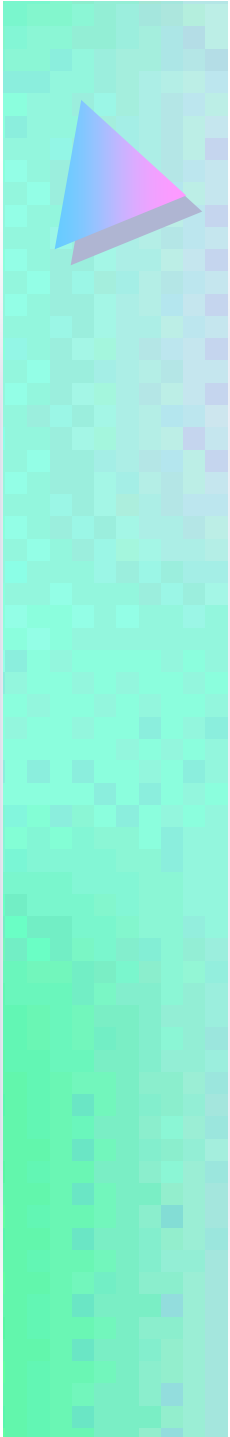




PYRAMISA

PROPERTIES & INVESTMENT

SHARM EL SHEIKH



PYRAMISA

PROPERTIES & INVESTMENT

BUY A HOTEL ROOM
and make money while others sleep !

- 7%** Guaranteed Net Annual Income
Fully furnished & air-conditioned
- 8 Weeks Per Year Personal Holiday Use In All Our Hotels**
- 15%** Projected Annual Capital Growth
- 10 Years** Pyramisa Owners' Club membership



Why Egypt ?

- The perfect combination of Ancient history and Modern life
- Low-cost investment with high returns.
- Beautiful warm and dry weather 365 days a year.
- A unique mix of wealthy culture, beautiful beaches and golden deserts .
- 3-5 hours direct flights from Europe all year round.
- A steadily growing tourist destination to double its number of tourists within the next 10 years.
- Investors getting on the real estate ladder now, will gain huge profits in an emerging market with an increasing demand over supply .
- Egyptians are hospitable and extremely friendly to tourists.
- Cost of living in Egypt is around 20% of UK rates.
- Charges for title deeds and registration as low as £ 500.



Why Pyramisa ?

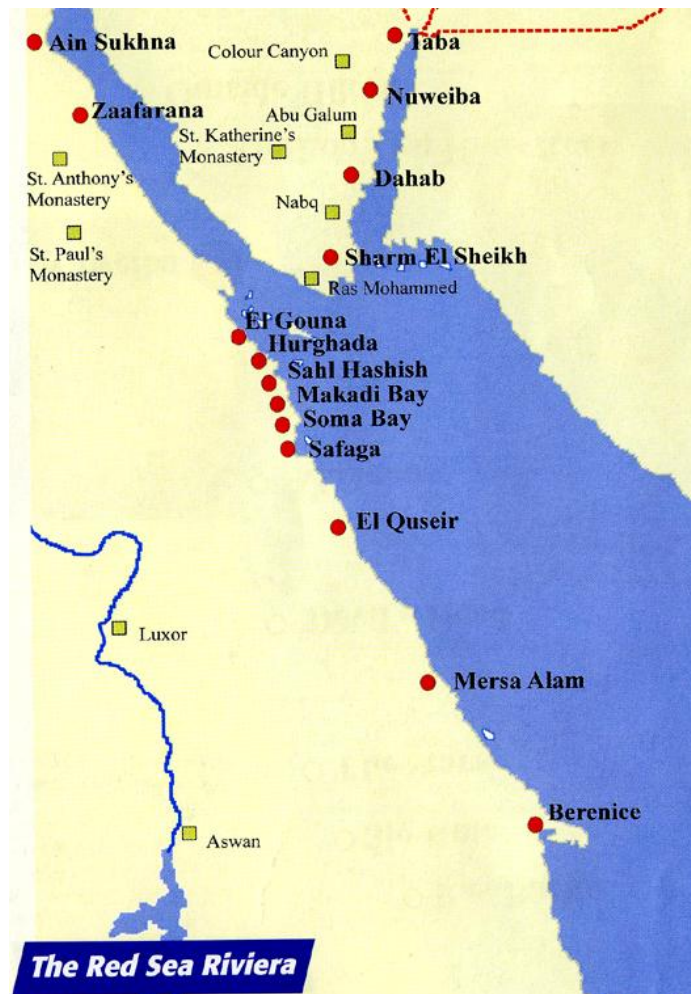
Pyramisa is the leading private Egyptian hotel chain with 28 years of experience in managing and developing quality hotels and properties in spectacular locations all over Egypt

- A PLC company with a sound financial status
- 28 years of experience in hotels and real estate business
- The leading Egyptian hotels chain that owns and manages its 5 star properties
- A unique opportunity to buy in a five-star waterfront resort and enjoy all guest facilities
- 20% discount on hotel guests services
- Personal, friendly and professional service focused on the needs of our guests.
- Fully furnished and equipped Turn-key properties
- Guaranteed annual rental return of 7% for 10 years (indexed)
- Immediate delivery and use of your property
- Personal holiday use for up to 8 weeks per year included in the lease contract
- Possibility to exchange your weeks within all Pyramisa Resorts
- Pyramisa Owners' Club : One week free every year for 10 years in any Pyramisa Resort
- 30% capital gain in the value of Pyramisa properties over the last 2 years
- 15% annual capital growth rate is projected over the coming 5 years
- Up to 50% financing available over 5 years
- All properties are fully insured
- Great value for money



PYRAMISA Properties in Egypt ...

- **CAIRO**
380 Suites & Rooms
- **LUXOR**
480 Suites & Rooms
- **ASWAN**
450 Rooms and Chalets
- **NILE CRUISES**
290 Cabins
- **HURGHADA**
380 Rooms
- **SAHL HASHEESH**
850 Rooms and Suites
- **SHARM EL SHEIKH**
720 Rooms, Chalets & Villas



SHARM EL SHEIKH – Pyramisa Resort & Villas



- 5 star resort ideally Located on the sandy beach of Shark Bay
- 720 Rooms , Chalets and Villas with exotic pool and sea views
- Italian , Asian , Sea food and International a la carte restaurants
- 2 Outdoor swimming-pools with water slides and artificial waves
- Indoor temperature controlled swimming-pool
- Diving and Aqua sports center
- Tennis and Squash courts
- 500 meters private sandy beach
- Convention center with a capacity of up to 1000 delegates
- Health Club and Gymnasium
- Shopping Arcade
- Beauty Salon
- 24 Hours shuttle bus to the city center

SHARM EL SHEIKH – Pyramisa Resort & Villas



SHARM EL SHEIKH – Pyramisa Resort & Villas



SHARM EL SHEIKH – Pyramisa Resort & Villas



SHARM EL SHEIKH – Pyramisa Resort & Villas

500 meters of sandy beaches ..



SHARM EL SHEIKH – Pyramisa Resort & Villas



SHARM EL SHEIKH – Pyramisa Resort



SHARM EL SHEIKH – Pyramisa Resort & Villas



SHARM EL SHEIKH – Pyramisa Resort & Villas



SHARM EL SHEIKH – Pyramisa Resort & Villas

Hotel Room

Garden View

Sea View

- 99 years lease
- 47 sqm
- Turnkey
- Full furniture
- Central air conditioning
- Color TV and fridge
- Satellite channels
- Full bathroom
- Balcony



SHARM EL SHEIKH – Pyramisa Resort & Villas

Superior Room

Front Sea View

- 99 years lease
- 58 sqm
- Turnkey
- Full furniture
- Open bedroom & living room
- Central air conditioning
- Color TV and fridge
- Satellite channels
- Full bathroom
- Balcony



SHARM EL SHEIKH – Pyramisa Resort & Villas

One bedroom Chalets

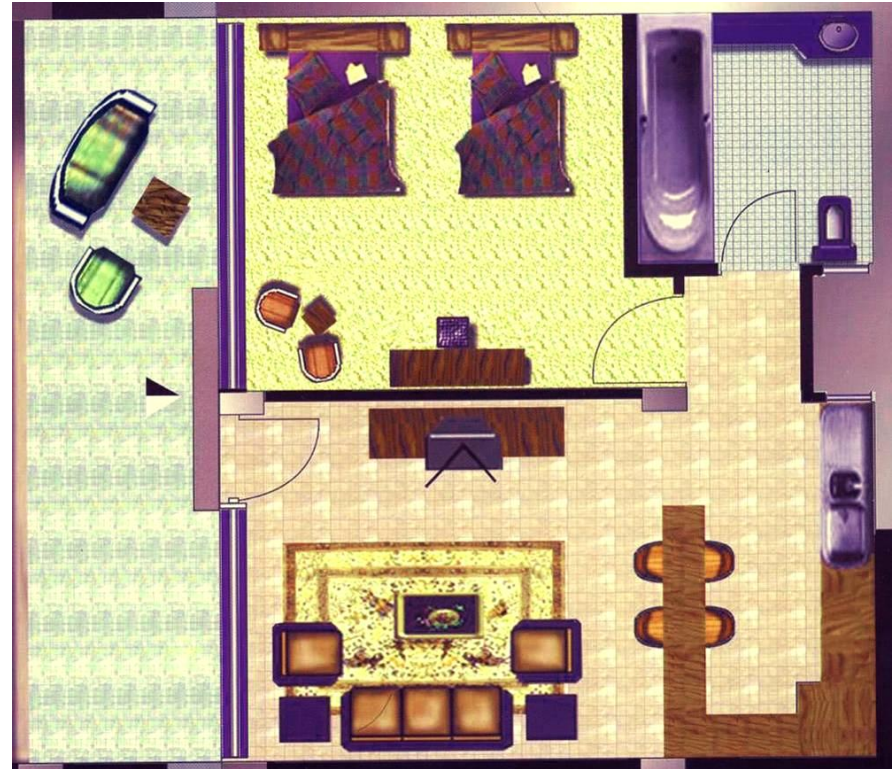


SHARM EL SHEIKH – Pyramisa Resort & Villas

One Bedroom Chalet

Sea View

- 99 years lease
- 71 sqm
- Turnkey
- Full furniture
- Closed bedroom
- Open kitchen & living room
- Central air conditioning
- Color TV and fridge
- Satellite channels
- Full bathroom
- Terrace



SHARM EL SHEIKH – Pyramisa Resort & Villas

Two bedrooms duplexes ..



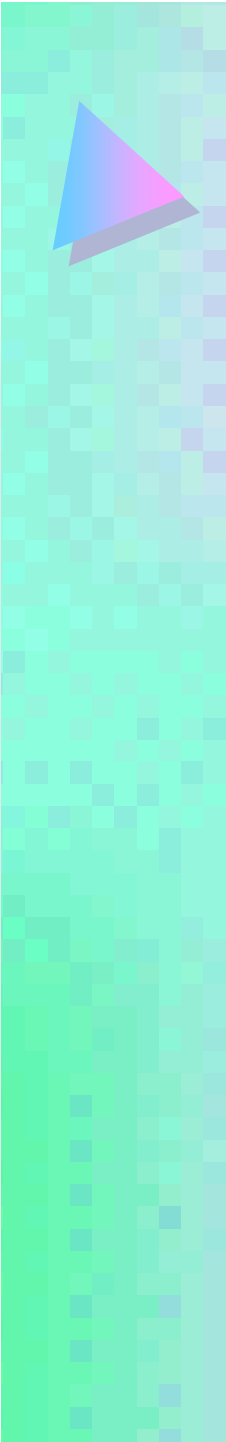
SHARM EL SHEIKH – Pyramisa Resort & Villas

Two Bedrooms Duplex

Sea View

- 99 years lease
- 142 sqm on 2 floors
- Turnkey
- Full furniture
- Ground floor : 71 sqm
Salon, Dining room,
kitchen and toilet
- Upper floor : 71 sqm
2 bedrooms, 2 en-suite
bathrooms
- Central air conditioning
- Color TV and fridge
- Satellite channels
- Baclony





SHARM EL SHEIKH – Pyramisa Resort & Villas

Three Bedrooms Duplex

Front Sea View

- 99 years lease
- 144 sqm on 2 floors
- Turnkey
- Full furniture
- Ground floor : 72 sqm
1 bedroom, en-suite bathroom , living room, open kitchen
- Upper floor : 72 sqm
2 bedrooms, 2 en-suite bathrooms
- Central air conditioning
- Color TV and fridge
- Satellite channels
- 2 Baclonies



SHARM EL SHEIKH – Pyramisa Resort & Villas

3 & 4 bedrooms Villas ...



SHARM EL SHEIKH – Pyramisa Resort & Villas

Three Bedrooms Villa

Sea View

- 99 years lease
- 240 sqm on 2 floors
- 400 sqm plot
- Turnkey
- Full furniture
- Ground floor : 120 sqm
Salons, dining , kitchen,
nany's room and toilet
- Upper floor : 120 sqm
living room , master
bedroom with en-suite
bathroom, 2 bedrooms,
1 bathroom
- 2 Balconies
- Swimming-pool and
garden areas vary for each
villa
- Air conditioning
- Color TV and fridge
- Satellite channels

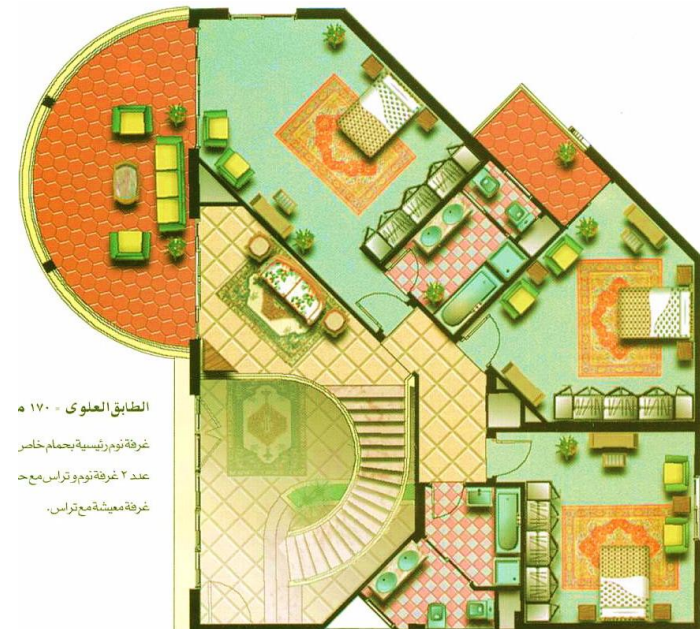


SHARM EL SHEIKH – Pyramisa Resort & Villas

Four Bedrooms Villa

Sea View

- 99 years lease
- 340 sqm on 2 floors
- 800 sqm plot
- Turnkey
- Full furniture
- Ground floor : 170 sqm
Salons, dining , 1 bedroom with en-suite bathroom, nany's room kitchen and toilet
- Upper floor : 170 sqm
living room, master bedroom with en-suite bathroom, 2 bedrooms, 1 bathroom
- 2 Balconies
- Swimming-pool and garden areas vary for each villa
- Air conditioning
- Color TV and fridge
- Satellite channels





Pyramisa Owners' Club

Owners of a unit within any of Pyramisa projects , enjoy one week free every year for 10 years, within any of Pyramisa Hotels & Resorts of his choice, in addition to 20% discount on their extras bill during their stay.

Cairo – Luxor – Aswan – Sahl Hasheesh – Hurghada - Dubai

