



**AQUAMARINE**

WE DEVELOP YOUR LIFE



# **AQUAMARINE RESORT & HOTEL**

## **NABQ BAY, SHARM EL SHEIKH**

### **EGYPT**



EXCLUSIVE  
**NEW**  
NABQ RELEASE

THE ONLY GUARANTEED RENTAL RETURN PROJECT IN SHARM EL SHEIKH

- ✓ Luxury studios, 1 bedroom & 2 bedroom apartments available
- ✓ All apartments have pool views from balconies or terraces
- ✓ 3 year guaranteed rental returns from delivery
- ✓ 3 & 4 year payment plans available
- ✓ Delivery in 2 years
- ✓ Established developer with proven track record

# Secure Luxury Living

AQUAMARINE is a superb development offering great apartments and luxury living in a world class destination. Phases A & B are already under construction, and phases C & D are well in to the development stages.

- Created on 23,000m<sup>2</sup> of prime land in the wonderful resort of Nabq, this low density Hotel & residential project creates a very family friendly atmosphere. Beautifully landscaped with lush gardens and swimming pools, this is the perfect place for relaxation and recreation.

The project incorporates 18 villas that have 248 residential units consisting of a selection of studios, 1 & 2 bedroom apartments and 52 3\* hotel rooms.

The design of this residential project is planned in a way so every apartment will have a fantastic pool view from the spacious balcony or terrace.

All the top floor apartments have a sea or mountain view and a private roof terrace with wooden pergola and barbecue area. The owners of the ground floor apartments will have a private garden.

## Investment Highlights

- ✓ Exclusive New Release
- ✓ Studios from approx. £21,000  
1 bedroom from approx. £32,000  
2 bedroom from approx. £52,000
- ✓ Guaranteed developer's rental lease back of 7% for 3 years
- ✓ 3 year payment plan - Zone A&B with 2 year delivery
- ✓ 4 year payment plan - Zone C&D with 3 year delivery
- ✓ 7% guaranteed leaseback contract starts on key delivery.
- ✓ Estimated 20% capital growth per annum
- ✓ The project is located directly in front of 18 hole golf course
- ✓ Limited sea view penthouse apartments available



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## Perfect Location

Aquamarine hotel & Resort, is located in the wonderful resort of Nabq, Sharm el Sheikh, on the beautiful Red Sea Riviera.

Situated 13km north of the international airport is the rapidly developing attractive resort area of Nabq Bay.

Nabq is developing into a truly wonderful holiday destination. A protected area since 1992, it is a place known for its beautiful wide sandy beaches and 5 star hotel resorts.

Positioned directly in front of the brand new Sinai Golf course, Aquamarine is built on 23,000m<sup>2</sup> of land beautifully landscaped with gardens and swimming pools.

In addition, this hotel and residential resort is centrally located 5 minutes drive from the future exclusive shopping and entertainment area called City of Stars (with the largest swimming pool in the world under construction).

It is also perfectly positioned for all the exciting shopping facilities & nightlife of Nabq, with its famous restaurants and bars such as Churchill's English Cafe, Starbucks, TGI Friday's, Macdonalds, Bus Stop Nightclub and the soon to open Hard Rock Café.



## Accessibility

With Sharm El Sheikh being such a popular year round tourist and conference destination, there are scheduled and charter flights operating from all major UK and European airports.

UK's no.1 scheduled airline Easy Jet are now operating daily direct services from most UK airports.

Other airlines regularly flying direct to Sharm El Sheikh are Air France, Alitalia, BMI, Eurofly, KLM, Lufthansa, Jet2, Swiss, Egypt Air, Royal Jordanian, Thomson, Thomas Cook and other charter and scheduled airlines.



# Fantastic On-Site Amenities

The resort has 18 buildings with approx 248 residential units divided into 3 different types:

Studios, 1 and 2 bedroom apartments. All units have a spectacular pool or sea view. Penthouse apartments have a full sea or mountain view, a private roof terrace with wooden pergola, and full barbecue area. All the ground floor apartments have a spacious private garden.

## Aquamarine resort facilities:

- ✓ 5 mins from the sandy beach
- ✓ Directly opposite Sinai golf course
- ✓ Hotel Management
- ✓ 3 Large Swimming Pools
- ✓ Children's Pool
- ✓ Wi-Fi
- ✓ 24 Hour Security
- ✓ Housekeeping
- ✓ Parking

## Planned hotel facilities include:

- ✓ Restaurants
- ✓ Laundry Services
- ✓ 24 Hour Clinic
- ✓ Spa & Health Club
- ✓ Shops
- ✓ Kids Club & Kids Area



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# Aquamarine master plan



**Hotel**

**Zone A**

**Zone C**

**Zone B**

**Zone D**

STUDIO 39 M<sup>2</sup>  
starting from £ 21,000 Approx.



1 Bedroom apartment 59 M<sup>2</sup>  
starting from £ 32,000 Approx.



2 Bedroom apartment 98 M<sup>2</sup>  
starting from £ 52,000 Approx.

