



ROYAL BEACH
HURGHADA

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A carefully selected premier development



ROYAL BEACH
HURGHADA



EGYPT'S PREMIER BEACHCLUB RESIDENCE



ROYAL BEACH HURGHADA

EGYPT'S PREMIER BEACHCLUB RESIDENCE

Few places in the world offer such diversity as the Red Sea. Blending the splendours of ancient Egyptian architecture with modern amenities, the resort style properties of Royal Beach are perfectly located, backed by the magnificent desert mountains and overlooking the crystal waters. Lining the pristine golden sandy beaches in an area designated exclusively for hotels, Royal Beach is undoubtedly one of the most intimate resorts that line the turquoise waters of the Red Sea Riviera. A pleasant contrast to the neighbouring town of Hurghada, Royal Beach offers an attractive choice of luxury living, making for a compelling investment opportunity.

A carefully selected premier development



DISCOVER AN UNRIVALLED EXPERIENCE FROM THE NILE VALLEYS TO THE RED SEA COAST.



Royal Beach, Hurghada. A carefully selected premier development.



Royal Beach is an exclusive resort on Egypt's Red Sea coastline, perfectly located just 15 minutes from the airport and in-between two premier tourist destinations. Visitors have long been marvelling at the wondrous antiques and ancient civilisations, however today modern life coexists with contrasts of the past, from its scenery as diverse as the timeless Nile Valleys to the Red Sea with its vibrant marine life and unrivalled diving experience.



It's easy to understand why the number one diving shores of Egypt proved so popular over recent years, not only does the country rank as one of the most spectacular sightseeing destinations in the world, it offers visitors an unbeatable all year round climate, a low cost of living and its close proximity to Europe means travellers can take advantage of the cheap and regular flights.

Today, Egypt has also opened its doors to a growing number of investors looking to secure a second home, retirement hotspot or simply benefit from the rental and growth opportunities. High rewards can still be gained even within today's market with the right property selection and location, particularly those resorts along the Red Sea.

With a need to accommodate these growing numbers of tourists and residents, the implementations of key fundamentals are underway to sustain its growing demands. The government has set plans to increase its tourism levels to 15 million by 2015 with enhancements of existing services, facilities, infrastructure and accessibility in place. Undoubtedly this will also have a positive impact on the economy as people from Cairo and Alexandria look to holiday and live close by Red Sea resorts.



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THE NO.1 DESTINATION FOR GROWTH

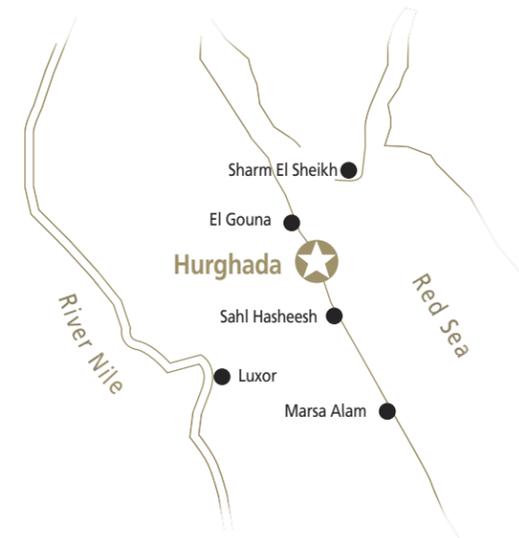
Unlike other Egyptian destinations, the Red Sea isn't all about the ancient artefacts but also captures the underwater treasures and attractions. The spectacular coral reefs attract divers from all over the world. Exotic rainbow-coloured corals, more than a thousand species of marine life, plus the various shipwrecks all within a panorama that stretches for miles make the Red Sea a firm favourite.

Away from the sea, there are plenty of other activities on offer. No visit to Egypt is complete without visiting the museums, palaces and temples that flood the landscapes. Alternatively take a trip to the awe-inspiring Pyramids, the only one of the seven wonders of the ancient world still in existence.

Although not widely recognised for its golfing, Egypt is also becoming increasingly popular amongst golfers looking for something different and greater flexibility. There are not many places you can relax on the beach or explore the area after a round! If all that doesn't hit the spot there's a great choice of bazaars, souks and shops, providing no shortage in shopping opportunities. Visit the modern malls or traditional souks for some bargain hunting.

In addition to the ancient artefacts the spectacular Red Sea coral reefs attract divers from all over the world.

WELCOME TO HURGHADA



Royal Beach is located North of Hurghada, within easy distance to Hurghada itself and the picturesque resort of El Gouna, just 15 minutes from the airport and local towns.

Boasting over 20 miles of spectacular coastline, the bustling town of Hurghada was once a small fishing village, which today has blossomed into a destination of choice amongst international holiday-makers, making it Egypt's most popular tourist resort. Its permanent summer weather, fantastic diving facilities and luxury hotels pull thousands of visitors to the region every year, attracting an increase of 27% British tourist's annually. The government also has a growth strategy to increase its population from 200,000 to over 1 million, creating a rising need for quality rental property.

The increase in tourism has created a higher demand for quality accommodation. With the Red Sea experiencing one of the highest rental markets in Egypt and given Hurghada's well established transportation links, regular flights and world-class facilities, property in this area is becoming more appealing to investors looking to benefit from an immediate rental income.

Beyond its worldwide renowned diving, the warm clear waters of the Red Sea are also ideal for swimming and snorkelling. Golf is becoming increasingly popular and there are several top class courses close to Hurghada. Other activities such as horse and camel riding, Quad biking and desert safaris are enjoyed by tourists.

On the other side of Royal Beach lies El Gouna, a fully serviced community comprising a chain of 20 islands linked by a series of bridges and canals. A place of great beauty, it's contrasting red sands of the desert and turquoise lagoons make it a truly spectacular leisure destination. It is also home to many marinas, championship golf course, world-class spas, luxury hotels and a thriving nightlife.



THE INVESTMENT OPPORTUNITY

Key reasons for making a property investment in Hurghada, Egypt.



- Low cost property with guaranteed rental returns
- Rental yields of up to 8%
- 4.59% GDP in 2009 - one of few places to experience growth
- Plans to increase tourism from 7.5 million to 15 million by 2015
- Growing international and domestic tourism from Cairo and Alexandria to Red Sea resorts
- The No.1 diving destination
- Unbeatable climate - year round sunshine
- No stamp duty, capital gains or government tax
- Increasing number of low cost, regular flights
- Low cost of living and popular retirement destination
- New mortgage market, providing greater accessibility and buying power
- A stable currency

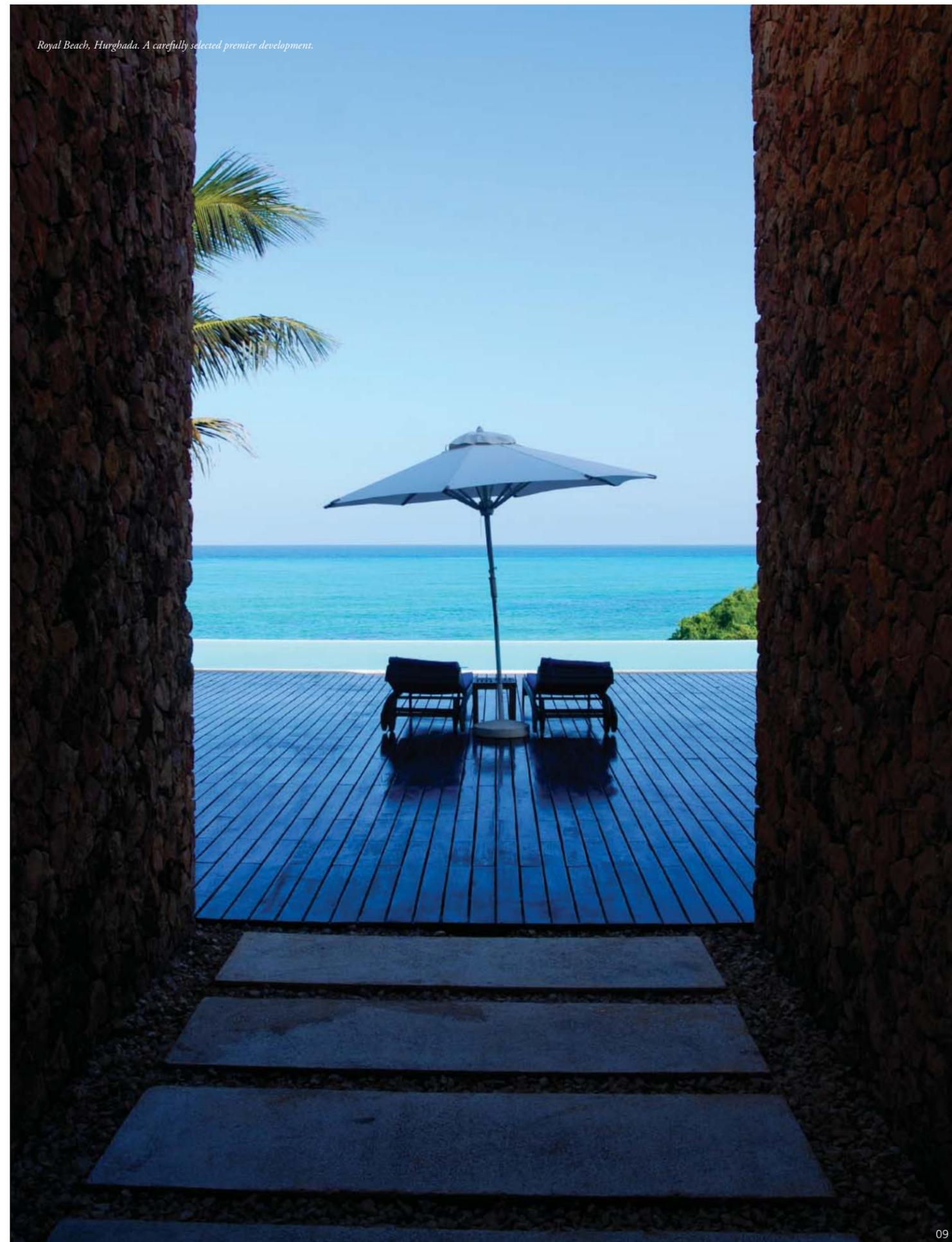
Tourism in Egypt is growing between 20-25% per year with even higher predictions estimated for the next few years.

Occupying a central location with direct access to Africa, Europe, the Middle East and Asia, Egypt has become a high performing international economy resulting in high levels of Foreign Direct Investment. This has enabled Egyptian authorities to plan for increased investments of 75% by 2012/2013 to \$36.6 billion. Within this plan, there are 52 infrastructure projects including port development, power systems and improved transport.

According to the ABTA (Association of British Travel Agents) tourism from Britain to Egypt is growing between 20-25% per year with even higher predictions estimated for the next few years. Resorts along the Red Sea coast in particular are experiencing high tourism levels due to the enhanced Infrastructure. In addition to this as Egypt's small mortgage market only began to develop over the past few years, the property market has been shielded from the global crisis and therefore continues to attract holiday-makers, visitors and buyers.

Current construction of a new terminal at Hurghada Airport on the Red Sea coast will increase the airport's capacity from 6.7 million to 7.5 million passengers annually. The £66 million new terminal is scheduled to be ready and active by 2011.

Royal Beach, Hurghada. A carefully selected premier development.





ROYAL BEACH RESIDENCE, HURGHADA

Why you should
invest in Royal Beach,
Hurghada, Egypt.



- Private beach
- Spectacular waterfront location
- Magnificent sea and beach views from apartments
- 31.5% guaranteed rental over 5 years (Av. 6.3% per year)
- Pay only on completed construction milestones
- Full licence approval and legal due-diligence
- Just 15 minutes from the airport and 8 kilometres to the surrounding towns
- Within close proximity to an 18-hole golf course
- Fantastic five-star leisure facilities

Royal Beach offers a more attractive choice of luxury, and high-quality properties positioned directly on the beach and complimented by five star facilities.

Royal Beach is a stunning beachfront project set on the spectacular Red Sea Riviera, north of Hurghada. A region which has become Egypt's most popular tourist destination and one of few places to have experienced growth during 2009.

Situated in an exclusive area designated for hotels, Royal Beach offers a more affordable choice of luxury and high-quality properties. Its ideal setting, array of onsite facilities and 5 year guaranteed rental scheme make Royal Beach an attractive investment opportunity.

Just a 15 minute drive from the airport, and 8 kilometres to the magnificent region of El Gouna, Royal Beach is easily accessible for both residents and visitors. It is also within close proximity to an 18-hole golf course and supermarket providing owners with everything expected of a five-star resort. From its pools and restaurants to cinema rooms and shopping centre, Royal Beach really does have it all.





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ROYAL BEACH MASTERPLAN OVERVIEW

A Building A **B** Building B **C** Building C **D** Building D

1. Private beach (4500 sqm) 2. Resort main pool (750 sqm) 3. Children's pool 4. Main reception area (Shuttle bus stop)
5. Beach restaurant / bar 6. Children's play area 7. Royal Beach boat jetty 8. Access road. Driving distances: Hurghada 10 minutes,
El Gouna 10 minutes, Hurghada Airport 15 minutes, golf course 15 minutes.



Pictures, layouts and other details are given as a general guide and may change from time to time in accordance with the final designs and appropriate planning permissions.



ROYAL BEACH PROPERTIES

Royal Beach offers a choice of stunning properties positioned directly on the beach with fantastic views of the beautiful Red Sea.

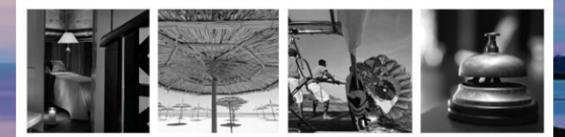
Comprising studios, 1 bedroom and 2 bedroom apartments, Royal Beach properties are designed to offer maximum living space finished to a high quality specification with marble flooring throughout. All properties enjoy large open spaced balconies that offer views of Royal Beach's stunning location.

Telephone, internet and television sockets are standard throughout all Royal Beach properties. Each property is also air conditioned ready. For full size layouts, please refer to the floorplan pages which illustrate all Royal Beach plans and location within the development.

Please note that interior pictures shown above are provided as a illustrative guide only.

Royal Beach, Hurghada. A carefully selected premier development.

FIVE STAR FACILITIES

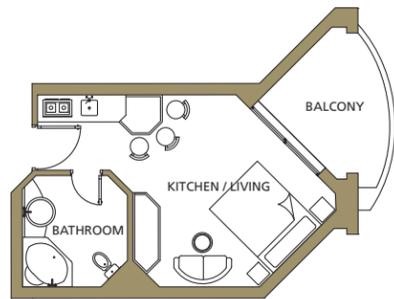


ROYAL BEACH FACILITIES

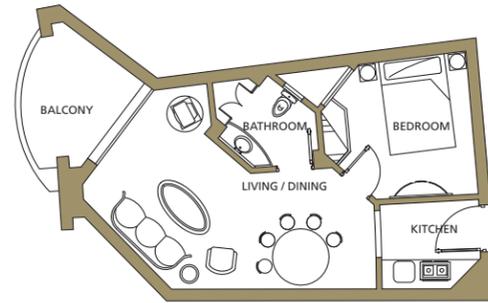
- Private beach (4500 sqm)
- Large resort main pool with waterfall (750 sqm)
- Children's pool
- Main reception area. (Shuttle bus service)
- Business centre
- 24 hour 7 days a week security and medical centre
- 5 Restaurants and bars (Offering residents room service)
- Dietary centre
- Turkish bath's (Hamam)
- 1500 sqm shopping centre with hypermarket,
- 2 cinema rooms, hairdressers, pharmacy and 20 boutiques.
- Aqua sports centre with diving school, wind surfing, parachute gliding.



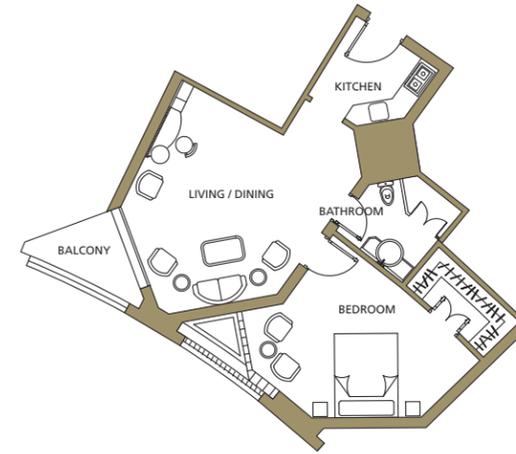
ROYAL BEACH PROPERTY FLOORPLANS



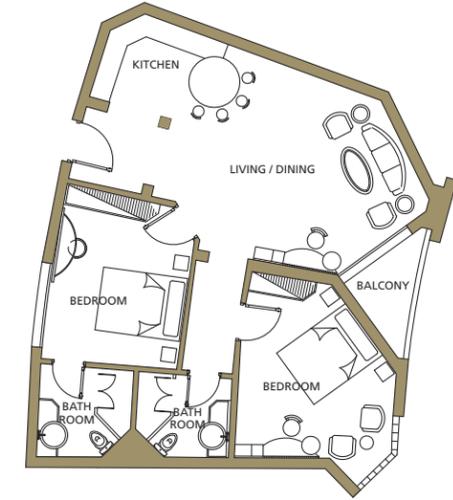
Royal Beach Studio
Total area, including balcony: 46 Sqm. Available in blocks C and D.



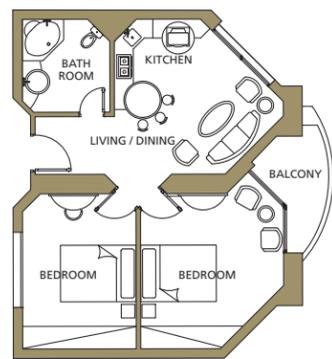
Royal Beach 1 Bed Type 1A
Total area, including balcony: 57 Sqm. Available in block A.



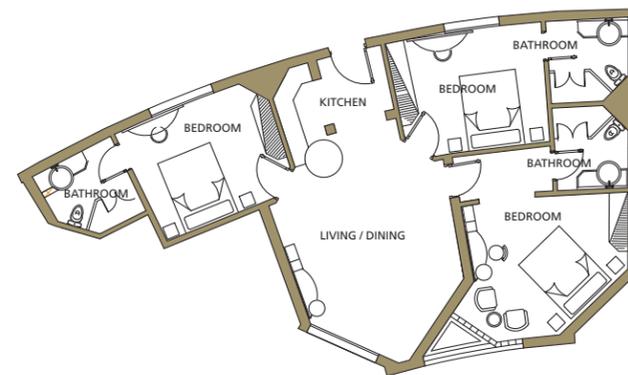
Royal Beach 1 Bed Type 1B
Total area, including balcony: 120 Sqm. Available in block B.



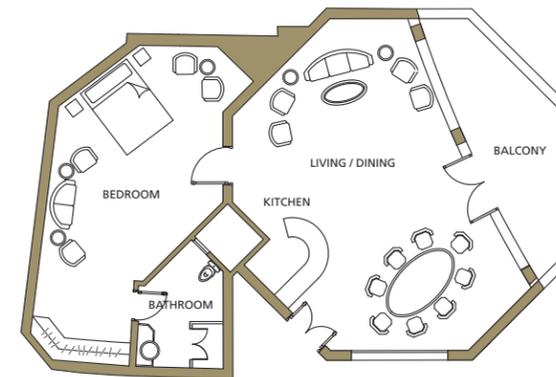
Royal Beach 2 Bed Type 2A
Total area, including balcony: 114 Sqm. Available in block A.



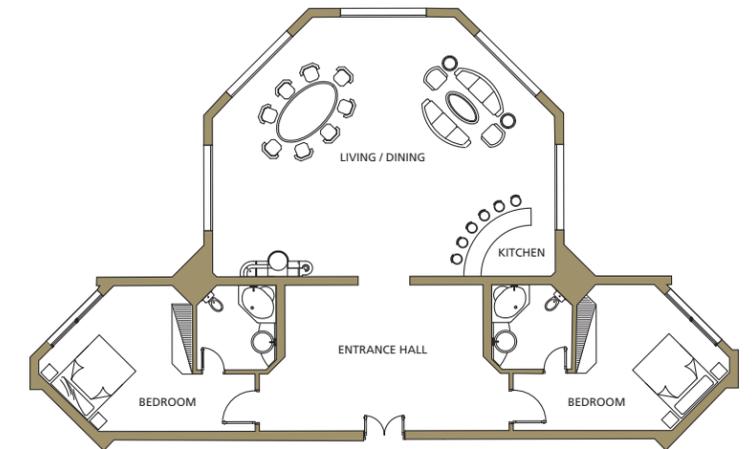
Royal Beach 2 Bed Type 2C and Type 2B
Type 2C: Total area, including balcony: 92 Sqm. Available in block C and D.
Type 2B: Total area, including balcony: 120 Sqm. Available in block B.



Royal Beach 3 Bed Type 3B
Total area, including balcony: 133 Sqm. Available in block B.



Royal Beach 1 Bed Suite
Total area, including balcony: 112 Sqm. Available in block A and B.



Royal Beach 2 Bed Suite Type C
Total area, including balcony: 163 Sqm. Available in block C.



TOP REASONS TO INVEST

Developers of Royal Beach have written into the contract a rental guarantee that will give purchasers a guaranteed return of 31.5% over the first 5 years, enabling owners to have 3 weeks free usage. A fantastic return on investment for Royal Beach investors. *The rental will be paid yearly in the following increments:*

YEAR	% OF THE PROPERTY PURCHASE PRICE
Year 1	5% of the property purchase price
Year 2	5.5% of the property purchase price
Year 3	6% of the property purchase price
Year 4	7% of the property purchase price
Year 5	8% of the property purchase price

31.5% RENTAL GUARANTEED

EARNING POTENTIAL			
	PRICE	GUARANTEED EARNINGS	NET COST
Studio	€ 44,965	€ 14,164	€ 30,801
1 Bed Apartment	€ 52,440	€ 16,519	€ 35,921
2 Bed Apartment	€ 89,930	€ 28,328	€ 61,602

Royal Beach, Hurghada. A carefully selected premier development.

CAREFULLY SELECTED

PRICE

No other five star resort with as many facilities compares on price.

LOCATION

Set directly on the beach, Royal Beach is one of few residential projects situated within an area designated exclusively for hotels. Located just 15 minutes from the airport and 8 kilometres from El Gouna, Royal Beach is also with easy reach of an 18-hole golf course and supermarket.

INVESTMENT

31.5% guaranteed rental over 5 years (Av. 6.3% per year). Royal Beach's locality, facilities and private beach offer sustained marketability for both short and long term lets. The Red Sea coast is also a growing tourism destination and investors can expect to gain financial rewards over a medium to long term.

SECURITY

Full licence approval and legal due-dilligence has been undertaken on this development.

PAYMENT

Easy payment plan over the life of the build. Pay only on construction milestones.