

# Introducing Oasis Marina

An Oasis of Exotic Luxury  
on Egypt's Red Sea Coast

- ✓ Invest with as little as **£5,380.95\***
- ✓ Flexible payment plan options
  - Final 40% paid over 5 years
  - 20% discounted payment plan
  - 25% discount - 8% rental guarantee for 5 years
  - Final 40% discounted by rental guarantee
- ✓ Low cost of living and property maintenance
- ✓ Luxurious furniture pack included
- ✓ Private beach access

# Introducing – Oasis Marina Content

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## Investment Profile – Oasis Marina

### Deal Summary

Oasis Marina provides a great opportunity to invest in Egypt's current property market boom and extends this financial reward with extraordinary potential for new income. Oasis Marina owners/investors enjoy a luxury beachfront asset plus attractive financial rewards generated by a 5 year 8% rental guarantee period.

The apartments will be delivered inclusive of all furniture and equipment, delivery, interior design, fitting and installation.



Oasis Marina is a luxury new beachfront development located in the fast emerging Al Ahyaa area between Hurghada and El Gouna. The development is to operate as a holiday resort and will offer a selection of luxurious fully furnished and spacious studio, 1 and 2 bedroom apartments with spectacular sea views.

Experience  
International presents  
a genuine hands off  
investment package  
in today's uncertain  
economic climate...

## Incentives

- ✓ Invest with as little as £5,380.95\*
- ✓ Flexible payment plan options
  - Final 40% paid over 5 years
  - 20% discounted payment plan
  - 25% discount - 8% rental guarantee for 5 years
  - Final 40% discounted by rental guarantee
- ✓ Low cost of living and property maintenance
- ✓ Luxurious furniture pack included
- ✓ Private beach access

\*Includes pre-launch discount of 15% .Based on payment plan option 3

## Investment Profile – Oasis Marina

### Concept

#### Unique lifestyle for unique people

Oasis Marina is a truly magnificent achievement. A concept blended between contemporary and Egyptian architecture inspired by its surroundings and upon completion will be a flagship of luxury and sophistication.

This brand new beachfront development will include luxurious and spacious studios, 1 and 2 bedroom apartments each having a unique design to fit perfectly into the master plan and delicately positioned to take advantage of the stunning sea views.

The centre piece is the 50,000 sq.m private beach area at the front of the resort whilst the expansive swimming pools positioned within the resort will form safe pedestrianised islands within the lush landscaped gardens.

The state-of-the-art spa centre with indoor heated pool, spa, solarium and massage provide residents the opportunity to relax in a magical atmosphere of pampering and indulgence.

A range of chic shops, local gourmet restaurants, cocktail bars and a stage for evening entertainment adds to the exceptional variety of recreational amenities available.

Night time arrives and for the more adventurous a trip to the local shops, restaurants, bars and clubs and a walk on the sea front will surely satisfy the most cultured expectations and desires completing the truly unique lifestyle experience.



The centre piece is the 50,000 sq.m private beach area at the front of the resort whilst the expansive swimming pools positioned within the resort will form safe pedestrianised islands within the lush landscaped gardens.

## Introducing – Oasis Marina

### Location

#### Luxury Holiday Destination

Oasis Marina is perfectly located in the fast developing Al Ahya district to the north of Hurghada, just 3km from the luxury resort of El Gouna, famed for its lagoons, marina and PGA Championship golf course. The area is being developed in answer to the vision of a luxury holiday destination on this beautiful stretch of coastline within close proximity to Hurghada International Airport.

Benefiting from a privileged setting overlooking a newly zoned promenade stretching around the spectacular bay, Oasis Marina will allow residents to stroll along the beach for miles enjoying the spectacular views

#### World Renowned Destination

The Red Sea Riviera is a world renowned destination for tourists from around the world with a unique mix of history side by side with all of the attractions of a modern holiday resort. Within a five hours flight time and 365 days of sunshine every year, the area is an idyllic destination simply waiting to be explored.



With the expanding presence of luxury developments along this stretch of coastline the area holds the promise of a complete transformation. DAMAC Properties, the Middle East's largest private sector luxury property developer is the latest in a long line of names to agree terms with the Egyptian government and is committing billions of dollars of investment over the next ten years.



# Introducing – Oasis Marina

## Diving in the Red Sea

The area is justifiably famous amongst the world’s diving community. With some of the most beautiful crystal clear waters in the world, nearby Hurghada and El Gouna are host to over 60 diving sites – some of the finest dive sites on the planet, with over 1,500 species of tropical fish, dolphins, and turtles around the numerous coral reefs.

In recent years, it has become an international centre for all water based activities including power boating, sailing, windsurfing, deep sea fishing, swimming, and above all, snorkeling and scuba-diving. You will be enchanted by the beautiful marine life and crystal clear waters of the Red Sea.

It is a haven for water sports of every kind and the Red Sea offers some of the world’s most stunning coral reefs, coral-covered shipwrecks and a breathtaking array of fish as well as dolphins.

Oasis Marina is wonderfully situated to take advantage of this unique part of the world and all the Red Sea has to offer.



## Introducing – Oasis Marina

### At a Glance

Oasis Marina is a truly magnificent achievement. A concept blended between contemporary and Egyptian architecture inspired by its surroundings and will be a flagship of luxury and sophistication.

#### General

- Spectacular beach front setting in extensive landscaped gardens along a beautiful 10km stretch of beach
- Access to 50,000 square meters of private beach
- Government endorsed tourism area
- 10 year construction builders guarantee
- Manned 24hour gated security
- Large communal roof terraces with breathtaking sea views
- Easy access to Hurghada International Airport

#### Resort & Spa

- Main reception area offering hotel style service
- Large, swimming pools with children's sections overlooking the Red Sea
- Private health club and luxury spa
- Beach Bar
- Children's Club and Kindergarten
- Diving and Aqua centres including kite surfing and wind surfing
- Restaurants offering a variety of cuisines
- Various shops including mini market, pharmacy, cafe bar and internet business center
- Ten minutes from the PGA Championship Golf course in El Gouna
- Laundry service which also offers rental changeovers
- Regular shuttle bus to both Hurghada and El Gouna
- Pedestrian Walkways

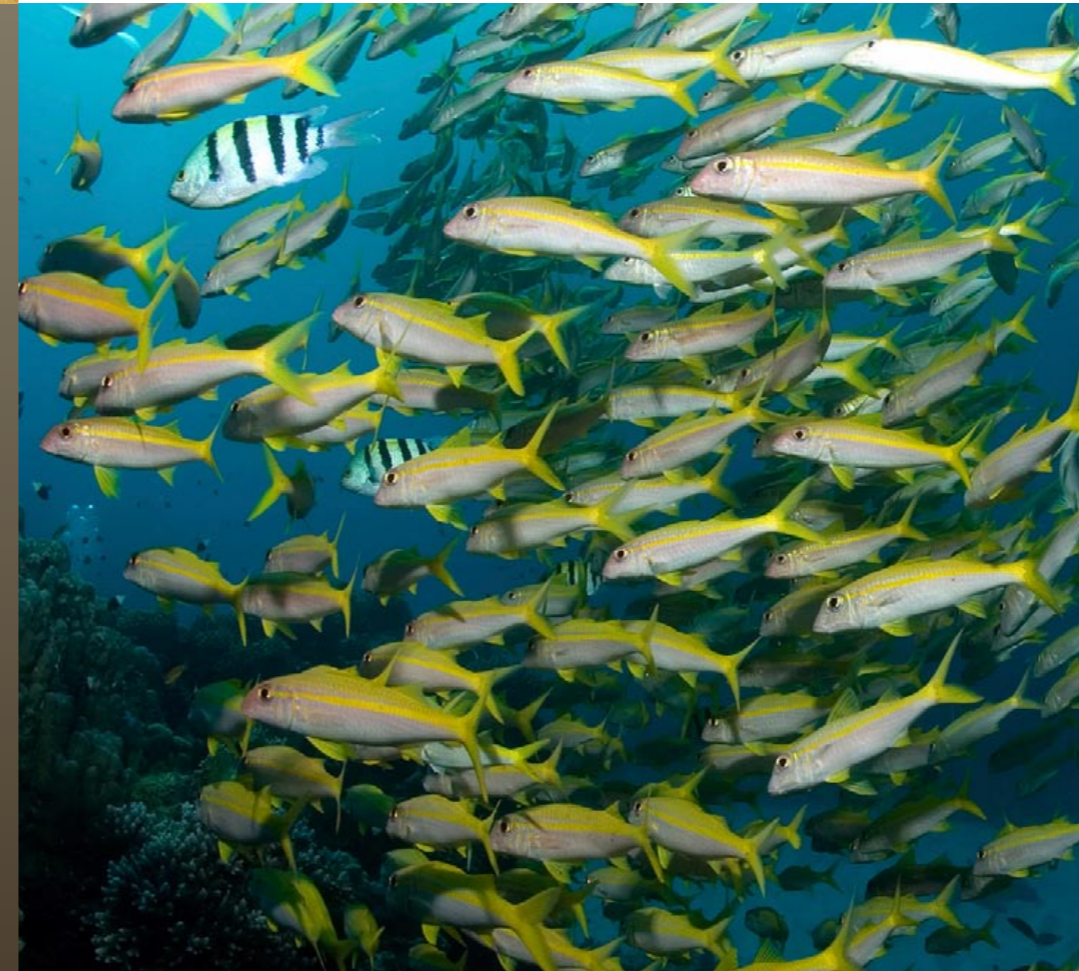


Oasis Marina is a unique concept and will be a flagship of luxury and sophistication

- Pickup service including airport collections
- On site sight-seeing tour operator
- Beach Club - Jet skiing, kite Surfing, Wind Surfing, Beach Bar, Diving Centre, massage and restaurant

#### Residential

- 70% of apartments with breathtaking beach and sea views
- All properties are completed to European standards
- Luxurious fully furnished studios, one, two and three bedroom apartments with sea views
- Contemporary open-plan design, with generous terraces
- Car parking available
- Key handling rental management service
- Satellite and telephone points plus air conditioning units and fitted kitchens pre- installed as standard
- Management fee capped for 3 years. (£800 per unit regardless of size).



Benefiting from a vast private beach on the opposite side of the new promenade from the development, this ensures that there is more than enough room for everyone to enjoy the wide, golden beach and the unspoiled turquoise waters of the Red Sea.



# Introducing – Oasis Marina

## Master plan

Oasis Marina will include 660 luxurious and spacious studios, 1 and 2 bedroom apartments each having a unique design to fit perfectly into the master plan and delicately positioned to take advantage of the stunning sea views. **For those seeking the extra there will be 58 semi detached villas, 6 detached villas and 60 townhouses delicately positioned around Oasis Marina Park.**



**Externally, the design of the apartments is an elegant blend of Mediterranean and classic oriental architecture.** As a gated, self-contained resort, Oasis Marina will offer residents a feeling of privacy and exclusivity whilst hosting a varied range of communal facilities including sports facilities, child-friendly pools, play areas, spa and fitness centre. Provision has been made for coffee shops, bars, restaurant and supermarket.

The centre piece is the 50,000 sq.m private beach area at the front of the resort whilst the expansive swimming pools positioned within the resort will form safe pedestrianised islands within the lush landscaped gardens.

The state-of-the-art spa centre with indoor heated pool, spa and solarium and massage provide residents the opportunity to relax in a magical atmosphere of pampering and indulgence completing the truly unique lifestyle experience.

## Introducing – Oasis Marina

### Oasis Marina's standard finishing includes all the following items:

- Polished ceramic tiles throughout
- Tiling in bathrooms and kitchens
- Windows and doors installed throughout
- Rendered walls painted
- Electrical installation with power points and light switches
- Pre installation for digital TV and telephone sockets
- Fitted base units, stainless steel sink with mixer taps and granite worktop in kitchen area
- White porcelain sanitary fittings in bathroom (toilet, sinks and bath/shower) with mixer taps
- Split unit air conditioners in bedrooms and living rooms

### Fully Furnished

With the development's full turnkey package your apartment would be ready to move into upon receiving the key. A variety of colours and styles of furniture are available.



Oasis Marina is 100 per cent 21st-century and is the epitome of elegance. Sleek, stylish and classy offering remarkably affordable designer living from £33,370



# Introducing

## Introducing Floorplans and Investment Options

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## Introducing – Oasis Marina

### Investment Option 1

### 32 m2 studio

This studio is ideal for single people, or couples with small children as an investment. The apartment will sleep up to 4 people with turnkey furnishing. This apartment does not have a balcony.



**\*\*Excludes legal costs estimated at £500-£1000**

For latest prices and availability please call  
**+44 (0)207 321 5858**

## Introducing – Oasis Marina

### Investment Option 2

### 45 m<sup>2</sup> studio

This is a large studio apartment that will comfortably sleep 4 people with turnkey furnishing. This size apartment also benefits from a balcony. There are 2 sizes of balconies available (3m x 2.32m or 2m x 2.32m).



**\*\*Excludes legal costs estimated at £500-£1000**

Invest with as little as **£6,859**

## Introducing – Oasis Marina

### Investment Option 3

## One Bedroom Apartment 67 m<sup>2</sup>

This is the smallest 1 bedroom apartment. With turnkey finishing it will sleep up to 6 people. The apartment benefits from a good size balcony (3m x 2.32m).



**\*\*Excludes legal costs estimated at £500-£1000**

## Introducing – Oasis Marina

### Investment Option 4

## One Bedroom Apartment 79 m2

This is a large one bedroom apartment that benefits from a generous size balcony (3 x 2.32). With our turnkey package, this apartment will comfortably sleep up to 6 people.



**\*\*Excludes legal costs estimated at £500-£1000**

## Introducing – Oasis Marina

### Investment Option 5

## One Bedroom Apartment 82 m2

This is the largest 1 bedroom apartment available. The apartment benefits from an impressive balcony (4.22m x 2.5). The balcony is almost the size of the bedroom. With turnkey finishing it will sleep up to 6 people.



**\*\*Excludes legal costs estimated at £500-£1000**



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### Investment Option 6

### Two Bedroom Apartments 90 m<sup>2</sup>

This is a popular sized 2 bedroom apartment. The apartment is very spacious with a double bedroom. The apartment benefits from a magnificent balcony of 4.22m x 2.5m. With turnkey finishing it will sleep up to 8 people. This size apartment is only available on the ground floor.



**\*\*Excludes legal costs estimated at £500-£1000**

Invest with as little as **£11,943**

## Introducing – Oasis Marina

### Investment Option 7

## Two Bedroom Apartments 100 m<sup>2</sup>

This apartment has 2 double bedrooms, a very spacious living area and a huge balcony (5.12m x 2.3m). With turnkey finishing it will sleep up to 8 people. This apartment is not available on the ground floor.



**\*\*Excludes legal costs estimated at £500-£1000**

Invest with as little as **£12,890**

# How do I Invest in Oasis Marina

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## Introducing – Oasis Marina

### Regular Payment - Option 1

The below stages outline the purchase process for Oasis Marina – Payment Option 1

- ✓ An initial Reservation Fee of £2,000 will secure your chosen apartment
- ✓ A deposit of 40% (minus the reservation fee), is to be paid upon signing the purchase contract no later than 4 weeks after reservation
- ✓ A 20% payment, is to be paid upon completion (Expected Q1 2010).
- ✓ The final 40% is paid over 5 years in quarterly installments.
- ✓ As there is no rental guarantee there is no restriction on usage.
- ✓ Furniture pack included in the price

#### Payment Plan 1

Turnkey (furniture included) purchase with 5 year payment plan

### Regular Payment Option 1

Studio – Investment Option 1

#### PURCHASE PROCESS

|                                      |           |
|--------------------------------------|-----------|
| Purchase Price                       | 35,873.00 |
| Furniture Pack Included in the Price | Free      |
| Total Investment Outlay **           | 35,873.00 |

#### PAYMENT SCHEDULE

|  |           |
|--|-----------|
| Initial Down Payment   |           |
| Reservation Fee  | 2000.00   |
| 1 <sup>st</sup> Payment (40% of the purchase, minus the reservation fee – within 4 weeks of reservation) | 12,349.20 |
| Total Initial Down Payment   | 14,349.20 |

#### Second Payment

|   |          |
|---|----------|
| 20% paid upon Completion (Phase 1 expected Q1 2010) | 7,174.60 |
|---|----------|

#### Final Payments

|  |           |
|--|-----------|
| Final 40% paid over 5 years in quarterly instalments | 14,349.20 |
| Quarterly instalments                                | 717.46    |

|                  |           |
|------------------|-----------|
| Total Investment | 35,873.00 |
|------------------|-----------|

|                     |            |           |
|---------------------|------------|-----------|
|                     |            | Profit    |
| Value On Completion | 51,657.12* | 15,784.12 |

|                                |            |           |
|--------------------------------|------------|-----------|
| Value 3 years after completion | 89,263.50* | 53,390.50 |
|--------------------------------|------------|-----------|

|                                |             |           |
|--------------------------------|-------------|-----------|
| Value 5 years after completion | 128,539.44* | 92,666.44 |
|--------------------------------|-------------|-----------|

\* Based on a cumulative 20% capital growth per annum.

\*\*Excludes legal costs estimated at £500 - £1,000

## Introducing - Oasis Marina

### 20% Discounted Payment – Option 2

The below stages outline the purchase process for Oasis Marina – Payment Option 2

An initial Reservation Fee of £2,000 will secure your chosen apartment.

- ✓ A deposit of 70% (minus the reservation fee) is to be paid upon signing of the purchase contract no later than 6 weeks after reservation
- ✓ The final 30% payment, or balance of the purchase price, to be paid 30 weeks after reservation
- ✓ Furniture pack included in the price

#### Payment Option 2

20% discount purchase with furniture included

### Discounted Payment Plan – 20%

Studio – Investment Option 1

| PURCHASE PROCESS                     |                  |
|--------------------------------------|------------------|
| Purchase Price                       | 35,873.00        |
| Additional 20% Discount              | 7,174.60         |
| Furniture Pack Included in the Price | Free             |
| <b>Total Investment Outlay **</b>    | <b>28,698.40</b> |

| PAYMENT SCHEDULE   |                  |
|--|------------------|
| Initial Down Payment   |                  |
| Reservation Fee  | 2000.00          |
| 1 <sup>st</sup> Payment (70% of the purchase, minus the reservation fee – within 6 weeks of reservation) | 18,088.88        |
| <b>Total Initial Down Payment</b>  | <b>20,088.88</b> |

|   |          |
|---|----------|
| Final Payment                               |          |
| Final 30% within 30 weeks after reservation | 8,609.52 |

|                         |                  |
|-------------------------|------------------|
| <b>Total Investment</b> | <b>28,698.40</b> |
|-------------------------|------------------|

|                     |            | Profit    |
|---------------------|------------|-----------|
| Value On Completion | 51,657.12* | 22,958.72 |

|                                |            |           |
|--------------------------------|------------|-----------|
| Value 3 years after completion | 89,263.50* | 89,263.50 |
|--------------------------------|------------|-----------|

|                                |             |            |
|--------------------------------|-------------|------------|
| Value 5 years after completion | 128,539.44* | 128,539.44 |
|--------------------------------|-------------|------------|

\* Based on a cumulative 20% capital growth per annum.

\*\*Excludes legal costs estimated at £500 - £1,000

## Introducing - Oasis Marina

### 25% Discounted Payment – Option 3

The below stages outline the purchase process for Oasis Marina – Payment Option 3

An initial Reservation Fee of £2,000 will secure your chosen apartment

- ✓ A deposit of 20% (minus the reservation fee) is to be paid upon signing of the purchase contract no later than 4 weeks after reservation
- ✓ The final 80% payment, or balance of the purchase price, to be paid 8 weeks after reservation.
- ✓ 8% rental guarantee for 5 years – offer available until 1st November.
- ✓ Furniture pack included in the price

#### Payment Option 3

Oasis Marina is set to become even more profitable to owners/investors who enjoy a luxury beachfront asset plus attractive financial rewards generated by a 5 year 8% rental guarantee period.

### Discounted Payment Plan – 25%

#### Studio – Investment Option 1

| PURCHASE PROCESS                     |           |
|--------------------------------------|-----------|
| Purchase Price                       | 35,873.00 |
| Additional 25% Discount              | 8,968.25  |
| Furniture Pack Included in the Price | Free      |
| Total Investment Outlay **           | 26,904.75 |

| PAYMENT SCHEDULE   |          |
|--|----------|
| Initial Down Payment   |          |
| Reservation Fee  | 2000.00  |
| 1 <sup>st</sup> Payment (20% of the purchase, minus the reservation fee – within 4 weeks of reservation) | 3,380.95 |
| Total Initial Down Payment   | 5,380.95 |

|   |           |
|---|-----------|
| Final Payment   |           |
| Final 80% within 8 weeks of signing purchase contract | 21,523.80 |
| Total Investment                                      | 26,904.75 |

|                                |             | Profit     |
|--------------------------------|-------------|------------|
| Value On Completion            | 51,657.12*  | 24,752.37  |
| Value 3 years after completion | 89,263.50*  | 62,358.75  |
| Value 5 years after completion | 128,539.44* | 101,634.69 |

\* Based on a cumulative 20% capital growth per annum.

\*\*Excludes legal costs estimated at £500 - £1,000

## Introducing - Oasis Marina

### Payment Option 4 – The Rental Guarantee

The below stages outline the purchase process for Oasis Marina – Payment Option 4

An initial Reservation Fee of £2,000 will secure your chosen apartment.

- ✓ A deposit of 40% (minus the reservation fee) is to be paid upon signing of the purchase contract no later than 6 weeks after reservation
- ✓ A second payment of 20% upon completion – phase 1 expected Q4 2009
- ✓ Final 40% payment for unit discounted by rental guarantee
- ✓ Furniture pack included in the price

#### Payment Option 4

Final 40% payment for unit discounted by rental guarantee.

### Guaranteed Rental Plan

Studio – Investment Option 1

#### PURCHASE PROCESS

|   |                  |
|---|------------------|
| Purchase Price                                | 35,873.00        |
| Additional 40% discounted by rental guarantee | 14,349.20        |
| Furniture Pack Included in the Price          | Free             |
| <b>Total Investment Outlay **</b>             | <b>21,523.80</b> |

#### PAYMENT SCHEDULE

|  |                  |
|--|------------------|
| Initial Down Payment   |                  |
| Reservation Fee  | 2000.00          |
| 1 <sup>st</sup> Payment (40% of the purchase, minus the reservation fee – within 6 weeks of reservation) | 12,349.20        |
| <b>Total Initial Down Payment</b>  | <b>14,349.20</b> |

#### Second Payment

|   |          |
|---|----------|
| 20% paid upon Completion (Phase 1 expected Q1 2010) | 7,174.60 |
|---|----------|

#### Final Payment

|  |      |
|--|------|
| 40% paid through rental guarantee over 5 years | 0.00 |
|--|------|

|                         |                  |
|-------------------------|------------------|
| <b>Total Investment</b> | <b>21,523.80</b> |
|-------------------------|------------------|

|                     |            |               |
|---------------------|------------|---------------|
|                     |            | <b>Profit</b> |
| Value On Completion | 51,657.12* | 30,133.32     |

|                                |            |           |
|--------------------------------|------------|-----------|
| Value 3 years after completion | 89,263.50* | 67,739.70 |
|--------------------------------|------------|-----------|

|                                |             |            |
|--------------------------------|-------------|------------|
| Value 5 years after completion | 128,539.44* | 107,015.64 |
|--------------------------------|-------------|------------|

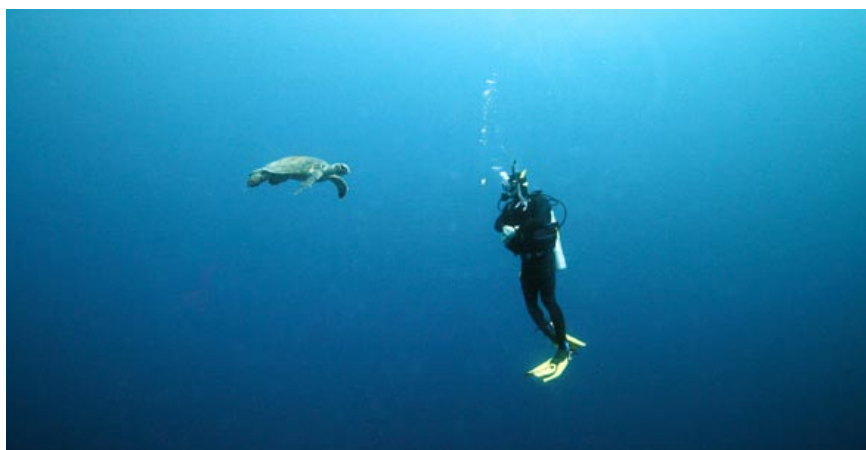
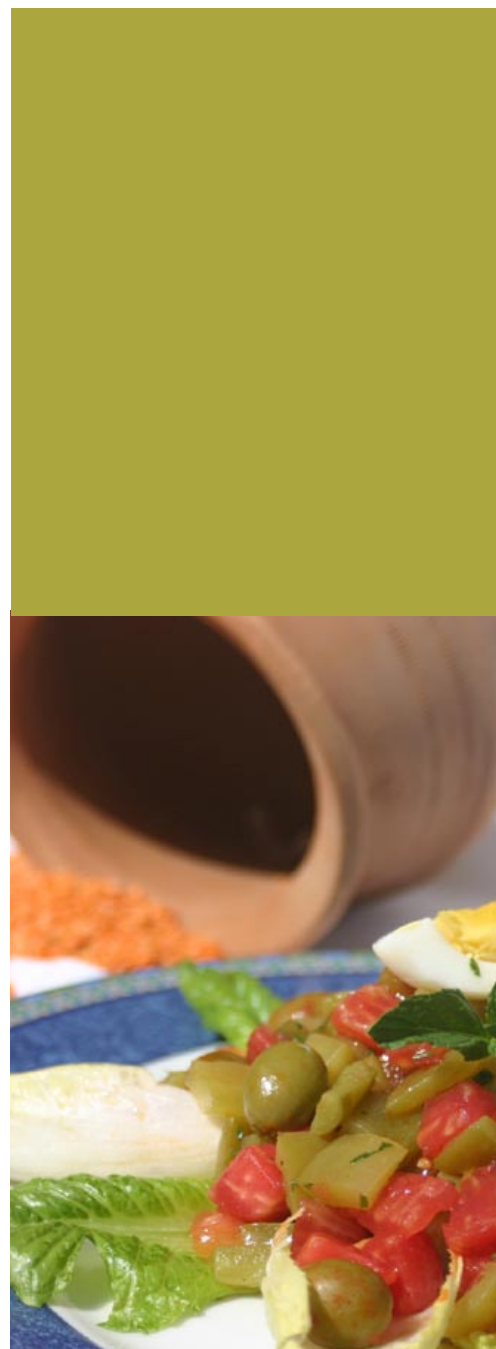
\* Based on a cumulative 20% capital growth per annum

\*\*Excludes legal costs estimated at £500 - £1,000

## Introducing – Oasis Marina

### Next Steps

- Contact one of our overseas property experts to request a reservation form.
- Return to us the completed reservation form along with the £2,000 reservation fee per apartment.
- You will then be then be sent a “Confirmation of Reservation” which will act as a receipt.
- Once you have chosen your property you will be presented with the standard client contract and at this stage we strongly advise clients to perform the standard checks using a reputable solicitor to oversee purchase proceedings and to satisfy as to the suitability of the Apartment and the implications of purchase.
- We advise clients to appoint a lawyer who understands Egyptian Property Law and is fluent in your language so that you fully understand all the legalities and proceedings. Our advisors can recommend a good lawyer who will carry out all necessary checks on the property or land in Egypt and fulfil the legal requirements of the sale.
- Legal costs are generally between £ 500 and £ 1,500 depending on the value of the property purchased, the law firm used and services provided.
- When everything is correct your solicitor will advise you to sign the contract and transfer the first deposit payment as per the contract.
- Upon completion the client’s solicitor will manage the registration of the property with the local courts after which the ownership is transferred to the client.



Call today for more  
information and to reserve  
your property on  
0207 321 5858



# Meet the Team

For more information, or to discuss your individual requirements with our overseas property experts, please call us on +44 (0) 207 321 5858

or email us at [info@experience-international.co.uk](mailto:info@experience-international.co.uk)

The UK head office of Experience-International is located in the prestigious area of Trafalgar Square. Being situated just two minutes walk from Charing Cross station allows easy access for clients wishing to visit our offices for a one to one consultation, taking away the uneasiness that can sometimes be felt when dealing with faceless internet companies.

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## Location Map



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