

A Carefully Selected Premier Development.



Paradise Gardens

Luxurious Beach & Golf Properties in Sahl Hasheesh, Egypt.



Paradise Gardens
Luxurious Beach & Golf Apartments

Paradise Gardens, Sahl Hasheesh, Egypt

Fringed by the golden sands and beautifully contrasting crystal blue waters of the Red Sea rests the stunning properties of Paradise Gardens, a five-star beach and golf project. Situated within the exclusive resort of Sahl Hasheesh, a master planned community, Paradise Gardens is nestled within 12 kilometres of spectacular coastline, with all you could need right on your doorstep, providing a feeling of complete serenity. Developed by Pyramisa, Egypt's largest private hotel group and boasting a comprehensive array of facilities and services, Paradise Gardens is simply in a class of its own. Its ideal setting and fully serviced properties complete with a five-star hotel experience make Paradise Gardens an incredible rental proposition and attractive lifestyle investment opportunity not to be missed.

The iconic monument entrance to Sahl Hasheesh





Traditional meets modern architecture at Sahl Hasheesh

An unrivalled investment opportunity with up to 7% guaranteed rental yield

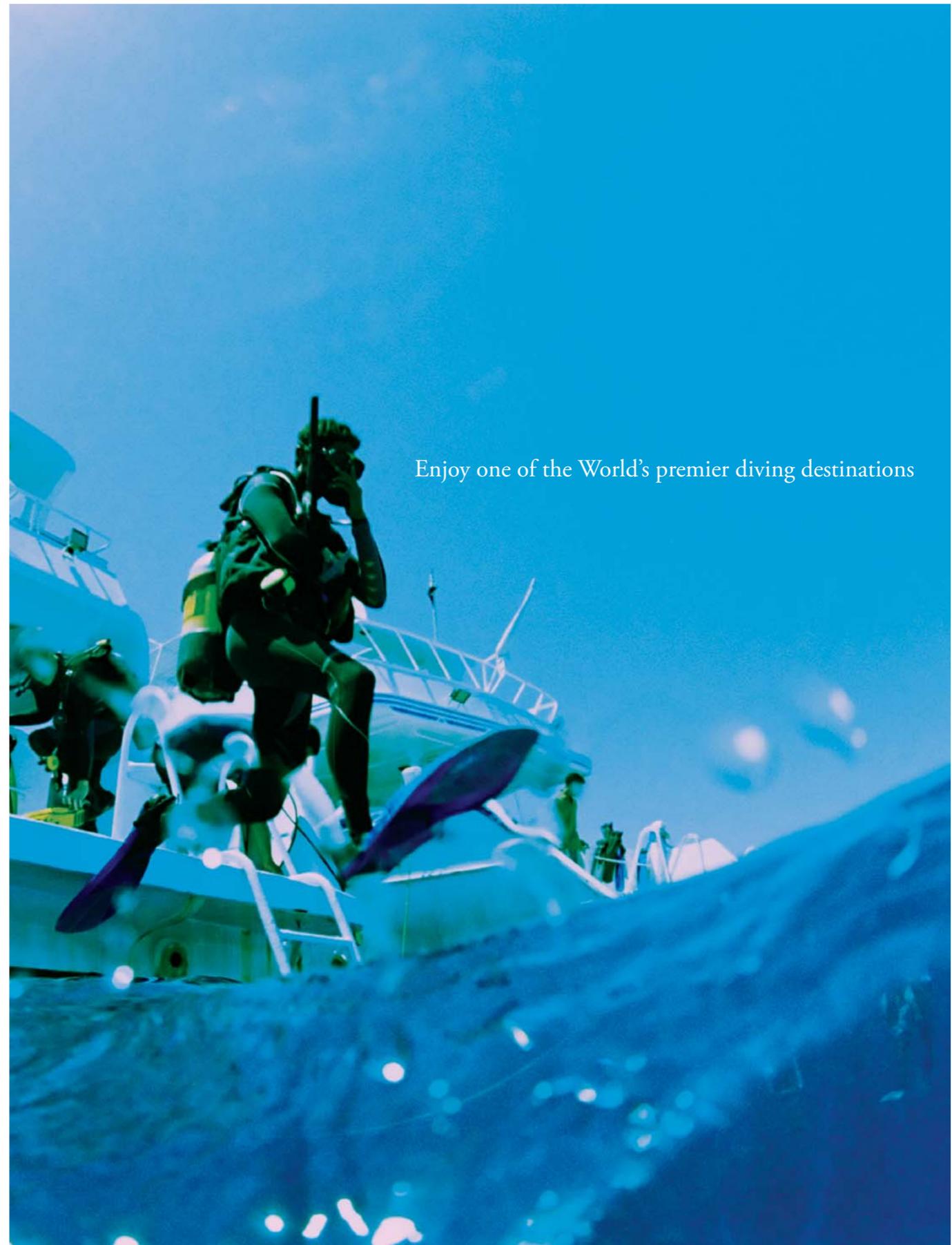
Unlike other Egyptian destinations, the Red Sea isn't just about the ancient artifacts but also captures the underwater treasures and attractions. The spectacular coral reefs attract divers from all over the world. Exotic rainbow-coloured corals, more than a thousand species of marine life, plus the 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 becoming increasingly popular amongst golfers looking for something different. There are not many places you can relax on the beach or explore the area after a round on the course. 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.

Visitors have long been marvelling at the wondrous antiques and ancient civilisations of Egypt, however today modern life coexists with contrasts of the past. From its scenery as diverse as the timeless Nile Valley to the Red Sea with its vibrant marine life and unrivalled diving experience, Egypt is a destination like no other. It's easy to understand why the number one diving shores of Egypt have 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. 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.



Enjoy one of the World's premier diving destinations



One of the main promenades at Sahl Hasheesh.



Growing tourism levels set to reach 15 million per year by 2015

Enjoying 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 scheduled 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 a trend mirrored across European and CIS regions. Resorts along the Red Sea coast in particular are experiencing high tourism levels due to the enhanced infrastructure.

A new terminal at Hurghada Airport on the Red Sea Coast is currently under construction and 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 operational by 2011.

Key reasons for making a property investment in Egypt

- Low cost property with guaranteed rental returns.
- Rental yields of up to 7%.
- 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.
- A stable currency.
- New mortgage market, providing greater accessibility and buying power.

The only true master planned resort on Egypt's Red Sea coast

Located just 15 kilometres south of Hurghada, Sahl Hasheesh is Egypt's new purpose built community set to become the Red Sea Riviera's premium beachfront resort.

On purchasing the land from the government, Egyptian Resorts Company (ERC) created a vision to develop an exclusive self contained resort that would propel Sahl Hasheesh into a world class destination. Set to rival the local town of El Gouna, particular attention was given to the development of unique attractions and features that would set Sahl Hasheesh apart. Extensive work was undertaken to develop the local infrastructure, including the roads, water supply, electricity supplies, spectacular promenade and even a welcome centre, worth a total investment of €180 million.

Now, the vision has been brought to life. Set on the largest single area of the Red Sea Coast, Sahl Hasheesh is an unprecedented investment opportunity, offering complete relaxation with everything residents could want for right on their doorstep. Unless exploring Egypt is on your list to do, there is no reason to set foot outside the fabulous surroundings of Sahl Hasheesh. Less than 3 times the price of El Gouna, with added facilities, golf and an exceptional array of services, Sahl Hasheesh is without doubt the place to invest in Egypt. The resort's infrastructure is entirely complete and already home to one of the most famous diving spots, with world-class golf, spas, a heliport and a 600 berth marina planned. There's also plenty to see in Sahl Hasheesh's 'Old Town' with its full range of over 300 shops, restaurants and leisure facilities just a short stroll away.

Key reasons for making a property investment in Sahl Hasheesh

- Freehold Properties.
- Purchased from the government and is the only true master-planned resort in Egypt.
- A self contained resort with complete array of on site facilities meaning you never have to leave.
- Controlled development plans to prevent over-development.
- Designed and managed by one company, however projects built by different developers ensuring prices are kept competitive.
- Three 18-hole professionally designed golf courses.
- Golf property attracts a much higher premium.
- The biggest marina in the Red Sea planned.
- Excellent diving straight off the bay at Abu Hasheesh island.
- Only 20 minutes from Hurghada International Airport.
- Infrastructure already in place.



Sahl Hasheesh Masterplan and location

Paradise Gardens is a freehold residential development with a five star boutique hotel operated by Pyramisa, Egypt's largest private hotel group

Master Plan Key

- A. Paradise Gardens Beach & Golf Resort
- B. The Executive 18 hole golf course
- C. Primary resort entry monumentation
- D. Primary resort loop road
- E. Resort mixed-use / retail parcel
- F. The World - Theatre
- G. Sahl Hasheesh - 'The View'
- H. Grand canal island casinos
- I. Arnold Palmer 18 hole golf course
- J. Theme park - rollercoaster, themed rides, theatre
- K. Polo club / Equestrian centre
- L. Sea World / Water Park
- M. 18 hole golf course
- N. Pyramisa Beach Resort
- O. Sunken City

Location & Distances

Less than 5 hours flight time from the UK and Europe, Sahl Hasheesh is situated just 15 kilometres south of Hurghada international airport.

Driving Distances

Hurghada, 20 Minutes. El Gouna, 40 Minutes.
Hurghada Airport, 20 Minutes.



A beach and golf residence, Paradise Gardens combines stunning residential properties with a five-star hotel to offer owners an entire suite of services and facilities. Residing on the exclusive resort of Sahl Hasheesh, the high-quality properties of Paradise Gardens are spaciouly built on only 20% of the resort's land, enabling owners to benefit from the expansive surroundings and neighbouring golf course.

Conveniently located just 20 minutes from the airport, this master-planned community is the first in Hurghada and already set to be a favourite amongst golf fanatics and sun lovers. Adjacent to one of three 18-hole golf courses, 12 kilometres of sandy beaches, the largest single stretch of coastline in Egypt and with astounding views of the Red Sea, it's easy to see how Paradise Gardens will be recognised as a premier Egypt resort.





Beautifully designed properties surrounded by the crystal waters of the Red Sea and the lush fairways of an executive 18 hole golf course



Above: Photographs illustrating interior layouts and finishes at Paradise Gardens. Main picture opposite: The beautiful 18 hole Executive golf course.



Presenting a range of high-quality properties, Paradise Gardens comprises spacious studios, 1, 2 and 3 bedroom apartments occupying private gardens or sun terraces, plus 3 and 4 bedroom Royal Villas offering a more secluded setting overlooking the pool area, complete with gardens and sea views. Each of the fully serviced properties offer a truly fabulous five-star stay, benefiting from exceptional services, including maid and pool service, airport transfers and security, plus you can arrange a day's safari or day out with the family all organised on your behalf. Here, you'll want for nothing and can simply relax, enjoying all the resort has to offer.

Purchasers can also benefit from an average 7% annual rental guarantee for 3 years, and given the resorts five-star status from leading hotelier, Pyramisa, surrounding golf course and stunning location, investors can continue to command higher rental rates and take advantage of the projects sustainable marketability.

Key reasons for investing in Paradise Gardens

- Five-star residential project with hotel from Egypt's largest private hotel group.
- Developed by Pyramisa, a reputable company with a proven track record.
- Benefit from a week's exchange per year in any other Pyramisa hotel and 20% discount on all hotel services.
- Front line beach location.
- Surrounded by a golf course.
- One of the largest pools in Hurghada.
- Spectacular pool and sea views.
- Freehold Properties.
- Demand higher rentals with on-site five-star hotel facilities, including hotel services.
- Up to 7% guaranteed rental yield for 3 years.
- Properties now 80% Complete.
- Spread payments over 5 years.
- Full due-diligence and licence approval gained.

Paradise Gardens Royal Villas

An imaginative, carefully planned design set over 2 floors, the open-plan living area is the ideal setting for families, entertaining or simply relaxing, attracting a wide rental audience to capitalise on yields.

The living and dining area is brought to life with the floor-to-ceiling windows which extend out onto the expansive balcony area and frame the spectacular view of the pool, garden and magnificent red sea views. The upper floor bedrooms also boast a private balcony, from which residents can simply relax and soak up the sun.

All villas are crowned by an impressive roof terrace complete with private Jacuzzi hot tub, offering 360 degree views of this fabulous beach front location.

Understanding the importance of security when making a property investment in today's market, Paradise Gardens offers purchasers a 5 year payment plan.

Property features

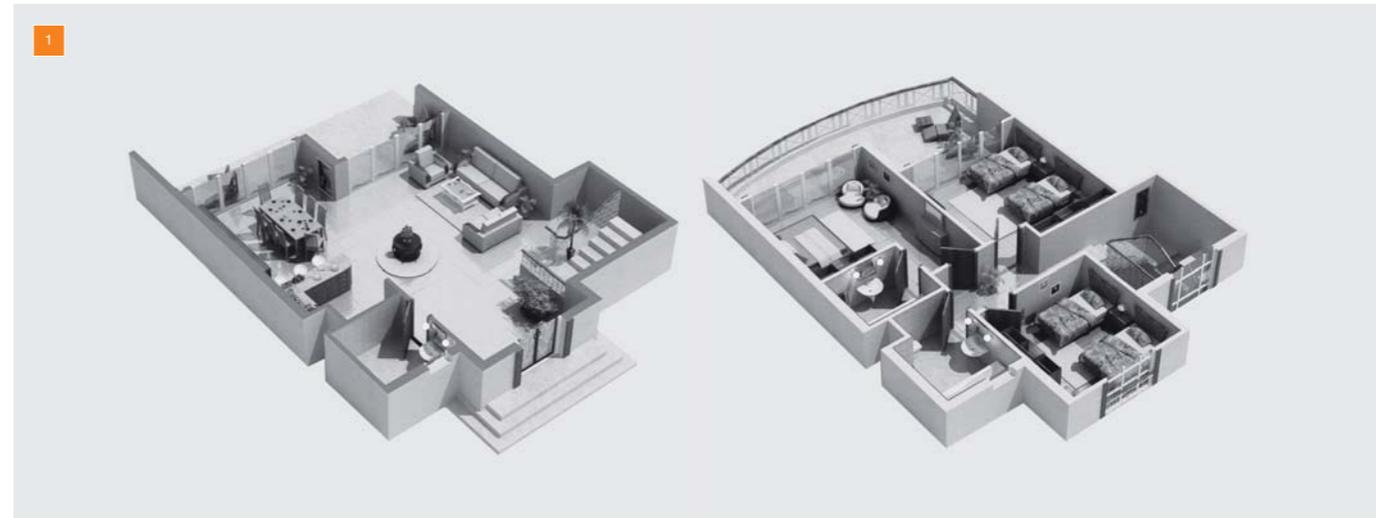
- Polished cream marble floors.
- Ceramic floor tiles in kitchens and bathrooms.
- Pre-installation for digital satellite.
- Water heaters in each bathroom.
- Granite worktops, stainless steel sinks, mixer taps in all kitchens.
- Interior lacquered doors with either brass or chrome furniture.
- Fitted wardrobes in bedrooms.
- Reinforced entry door with security lock.
- Smoke detectors.
- Pre-installed air conditioning.

Royal Villa types

1. Example 3 bed Royal Villa with garden
Total area including balcony: 253 Sq.m
2. Example 4 bed Royal Villa with garden
Total area including balcony: 299 Sq.m



The lavishly appointed three and four bedroom Royal Villas exemplify opulence and set the tone of extreme luxury.



Paradise Gardens Apartment Types

Paradise Gardens Studios, 1, 2, and 3 bedroom apartments have been meticulously finished to the highest quality, each of the apartments offer residents a flexible living space fit for all purpose. Planned precisely, the defined space is utilised by open-plan living and complemented with floor-to-ceiling windows to bring comfort and warmth to the luxurious properties.

Benefiting from a private garden on the ground floor or sun terrace on upper floors, stylish bathrooms and cutting-edge kitchens, each of Paradise Gardens' apartments provide the perfect living accommodation and are designed to meet the demands of buy-to let use.

Understanding the importance of security when making a property investment in today's market, Paradise Gardens offers purchasers a 5 year payment plan.

Apartment types

- 1. Example 1 bed studio**
Total area including balcony: From 60 Sq.m up to 95 Sq.m
Available in hotel block and block 30.
- 2. Example 1 bed Apartment**
Total area including balcony: From 65 Sq.m up to 84 Sq.m
Available in blocks 20-23, 10 and 11.
- 3. Example 2 bed Apartment**
Total area including balcony: From 83 Sq.m up to 172 Sq.m
Available in blocks 20-23, 9 and hotel block.
- 4. Example 3 bed Apartment**
Total area including balcony: 117 Sq.m
Available in blocks 20-23.

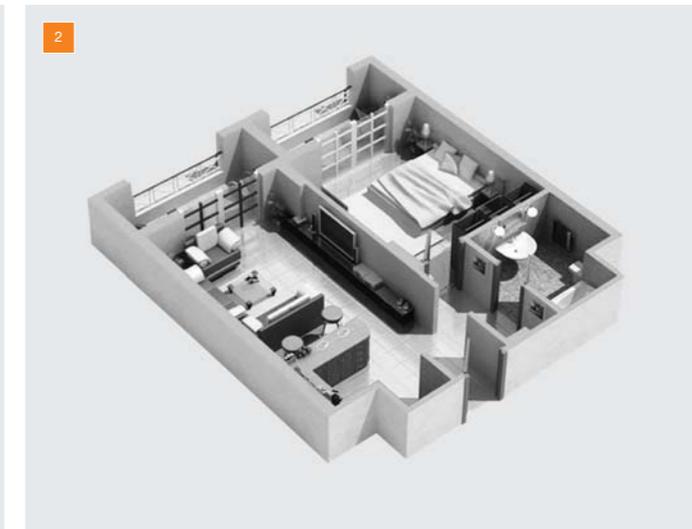
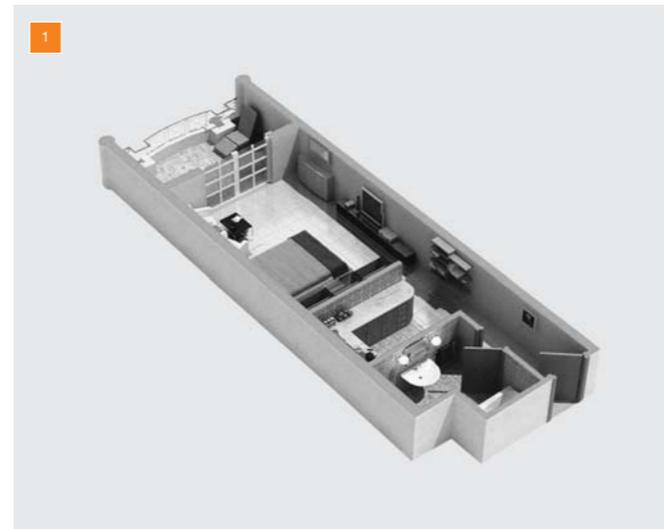
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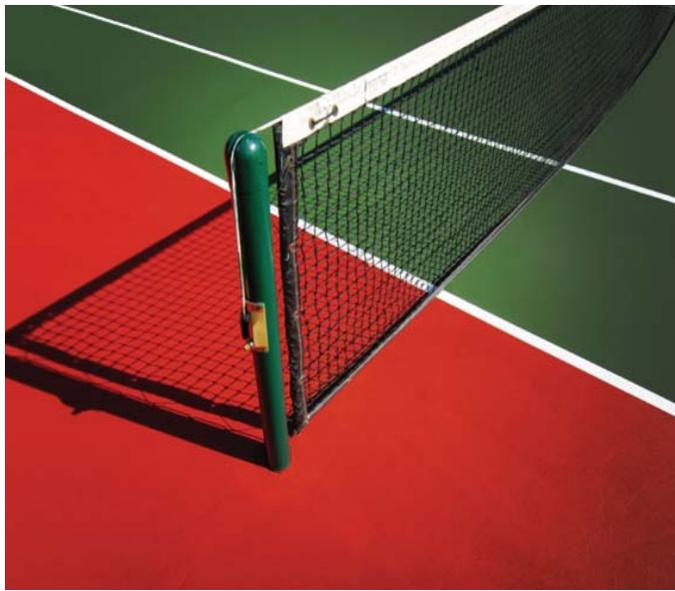
- Polished cream marble floors.
- Ceramic floor tiles in kitchens/bathrooms.
- Pre installation for digital satellite.
- Water heaters in each bathroom.
- Granite worktops, stainless steel sinks, mixer taps in all kitchens.
- Interior lacquered doors with either brass or chrome furniture.
- Fitted wardrobes in bedrooms.
- Reinforced entry door with security lock.
- Smoke detectors.
- Pre installation for air conditioning.



Paradise Gardens overview.

■ Apartment Blocks ■ Royal Villas





Residents Facilities at Paradise Gardens

Key Features

Located just 100m from Sahl Hasheesh's public beach.
 Adjacent to one of the resort's three 18-hole championship golf courses.
 Up to 7% Guaranteed Rental for 3 years.
 5 year payment plan.
 Sea views from most apartments.
 High-quality European style finishes.

Facilities

Multiple Swimming pools.
 Tennis courts.
 Gymnasium.
 Five-a-side football pitch.
 Spa and wellness club.
 Bar and Restaurants and Shops.
 24 hour security.
 Pre-installation for telephone and internet lines.
 Landscaped gardens.
 Wind surfing.
 Resort hotel styled reception area.
 24 hour on-site security.
 24 hour/7 days a week medical centre.
 Shuttle bus service to Hurghada and El Gouna.

Access to Hotel Services

Pool Service.
 Concierge / Maids service.
 Airport Transfers.
 Security Services.

Key Reasons to Invest in Paradise Gardens

Paradise Gardens investors benefit from up to 7% rental guarantee for the first 3 years, enabling owners to have 6 weeks free usage. A fantastic return on investment for Paradise Gardens investors.

The rental will be paid yearly in the following increments

Hotel Studios

Year 1,2 and 3 - 7% of the property purchase price with 6 weeks use

Residential Properties

Year 1 - 5% of the property purchase price with 8 weeks use
 Year 2 - 6% of the property purchase price with 8 weeks use
 Year 3 - 7% of the property purchase price with 8 weeks use

Earning Potential

Property Type	Price	Guaranteed Earnings
Residential Studio	€78,487.50	€14,127.75
Hotel Studio	€86,940.00	€18,257.40
1 Bed Apartment	€81,217.50	€14,619.15
2 Bed Apartment	€111,746.25	€20,114.47
3 Bed Apartment	€146,191.50	€26,314.47
3 Bed Royal Villa	€385,192.50	€69,334.65
4 Bed Royal Villa	€442,669.50	€79,680.51

Five Key Principles

Price: Competitively priced in the area designated for hotels and the only development to offer a flexible 5 year payment plan, as well as a rental guarantee.

Location: A stunning five-star residential project, complete with hotel, Paradise Gardens is situated in the master-planned resort of Sahl Hasheesh. Located just 20 minutes from the airport and Hurghada, Paradise Gardens holds an enviable frontline beach position, engulfed by a championship golf course.

Investment: Up to 7% guaranteed rental for 3 years. Paradise Gardens' fully serviced properties, locality, five-star facilities and golf facilities 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-diligence has been undertaken on this development. Developed and managed by Pyramisa, Egypt's largest private hotel group, a highly reputable and credible hotelier.

Payment: Easy 5 year payment plan available to all Paradise Gardens purchasers, significantly reducing payments.

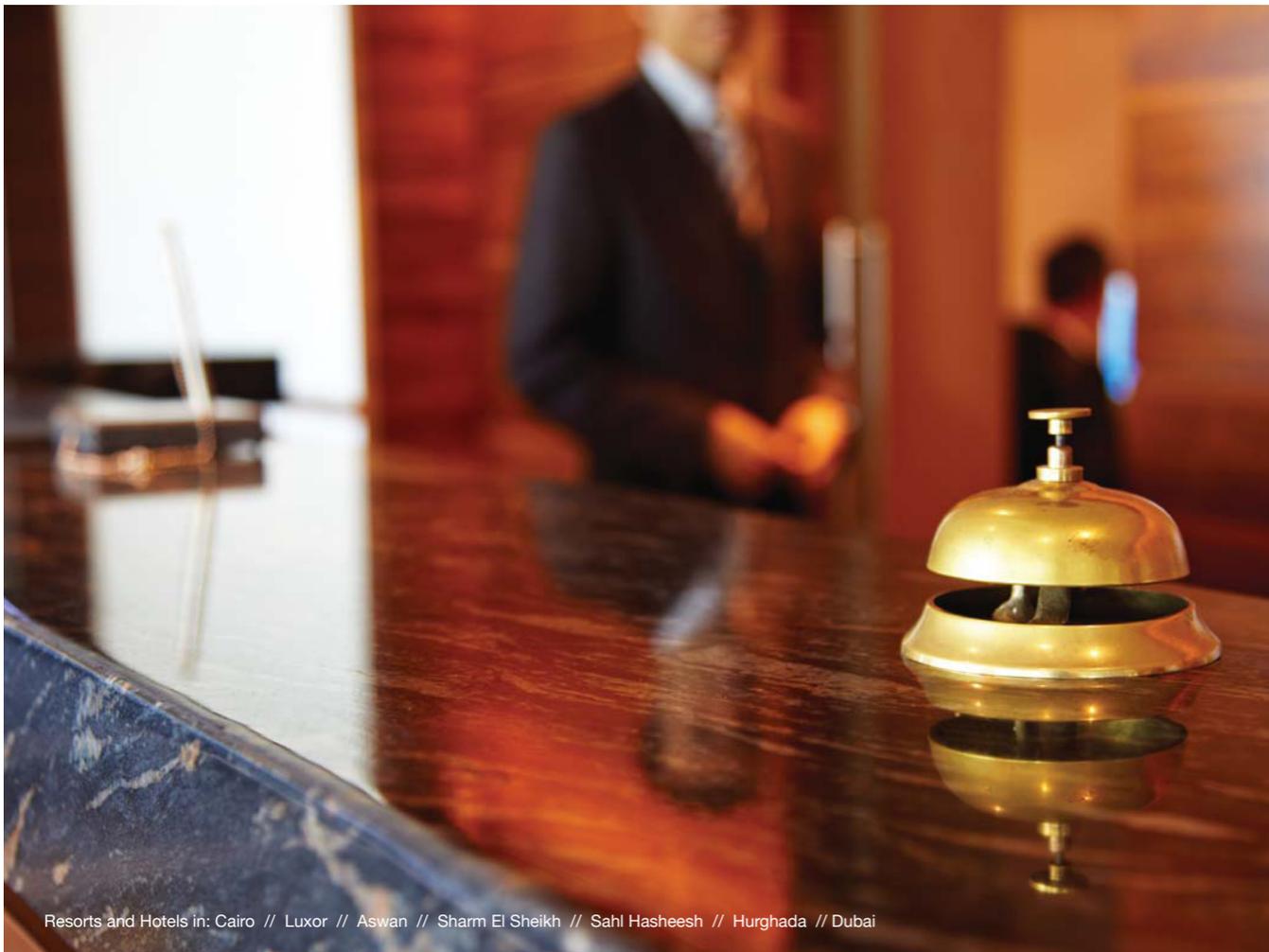
Paradise Gardens is developed by Egypt's largest hotel group, Pyramisa, a highly reputable hotelier with an esteemed proven track record. With over 28 years experience and a successful expanding business in Egypt, Pyramisa have now broadened their horizons overseas, set to open their first hotel in Dubai in 2011.

With the growing demand for investment property in Egypt, Pyramisa have advanced into hotel construction and management to provide luxurious projects throughout Egypt, including Paradise Gardens, a luxury and high-quality development within the spectacular resort of Sahl Hasheesh. Pyramisa have also completed 3 further projects within Sahl Hasheesh.

Pyramisa Owners Club

For investors of Paradise Garden, an automatic 10 year membership in the Pyramisa Owners Club is included. Members also benefit from a week's exchange per year in any other Pyramisa hotel and 20% discount on all hotel services.

Luxury and tranquillity from Egypt's leading private hotelier



Resorts and Hotels in: Cairo // Luxor // Aswan // Sharm El Sheikh // Sahl Hasheesh // Hurghada // Dubai



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