

S H A R M E L - S H E I K H



TAG | 100% PROPERTY



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IMAGINE 365 DAYS OF SUNSHINE, BEAUTIFUL SANDY BEACHES, AND SOME OF THE BEST DIVING SPOTS IN THE WORLD, IN ONLY ONE PLACE!!!

SHARM EL-SHEIKH OVERLOOKS THE STRAIT OF TIRAN AT THE MOUTH OF THE GULF OF AQABA, BEING LOCATED ON TIP OF THE PENINSULA.

BY BECOMING ONE OF THE MOST ACCESSIBLE AND DEVELOPED TOURIST COMMUNITIES ON THE SINAI PENINSULA, SURROUNDED BY FABULOUS SCENERY OF THE SINAI MOUNTAINS AND THE RED SEA, HERE YOU WILL FIND HOTELS AND RESORTS RANGING FROM SMALL INTIMATE HOTELS TO MAJOR INTERNATIONAL CHAINS; SOME OF THEM WITH PRIVATE BEACHES AND OTHERS WITH FABULOUS MOUNTAIN VIEWS.

AMENITIES ARE IN ABUNDANCE WITH CASINOS, DISCOS, NIGHTCLUBS, RESTAURANTS, GOLF COURSES AND HEALTH SPAS, AS WELL AS A WIDE RANGE OF ACTIVITIES INCLUDING QUAD BIKING, BEDOUIN DINNERS, JEEP SAFARIS, DIVING AND WINDSURFING. THE LIST IS ENDLESS, SO BOREDOM IS NOT AN OPTION. NA'AMA BAY IS CONSIDERED THE CENTRE OF SHARM EL-SHEIKH DUE TO ITS LARGE ARRAY OF RESTAURANTS, CAFÉS, BARS, SHOPPING MALLS AND NIGHTLIFE THROUGH INTERNATIONAL NIGHTCLUBS, INCLUDING "PACHA" BEING IN THE CENTRE.

SHARKS BAY IS LOCATED ON THE SOUTHEASTERN COAST OF THE SINAI PENINSULA, IN THE COSMOPOLITAN AREA OF SHARM EL-SHEIKH. THIS A GORGEOUS PLACE WHERE THE VISITORS HAVE A GREAT OPPORTUNITY TO ENJOY THE STUNNING VIEWS, THE AMAZING UNDERWATER WORLD OF THE RED SEA, IN ADDITION TO ONE OF THE FINEST CORAL REEFS IN THE WORLD. THEY CAN ALSO FIND EXCELLENT HOTELS AND A WIDE VARIETY OF RESTAURANTS, BARS AND SHOPS.

APPROXIMATELY 8 KM AWAY FROM SHARM EL-SHEIKH INTERNATIONAL AIRPORT, OLD SHARM IS A BUSTLING TOWN, JUST MINUTES AWAY FROM NA'AMA BAY WHERE YOU WILL GET A FEEL OF REAL EGYPTIAN LIFE, FIND YOUR HOLIDAY SOUVENIR AND THEN POP INTO ONE OF THE MANY COFFEE BARS FOR A SNACK, THEN CATCH A TAXI BACK TO NA'AMA BAY, WHICH WILL COST YOU ONLY L.E. 20.

NABQ BAY IS A WELL-KNOWN AREA SITUATED IN SHARM EL-SHEIKH. IT IS A SMALL, BUT COSMOPOLITAN RESORT WHICH OFFERS GUESTS A LARGE NUMBER OF ACCOMMODATION OPTIONS, EXCELLENT BEACH FACILITIES, RESTAURANTS, BARS, SHOPS AND OTHER LOCAL ACTIVITIES. NABQ BAY IS APPROXIMATELY 15 MINUTES AWAY FROM THE INTERNATIONAL AIRPORT OF SHARM EL-SHEIKH.



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WHAT PLACE CAN BE SUCH A WONDERFUL COMBINATION OF SEA, HIGH MOUNTAINS, AND THE PUREST AIR? THE ANSWER IS SHARM EL-SHEIKH. WITHIN THE LAST THREE YEARS, THE NORTHERN REGION SHARM EL-SHEIKH AND NABQ BECAME QUITE BIG. OUR PROJECT IS LOCATED IN THE CENTRE OF NABQ BAY INCLUDING A VIEW OF THE NATIONAL PARK WITH MANGROVE WOODS AND A VIEW OF THE FAMOUS TIRAN ISLAND, WHICH IS LOCATED AMIDST THE RED SEA AND THE MOUNTAINS. NO PLACE MAY BE MORE PERFECT, THAN ONE WHERE THE AIR TEMPERATURE THROUGHOUT THE YEAR DOES NOT FALL TO LOWER THAN 18 DEGREES. THE PROJECT HAS A HUGE AREA FOR LAWNS, LAKES, SWIMMING POOLS, AND KIDS GARDEN. THE PROJECT'S AREA IS 51000M<sup>2</sup>, OF WHICH ONLY 20% IS BUILDINGS. THE RESIDENTIAL COMPLEX COMPRISES 600 APARTMENTS. SPACES DOMINATE THE DESIGN. THE HOTEL INCLUDES 70 ROOMS, RESTAURANTS, CAFES AND BARS. THEREFORE, ANY KIND OF SERVICE SHALL BE WITHIN REACH THEREIN. MOST APARTMENTS HAVE A SEA VIEW OR A GROUND FLOOR POOL VIEW. EVERYTHING IS DESIGNED FOR YOUR COMFORT. THE APARTMENT AREA IS EXCELLENT FOR FAMILY HOLIDAYS OR INDIVIDUALS AND IS IN FACT AN EXCELLENT INVESTMENT. ENJOY THE AMAZING UNDERWATER WORLD OF THE RED SEA, STAYING IN A RESIDENTIAL COMPLEX WITH AN AMAZING VIEW.



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"THE VIEW" IS IDEALLY LOCATED IN THE CENTER OF NABQ BAY.

THE VIEW HOTEL & RESORT OFFERS A UNIQUE ATMOSPHERE FOR AN UNFORGETTABLE HOLIDAY IN THE RED SEA, EGYPT.

THIS SUN-DRENCHED RESORT HAS SOME OF THE MOST AMAZING SEA AND MOUNTAINS VIEWS.

THE VIEW HOTEL & RESORT OFFERS:

POOLS, A SPA & HEALTH CLUB, CHILDREN CLUB, A SHOPPING AREA, A RESTAURANT AND A CAFÉ, LIGHT MEALS, EVENING DRINKS, GARDEN VIEWS AND POOL VIEWS.

THE 70 SINGLE & DOUBLE ROOMS AND FAMILY ACCOMMODATION IN 100 NICE & COMFORTABLE APARTMENTS, ALL ARE AIR-CONDITIONED, HAVE A TERRACE, INTERNET ACCESS AND MANY OF THEM HAVE A DELIGHT SEA OR POOL VIEW.







ONE BEDROOM APARTMENT, 66 M<sup>2</sup>

APARTMENTS ARE EITHER:

1<sup>ST</sup>: DOUBLE VIEW WITH SINGLE BALCONY

2<sup>ND</sup>: SINGLE VIEW WITH DOUBLE BALCONY





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THREE-BEDROOM APARTMENTS, 121M<sup>2</sup>

FAMILY APARTMENTS

TWO BATHROOMS

TWO VIEWS





## Legal Information

BY MEANS OF THE ALLOTMENT DECREE No.186, DATED 16/12/2007 BY THE NATIONAL AUTHORITY FOR TOURIST DEVELOPMENT, SHARM EL-SHEIKH COMPANY FOR TOURIST DEVELOPMENT WAS ALLOCATED AN AREA OF LAND, OF 52010.079 M<sup>2</sup>, LOCATED IN NABQ (BEHIND) NABQ BAY, SOUTH SINAI GOVERNORATE, WITH THE HEREUNDER BOUNDARIES:

- NORTHERN BOUNDARY: OWNED BY THE GENERAL ORGANIZATION FOR TOURIST DEVELOPMENT, WITH LENGTH OF 226.76 METERS (POINTS A, B)
- SOUTHERN BOUNDARY: OWNED BY THE NATIONAL AUTHORITY FOR TOURIST DEVELOPMENT WITH A LENGTH OF 226.05 METERS (POINTS C, D)
- EASTERN BOUNDARY: PIECE OF LAND OWNED BY THE NATIONAL AUTHORITY FOR TOURIST DEVELOPMENT, WITH A LENGTH OF 186.88 METERS (POINTS C, B).
- WESTERN BOUNDARY: STREET, SHARM EL-SHEIKH TO NABQ PROTECTORATE; 229.85 METERS (POINTS A, D).
- THE WHOLE VALUE OF THE CONTRACT AND THE VALUE OF THE LAND HAS BEEN COMPLETELY PAID. THE PIECE OF LAND IS LOCATED IN THE DISTRICT OF SOUTH NABQ, SHARM EL-SHEIKH CITY, GOVERNORATE OF SOUTH SINAI.

THIS AREA WAS ALLOTTED TO THE COMPANY TO CONSTRUCT A TOURIST PROJECT, WHICH WILL BE SOLD AND MANAGED BY THE COMPANY, AND THE VIEW RESORT, WHICH WILL CONSTRUCT AND OPERATE A THREE-STAR HOTEL COMPLEX.

THIS SALE IS MADE IN ACCORDANCE WITH ACT No.230, 1996 AND THE PRESIDENTIAL DECREE No.374-1991 CONCERNING REORGANIZATING THE NATIONAL AUTHORITY FOR TOURIST DEVELOPMENT AND THE PRIME MINISTER'S RESOLUTION NO. 548, 2005. THE 2<sup>ND</sup> AND 3<sup>RD</sup> CLAUSES OF THE RESOLUTION GRANTED THE BENEFICIARY A LEASEHOLD CONTRACT FOR A PERIOD OF 99 YEARS. RENEWAL OF THE LEASE WILL BE SUBJECT TO APPLICABLE LAWS AND APPLICABLE STATE TAXES PAID BY THE PURCHASER OR ITS SUCCESSORS.

IN CASE THE PRIME MINISTER RESOLUTION 548 IS ANNULLED, SHARM UP FOR TOURIST DEVELOPMENT WILL ISSUE A PRELIMINARY SALE CONTRACT REPLACING THE CURRENT ONE.



## Services

- AIRPORT 3 KM / 5-MINUTE DRIVE, NA'AMA BAY 15 MIN.
- 3 MINUTES BY CAR TO AN 18-HOLE GOLF COURSE.
- A 3-MINUTE DRIVE TO THE NABQ NATIONAL PARK.
- 3 LARGE POOLS + OPEN AIR JACUZZI + CHILDREN POOL + LAKES.
- ALL APARTMENTS HAVE ACCESS TO THE ROOF TERRACE.
- WI-FI CONNECTION.
- CENTRAL TV CABLE.
- PARKING.
- CHILDREN PLAYGROUND.
- SHOPS & RESTAURANT.
- SPA & HEALTH CLUB.
- HOUSEKEEPING, LAUNDRY SERVICES.
- 24-HOUR SECURITY.
- CUSTOMER SERVICE.
- HOTEL MANAGEMENT AND RENTAL OPTION.
- BUSINESS CENTER.
- SHUTTLE BUS.
- BEACH ACCESS WITH FEES.
- PRIMARY HANDOVER, PHASE I (APRIL 2010)
- NABQ CENTER 5 MINUTES WALKING.
- SEA VIEW, MOUNTINE VIEW.

### BUSINESS CENTER



### SHUTTLE BUS



### SPA & HEALTH CLUB



### HOUSEKEEPING





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