurants and leisure facilities is just a short stroll away, as is the marina in the super-luxury resort of Serrenia being built just to the south of Sahl Hasheesh. As with all of the developments in Sahl Hasheesh, Paradise Gardens also benefits from being only 15 minutes taxi ride away from Hurgada's International Airport plus the vast variety of entertainment options of the town itself



Paradise Gardens  
Luxurious Beach & Golf Apartments

Master Plan



*...A unique opportunity* to own a luxurious home in one of the most beautiful locations in the world

With astounding views of the Red Sea, lies the magnificent Paradise Gardens in the heart of the exclusive resort of Sahl Hasheesh , and only few steps from the only sandy public beach. Set amidst lush greenery , palm trees, golf course and clear waters , Paradise Gardens luxurious development consists of boutique hotel and 300 apartments and villas offering top quality design and finishing specifications built on only 20% of the resort's 57000 m2 total area.





# Project Layout





## *...Facilities*

- Developed by one of Egypt's largest and most respected luxury hotel chains.
- Located just cross the street from Sahl Hasheesh's only public beach.
- Adjacent to one of the resort's four 18-hole golf courses.
- Sea views from many apartments
- High quality building and European style finishing.
- Massive swimming-pools
- Tennis
- Gymnasium and Spa
- Children playground
- Bar
- Restaurant
- Shops
- Housekeeping services
- Maintenance services
- Rental services
- 24 Hours security
- Pyramisa Owners' Club 10 year membership
- Boutique hotel
- Cable TV system
- Wireless internet connectivity

## *...Building Specifications*

PARADISE GARDENS BEACH AND GOLF APARTMENTS ARE TO BE BUILT TO THE HIGHEST STANDARDS USING ONLY THE HIGHEST QUALITY MATERIALS, DESIGN AND CONSTRUCTION.

- 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 .
- 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 tarmacked.
- Air-conditioning .



## *...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 four complete manicured 18 hole golf courses complete with fully equipped golf academies. These exclusively designed courses blend in harmoniously with the environment, providing the perfect golf heaven 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. 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. In addition, excursions to the Red Sea Mountains, the Eastern Desert and Bedouin camps by jeep, horse or camel can be arranged.



*Spa. Gymnasium & Health Club*













## Studio Apartment - from 52 m<sup>2</sup>

The interior of all apartments have been designed to disperse the beautiful natural sunlight. Open plan kitchenettes provide owners with the maximum feeling of space within the apartment.

### Studio Apartment

- \* Garden Studio Apartment with private garden
- \* Studio apartments on the upper floors with sun terrace
- \* Penthouse Studio Apartments with sun terrace



## One - Bedroom Apartment - from 62 m<sup>2</sup>

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 with private garden
- \* One-bedroom apartments on the upper floors with sun terrace
- \* Penthouse One-bedroom apartments with sun terrace

All above areas are net

(Please note that these images represent a design concept, they may not reflect the final installation and should be treated as a guide only)



## Two – Bedroom Apartment – from 87 m<sup>2</sup>

These spacious apartments have two large bedrooms with one en-suite bathroom and a second bathroom.

The following Two-Bedroom Apartments are on offer:

- \* Garden Two-bedroom Apartments with private garden
- \* Two-bedroom Apartments on the upper floors with sun terrace
- \* Penthouse Two-bedroom Apartments with sun terrace



## Three – Bedroom Apartment – from 110 m<sup>2</sup>

These spacious apartments have three large bedrooms with one en-suite bathroom and a second bathroom.

The following Three-Bedroom Apartments are on offer:

- \* Garden Three-bedroom Apartments with private garden
- \* Three-bedroom Apartments on the upper floors with sun terrace
- \* Penthouse Three-bedroom Apartments with sun terrace

All above areas are net

(Please note that these images represent a design concept, they may not reflect the final installation and should be treated as a guide only.)

Twin Houses



Enjoy the Luxury and privacy of 18 deluxe twin house overlooking the pools, gardens and partial sea views from the roof.

## Twin House Type A

Four bedrooms - 260 m<sup>2</sup> - Plot 400 m<sup>2</sup>



▼  
Ground Floor 130 m<sup>2</sup>



▼  
First Floor 130 m<sup>2</sup>

All above areas are net

(Please note that these images represent a design concept, they may not reflect the final installation and should be treated as a guide only)

# Twin House Type B

Three bedrooms - 220m<sup>2</sup> - Plot 400 m<sup>2</sup>



▼  
Ground Floor 110 m<sup>2</sup>



▼  
First Floor 110 m<sup>2</sup>

All above areas are net

(Please note that these images represent a design concept, they may not reflect the final installation and should be treated as a guide only.)



# FREQUENTLY ASKED QUESTIONS

- 1 Where is the Paradise Gardens Resort?**  
17 km from Hurghada Airport on the shores of the Red Sea in the Sahl Hasheesh Bay , next to the town of Hurghada, Egypt. Cross the road from Sahl Hasheesh only public beach.
- 2 WHAT IS THE ENTRY LEVEL PRICE FOR THE RESORT?**  
Pre-launch prices start at £4200 for a 52m2 studio .
- 3 DO I PAY FOR THE NET AREA OF MY UNIT OR A GROSS AREA?**  
You pay for the net area of your unit, while other developers add 15-20% gross area charge.
- 4 IS THERE A PRE-LAUNCH SPECIAL OFFER?**  
Yes! The units are currently 10% below official launch price and a further 10% discount can be obtained if full 100% payment is made upon signature of the private purchase contract.
- 5 HOW FAR IS THE NEAREST PUBLIC BEACH?**  
Just across the street from PARADISE GARDENS.
- 6 HOW MANY PROPERTIES WILL THERE BE AT THE PARADISE GARDENS ?**  
The resort comprises 300 units – Studios, one, two and three bedroom units in addition to 20 twin-houses. The buildings are ground floor plus four floors.  
Buildings are only on 20% of the land area .
- 7 WHAT RETURN SHOULD I EXPECT?**  
15-20% annual capital appreciation in addition to a rental pool option operated by Pyramisa Group.
- 8 ARE MORTGAGES AVAILABLE? AND ARE THEY SUBJECT TO STATUS?**  
A year mortgage is available, for a maximum of 50% of the purchase price.  
It is not subject to status and the interest rate is variable .
- 9 ARE THE PROPERTIES SOLD FREEHOLD OR LEASEHOLD?**  
Properties are sold freehold
- 10 CAN I SELL MY PROPERTY AT ANY TIME?**  
Yes.
- 11 CAN THE PROPERTIES BE BOUGHT IN A COMPANY NAME?**  
Yes.
- 12 WHAT ARE THE PURCHASE COSTS AND LAWYER'S FEES INVOLVED?**  
Registration of the unit and lawyer fees are around £500.  
There is no stamp duty in Egypt.
- 13 IS THERE ANY CAPITAL GAINS TAX, INHERITANCE TAX OR V.A.T.?**  
No.
- 14 IS THERE ANY GOVERNMENT TAX?**  
Only an annual fee of around £50, called the real estate tax.
- 15 WHAT ARE THE YEARLY MAINTENANCE FEES AND WHICH TYPE OF RUNNING COSTS SHOULD THE CLIENT EXPECT?**  
The maintenance fees are set at 16 GBP/m2 per annum.
- 16 WHAT DOES THE YEARLY MAINTENANCE FEES COVER OR INCLUDE ?**  
24 Hour security  
Maintenance of gardens, swimming-pools and public areas  
Maintenance of the elevators  
Water consumption for gardens Irrigation and swimming-pools  
Cleanliness of the public areas  
Garbage collection from the apartments  
Electricity for lighting gardens and all public areas  
Maintenance and repainting of the exterior of the buildings
- 17 HOW MUCH WILL THE BUILDING INSURANCE BE?**  
This is provided by Pyramisa Group.
- 18 WHEN WILL CONSTRUCTION END?**  
March 2010.
- 19 IS THERE A BUILDER'S WARRANTY ON NEW BUILD, IF SO FOR HOW LONG?**  
10 year.
- 20 ARE THE PROPERTIES SOLD FULLY FINISHED?**  
Units are sold fully finished including kitchen furniture without electric appliances .  
A furniture package may be requested.
- 21 WHAT IS THE CONSTRUCTION OF THE BUILDING AND HAS IT BEEN BUILT TO EUROPEAN STANDARDS?**  
The foundation of the building is reinforced concrete. The construction is of brick. European Design & Finish includes; marble or polished ceramic floors, tiling in kitchen area and bathrooms, windows and doors installed, all electrical installations, TV and satellite installation, telephone and data lines. Bathroom sanitary fittings are in white porcelain (toilets, basins, baths or showers) with mixer taps. Units have fitted air conditioning.
- 22 WHAT IS THE ORIENTATION OF THE BUILDINGS?**  
The units are all orientated in direction of the pools, the sea and the bay.

# FREQUENTLY ASKED QUESTIONS

- 23 DO THE APARTMENTS HAVE SEA VIEWS?**  
Majority of the units have pool views and or sea views. Naturally the higher the unit the better the view will be.
- 24 HAS THE DEVELOPER GOT LAND TITLE?**  
Yes the developer has full title of the land.
- 25 WHAT LICENSES HAVE BEEN GRANTED?**  
All the necessary licenses and planning permissions have been obtained.
- 26 WHAT ARE THE FACILITIES IN DEVELOPMENT?**  
A 5\* hotel offering restaurant , bar and lounge.  
Large swimming pool, pool bar, Health Club , Tennis Court, Childrens' Club and Playground, laundry, Maintenance and housekeeping services.
- 27 WHO IS DEVELOPING PARADISE GARDENS?**  
Pyramisa Group (an Egyptian stock market-listed company) are the developers of Paradise Gardens.
- 28 WHO OPERATES THE RESORT ?**  
Pyramisa Group. Years of experience and a proven track record, owning and operating 7 hotels in Egypt .
- 29 WHAT DOES MY PYRAMISA OWNERS CLUB MEMBERSHIP ENTAIL?**  
One free week stay every year for 10 years , at any of Pyramisa 5 star Hotels & Resorts in Cairo, Luxor, Aswan , Hurghada and Sharm-el Sheikh.
- 30 HOW LONG ARE THE SEASONS IN HURGHADA?**  
The Red Sea Rivas' warm climate makes it an ideal destination at any time of the year. There are two seasons: a hot summer, which runs from May to October, followed by a mild winter for the remaining months. Temperatures range from an average of 20°C (68°F) in winter, with cool nights, to 30°C (86°F) in summer, with comfortable warm nights.
- 31 HOW ACCESSIBLE IS THE AREA?**  
Flight time from the UK is 4.5 hours with scheduled and charter flights. Charter flights from main German airports are almost daily. Flights from other major European cities include Munich 3.5 hours & Rome 3 hours.
- 32 HOW DO YOU GET THERE?**  
Hurghadas' International airport is only 17km away and is undergoing major expansion to accommodate the rising number of tourists.  
Egypt's national air carrier is EgyptAir, and Air Sinai also have good connections in Egypt. There are over 5 daily flights to and from Cairo. Most travellers come into Egypt through Cairo, although people are increasingly disembarking at Alexandria, Luxor, Aswan, Hurghada (Al-Ghardaka) and Sharm el-Sheikh. These airports are serviced by a number of smaller carriers and charter companies with direct connections to Europe.
- 33 CAN AN INSPECTION VISIT BE ORGANIZED?**  
The client makes his own travel arrangements and simply fills in and returns to us the Inspection Visit Form by email. Clients will stay at the Pyramisa Beach Resort Sahl Hasheesh. Rooms for free , and client pays the All Inclusive services supplement of 35 € euros/day per person (this offer is for a maximum stay of 3 nights and subject to availability). This is a 5\* all inclusive service and includes national wines and spirits.  
Make sure email is received at least 7 days prior to date of travel.  
For additional nights, please consult prices on our website [www.pyramisaegypt.com](http://www.pyramisaegypt.com) .







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Hotels & Resorts

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