



## **FAQ**

### **Sahl Hasheesh:**

#### **What is Sahl Hasheesh?**

It is a 41 million sqm plot of land bought by ERC (Egyptian Resort Company) – from the Egyptian government (touristic development authority) to be fully developed into a new destination resort & entertainment district. Having a 12 km front on the beautiful red sea with a 9 km bay making it one of the most important touristic developments in the country and is intended to initiate a major step towards achieving “quality tourism.

[www.sahlhasheesh.com](http://www.sahlhasheesh.com)

#### **Where is Sahl Hasheesh located?**

Approx. 14 km south of Hurghada International airport.

#### **Who is the developer behind Sahl Hasheesh?**

Egyptian Resort Company (ERC) ; ERC purchased the entire land from the Egyptian government, drew up the master plan, coordinated the development and resort guidelines and designed the entire infrastructure; central areas such as the Main Gate, Old Town, Sunken City, Promenade and Piazza. ERC also acts as vendor of individual plots in Sahl Hasheesh to well-known property developers; ERC is a shareholding company listed on the Cairo stock exchange, owning the exclusive development rights of Sahl Hasheesh.

#### **What does ERC supply to the development?**

Infra-structure, water and electricity, sewerage, security, and management.

#### **What does it feature?**

Golf Courses, luxurious Hotels, boardwalk, restaurants, shops, 9 km sandy beach, one of the most fascinating diving spots, under water thematic park (Pharaonic Sunken City), cinemas, & transportation facilities.

#### **What is the weather like?**

Year round sunshine, minimal rain, 36C degree summers and 20C degree winters. Water temperature ranges between 20C to 26C degrees.

**Have any hotels already opened?**

Yes, Pyramisa in 2007, The old town in 2008. Le Reve in 2010.

**What is the old town?**

The old town is the commercial center of Sahl Hasheesh spreading over 1 km long in the heart of the Sahl Hasheesh bay.

**When is the "Old Town" due to open?**

Scheduled successively from 2010.

**When are the first golf courses due to open?**

The golf course around Azzurra is a 27 holes golf course scheduled 2011; more golf courses are scheduled in 2011/2012.

**Is there internet and satellite TV?**

Yes

**Is there a peak / off-peak season?**

Although the weather is excellent all year round, the period from October- May is generally regarded as the peak season.

**Is the beach front child-friendly?**

Yes, the beach slopes gently into the sea.

**Will there be parking areas?**

Yes

**What is the diving area like?**

Impressively spectacular, one of the most popular diving spots in the area.

**Will there be shops selling day-to-day requirements?**

Yes, next to coffee shops and restaurants.

**Can foreigners buy/rent a car in sahl hasheesh?**

Yes

**Will Villas and Apartments be sold with a Freehold or Leasehold title?**

Freehold title

**Are taxes payable on the purchase of a property in Egypt?**

No, but upon receiving it.

## **Azzurra:**

### **What is PEI's vision in Azzurra?**

To deliver luxurious accommodation while maintaining the natural landscape contours. Using natural elements to create artificial semi-controlled environment, cascading waterfalls & valleys. In other words, Nature as it should be...

### **Who are the architects?**

- Azzurra's architectural design by Ramy El Dahan and Alfredo Freda, is elegant & chic; blending traditional, oriental and contemporary styles.
- AF Studio was established by Architect Alfredo Freda in Rome, Italy in 1960. Architect Freda received several Italian architectural awards for his works in 1964, 1965, 1966, and 1986. The office has expanded ever since into establishing branches in the United States in 1966, in Jeddah in 1973, in London in 1982, and in Cairo in 1992. Now, the AF Group constitutes of three companies.
- Ramy El Dahan With his well known Nubian architectural style uses nature's variances in Azzurra's land contours to capitalize on the sharp gradient of the topography thus creating natural valleys that divide the project with flowing streams of water resplendent with domes, arches and courtyards, the elegance of the architecture perfectly complements the settings..

### **Where is Azzurra?**

Azzurra is located on one of the highest plots of Sahl Hasheesh, seated on a hilltop that extends from 23m to 45m above sea level, carrying plot No 26 & 2.

### **What is in front of Azzurra?**

Over 400 m of Azzurra's frontage is a golf course, the rest is separately sold pieces of land for individuals, each plot is assigned for a villa of a ground, first and second floor.

### **Will this interrupt our sea view?**

Azzurra starts on average of 23 m above sea level clearing 90% of our sea view units.

### **What about the View in Azzurra?**

80 % of Azzurra's apartments are sea view, moreover, sea view apartments have: golf, valley, pool or bay view. The remaining 20% are only golf view apartments.

### **What are the valleys?**

Within Azzurra there are natural valleys that we have made interesting by artificial cascading water running through them.

### **How far is the beach in front of Azzurra?**

Azzurra is an average of 300m away from the open sea beach in front of it, and is accessible with direct roads & parking areas. (Sea has a reef access).

### **How far is the Bay & the old town commercial area from Azzurra's entrance?**

Azzurra is 700 m away from the bay & the old town commercial area.

### **When I calculated the sizes of the areas in the plan I found it different than the total sellable area?**

The sizes on the plan are the net internal areas without the walls of the apartment, which are added to the net sellable area.

### **Is there any Transportation in Sahl Hasheesh?**

Transportation to & from the bay or any other destination within the Sahl Hasheesh gated community will be provided by internal shuttle busses. (Provided by ERC)

### **What are the Facilities in Azzurra?**

- A wrap around golf course
- A café in zone 3
- A restaurant in zone 6
- A health club in zone 6, & will be a management company that has its rules.
- Kid's pool & playground in zone 7
- A shop for daily needs
- A diving center and a facility management office in zone 15
- Cascading infinity pools
- Scenic pedestrian pathways
- Natural valleys
- Isolated tanning terraces in the valleys
- 24 hours security within our gated project
- Fiber Optic Cable Connection (Internet, TV, IP Phones)

### **Any kind of transportation to move inside of Azzurra?**

- Battery carts are available.

### **Extra services Any housekeeping, dry cleaning, laundry?**

Will be later on decided by the property management company.

**What is the discount for cash?**

6% discount on cash paid apartments with delivery periods over 1.5 year.

**What about the payment schedule?**

- 5 % reservation fee (refundable for the first 21 days prior to the payment)
- 40 % contractual amount (less 5 % reservation fee) with 25 % non refundable cancelation penalty
- 10 % every 6 months
- 10 % delivery payment

**When is the completion date?**

December 2010 - zone 3-4-6-7

June 2011 – zone 8-9-10-11

**Who will the management company be?**

PEI group will manage Azzurra in midst all their other projects.

**Contract:**

**The land of the cluster where the apartments are built is a freehold?**

Yes, it's a freehold, but after the registration of the unit when full unit amount is paid.

**Will The land of the communal areas remain property of Prime Estates International?**

Yes.

**Can you resell?**

Yes, you can resell at any point after receiving the contract.

**Who will help in the resale process?**

Consult our sales department.

**What extra expenses should I expect?**

Maintenance fees as follows

1-Residence Villa:.....1600 US \$

2-Ground floor:.....1200 US \$

3-First &second floor:.....1000 US \$

4- Water meters and electricity meters.

5- Satellite connections.

Electricity, water payable by the meter of each apartment.

**Roof floor's clients are paying the 15% of its surface. Why this percentage?  
Will they have the absolute ownership of roof terrace?**

If you are paying for the roof then it's a private area used only by the assigned apartment.  
Yes, they have the absolute ownership of roof terrace.

**Will the garden surrounding ground floor units be private?**

Yes, if you have paid for it, then it is a private garden for your unit.

**Why should there be any alterations in the sold unit size?**

Due to the design development & the designer's site visits some alterations could occur to meet Azzurra's vision having no affect on the circulation or usage of the apartment.