



Sea Coast Estates (Egypt) Ltd

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EGYPT

SECURED PIONEER INVESTOR OFFER

30% Immediate Equity

Opportunity to realise 88.96% return on your investment after 3 years

Sea Coast Estates (Egypt) Ltd., as Master Agent, have pleasure in offering via a Bulk Purchase Contract, a selection of 20 units for £853,545 which is a 30% discount on today's retail price. Your ROI is projected to realise £1,612,867 after 3 years. You may decide to re-sell as many units as you wish or keep some for rental income. Smaller volume purchases are available (min 5).

The stunning high-level 5* luxury residential tourism project in Sahl Hasheesh



The Sahl Hasheesh Promenade





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Fig 1. Financial overview for bulk purchase deal:

FACING	Floor	Flat No.	Beds	Baths	INDOOR AREA	TERRACE S	Usable area	Total Cost Price @£770	Instance Equity price @£1100	12 months 15% uplift= £1265.	12 months 15% uplift£1455	
NORTH	POOL	104 A	1	1	34	10	44	£ 33,880.00	£ 48,400.00	£ 55,660.00	£ 64,020.00	
NORTH	POOL	105 A	1	1	28	7.5	35.5	£ 27,335.00	£ 39,050.00	£ 44,907.50	£ 51,652.50	
NORTH	POOL	106 A	1	1	42	7.5	49.5	£ 38,115.00	£ 54,450.00	£ 62,617.50	£ 72,022.50	
NORTH	POOL	107 A	1	1	49.5	7.5	57	£ 43,890.00	£ 62,700.00	£ 72,105.00	£ 82,935.00	
NORTH	POOL	108 A	1	1	47	7.5	54.5	£ 41,965.00	£ 59,950.00	£ 68,942.50	£ 79,297.50	
NORTH	POOL	109 A	1	1	47	7.5	54.5	£ 41,965.00	£ 59,950.00	£ 68,942.50	£ 79,297.50	
NORTH	POOL	110 A	1	1	43.5	7	50.5	£ 38,885.00	£ 55,550.00	£ 63,882.50	£ 73,477.50	
NORTH	POOL	111 A	1	1	49.5	7.5	57	£ 43,890.00	£ 62,700.00	£ 72,105.00	£ 82,935.00	
NORTH	POOL	112 A	1	1	46.5	0	46.5	£ 35,805.00	£ 51,150.00	£ 58,822.50	£ 67,657.50	
SOUTH EAST	POOL	116 C	1	1	66	7.5	73.5	£ 56,595.00	£ 80,850.00	£ 92,977.50	£ 106,942.50	
SOUTH EAST	POOL	117 C	1	1	68	7.5	75.5	£ 58,135.00	£ 83,050.00	£ 95,507.50	£ 109,852.50	
SOUTH EAST	POOL	118 C	1	1	65	7.5	72.5	£ 55,825.00	£ 79,750.00	£ 91,712.50	£ 105,487.50	
NORTH	1st FLOOR	302 A	1	1	50	0	50	£ 38,500.00	£ 55,000.00	£ 63,250.00	£ 72,750.00	
NORTH	1st FLOOR	303 A	1	1	60	0	60	£ 46,200.00	£ 66,000.00	£ 75,900.00	£ 87,300.00	
NORTH	1st FLOOR	304 A	1	1	48	0	48	£ 36,960.00	£ 52,800.00	£ 60,720.00	£ 69,840.00	
NORTH	1st FLOOR	305 A	1	1	60	0	60	£ 46,200.00	£ 66,000.00	£ 75,900.00	£ 87,300.00	
NORTH	1st FLOOR	306 A	1	1	50	0	50	£ 38,500.00	£ 55,000.00	£ 63,250.00	£ 72,750.00	
NORTH	1st FLOOR	307 A	1	1	60	0	60	£ 46,200.00	£ 66,000.00	£ 75,900.00	£ 87,300.00	
NORTH	1st FLOOR	308 A	1	1	50	0	50	£ 38,500.00	£ 55,000.00	£ 63,250.00	£ 72,750.00	
NORTH	1st FLOOR	309A	1	1	60	0	60	£ 46,200.00	£ 66,000.00	£ 75,900.00	£ 87,300.00	
							Total m2	1108.5				
							Buying Price	£853,545.00				
							Instant Equity		£1,153,350.00			
									Equity year 2	£ 1,402,252.50		
									Equity year 3		£ 1,612,867.50	

Fig 2. Projected ROI after 3 years

Quote, Mr Ian Marsh, Daily Mail 4-1-2008, "Sharm and Hurghada have seen constant 30% annual growth for the last 3 years"

We have based our projections at just 15% increase p.a.

UNIT TYPE	No. of Units	Total m2	BULK DEAL £/P M2	Total PURCHASE COST	Total value after Year 3	CAPITAL GAIN	% RETURN
APARTMENT	20	1108.5	£770	£853,545	£1,612,859	£759,314	88.96

Minimum order is 5 units. Please ask for prices
Tax-free returns are available. Please ask for details

NB: All terms will be clarified in the contractual process.



Purchase Procedure:

To secure an option on the Pioneer Investor bulk buying offer there is a £3,500 set up non-refundable set-up fee, followed by a 5% refundable deposit. This will lock out any other interested parties.

Upon receipt of the 5%, a receipt letter detailing the transaction will be forwarded to the client as well as the Trust Account Instruction letter from our independent lawyers in order to open the clients secure account.

Please note this will include pre-approval of contracts and procedures. It is also at this time that we will complete all necessary identification checks in accordance with money laundering regulations.

Upon completion of the ID process the Purchase Contracts will be published to clients for signature. It is at this time that clients must pay their funds into the escrow account. Contracts should be signed and returned immediately. The expected timeframe from date of reservation is 3-6 weeks.

Upon receipt of signed contracts and in accordance of the terms of the clients escrow accounts the client's solicitor will complete the purchase and pay monies over on the clients behalf in accordance with their instructions.

The Market.

Egypt is currently undergoing huge amounts of interest due in part to the relaxation of foreign ownership regulations, allowing foreigners to own full freehold title in the Hurghada region. Without question this marketplace is the hottest region for low entry property investment and with such incredible value for money this market will remain buoyant for some time.

Your exit strategy

The projected levels of Capital Growth are very strong indeed due to the current prices available in Hurghada and Sahl Hasheesh which are currently between 30% and 50% below those of Sharm – where properties are merely leasehold.

However, the nature of this property deal is fairly unique in that it offers the investor a safety net of:

- ❑ 30% equity from day one.
- ❑ You may sell as many or keep as many units for rental as required (rental s are in the region of 8%).
- ❑ As SCE are the master agent of this development, we can offer our **Pioneer Investor** the opportunity to sell units on their behalf at a minimum of 5% commission.
- ❑ Price increases will be as per figure 1, and the price on each unit when re-sold will be offered to you to accept or decline

You can of course re-sell at any time.

You will increase your ROI significantly by waiting to re-sell after 3 years or more.



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Sea Coast Estates: BACKGROUND:

Our Group of companies (SCE) offer a multi media wholesale sales solutions company that offers bespoke services to property developers and the wider real estate sector. We specialise in packaging the off market international real estate sector.

Our solutions include sector and territory research direct, UK and EU wide network agency sales.. We create specialised market-focused planning concepts, and provide trend-smart product packaging. Additionally we produce both contemporary and traditional marketing collateral, produce copywriting, and manage outbound public relations. Often working alongside developers from the time they secure the initial option on a particular plot of land SCE package projects before they hit the market.

Over the last 12 months our group worked with a number of International Developers to package, and promote their Egyptian real estate stock to the UK marketplace. SCE achieved this by creating smart online trade and consumer solutions as well as introducing business to its network of EU wide brokers and selling agents. All administrative documentation was created and put in place by SCE under the responsibility of our Managing Director. SCE innovative approach, skilful knowledge of the UK marketplace and considerable research and in depth planning resulted in excess of 700 of SCE client units being successfully sold within a 7-month period.



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Site Photos





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Local Area Photo's

