



**SINAI**  
GOLF HEIGHTS

SHARMEEL SHEIKH

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**Sinai Golf Heights...** From only 7 500 €

**Home Is ...**

HOWE IS ...

**Where The Game Is**

MADE THE GAME IS

# Sinai Golf Heights contents

- Sharm El Sheikh & Nabq Bay
- Sinai Golf Heights location
- Sinai Golf Heights project description
- Location / Residential live photos
- Highlights About Sinai Golf Heights
- Sinai Golf Heights (phase one residential types & floor plans)
- Residential live photos - Phase one
- Sinai Golf Heights Facilities
- Sinai Golf Heights payment terms & Delivery date

# Sharm El Sheikh

- Sharm El Sheikh is the city of peace. Sharm El Sheikh is a city situated on the southern tip of the Sinai Peninsula on the coastal strip along the Red Sea , is easily accessible with direct flights now coming in from many major European destinations (Flying time from London is approx 5 hrs, and most of Europe between 3- 3.5hrs). and with the expansion of Sharm El Sheikh's International Airport the economy is starting to boom. Other new developing resorts will continue to create a valuable real estate investment market.
- The climate in Sharm El Sheikh in the Red Sea is hot and dry, not humid, with year-round sunshine. Making it an excellent place to take a vacation or live permanently
- World class diving in warm waters over tropical coral reefs, wonderful hotels with some of the world's favorite cuisines, golf courses and a wealth of ancient history & local culture which makes sharm el sheikh one of the best places to own a house.

# Sharm El Sheikh Climate

The average temperatures during the winter months (November to March) range from 15 to 35 degrees Celsius (59-95°F) and during the summer months (April to October) from 20 to 45 degrees Celsius (68-113°F). The temperature of the Red Sea in this region ranges from 21 to 28 degrees Celsius (70-84°F) over the course of the year.

Climate data for Sharm El Sheikh												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average high °C (°F)	21.6 (70.9)	22.7 (72.9)	25.4 (77.7)	29.8 (85.6)	34.0 (93.2)	36.9 (98.4)	37.5 (99.5)	38.9 (102)	36.6 (97.9)	32.2 (90)	28.0 (82.4)	24.2 (75.6)
Average low °C (°F)	13.0 (55.4)	13.6 (56.5)	16.1 (61)	19.9 (67.8)	23.5 (74.3)	26.1 (79)	27.3 (81.1)	28.7 (83.7)	26.3 (79.3)	23.9 (75)	18.6 (65.5)	16.1 (61)
Sunshine hours	279	251	310	300	341	390	403	372	330	310	270	248

*Source: Climate Charts*

# Nabq Bay

- NabqBay is the ideal place for a peaceful holiday full of relaxation hours by the beach as well as standing out by the amazing views to Tiran Island and the Sinai Desert mountains, NabqBay is situated in a beautiful location close to Sharm el Sheikh int'l airport just 5 km away.
- There are some amazing wrecks and dive sites for experienced divers to explore
- The lagoon at NabqBay offers a huge range of water sports including windsurfing, kite surfing, parasailing, water skiing, sailing and canoeing, simply the best destination for the family to experience the excellent sunshine.
- Night life activities are highly appreciated in Nabqbay, as there is a good number of clubs, cafes, restaurants, shops, bus stop and the well known Hard Rock café



Sinai Golf Heights

Nabq Bay

Sharm Int'l Airport



Sinai Golf Heights location

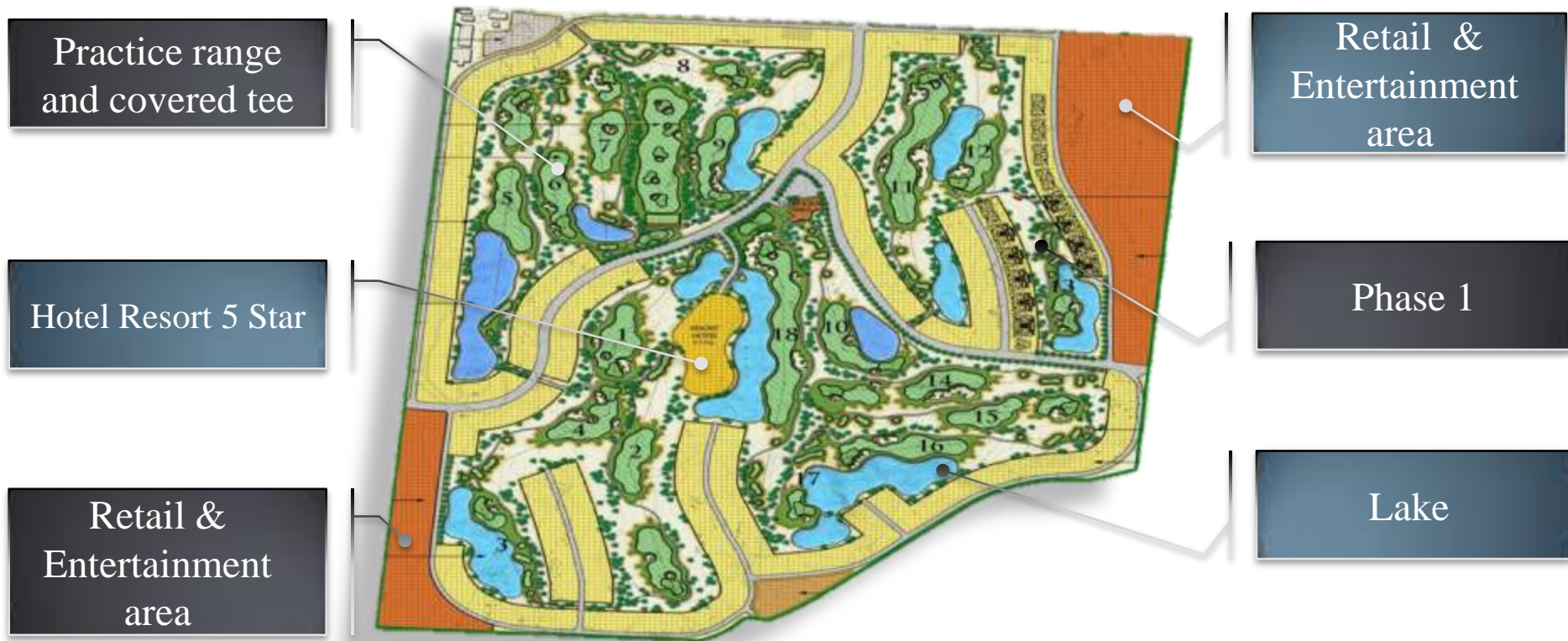


SHARM EL SHEIKH

# Sinai Golf Heights project description

- Sinai Golf Heights is a 1.3 million sq.m. Project located in Nabq Bay area - Sharm El Sheikh – Egypt
- It is a one of a kind resort development due to its 18-hole international standard golf course which is designed by Ronald frame, the famous American Golf course designer.
- It is the only residential golf course in SharmEl Sheikh that consists of luxury villas , townhouses and apartments surrounded by a beautifully striking green landscape .
- The resort has breathtaking sea and Mountain View from all angles because it's on an elevated hill for about 45m ascending to 90m above the sea.
- It is designed to give all guests and residents all their needs to make them feel at home with a shopping area, golf academy, club house, world class spa , 5 star hotels and much more to accommodate all individuals needs.
- In addition to that Sinai golf heights resort has a footprint of 13%, making it mainly full of greenery for all those nature lovers.

# Sinai Golf Heights –Full Master Plan



# Sinai Golf Heights live photo



# Sinai Golf Heights live photo



# Sinai Golf Heights live photo



# Sinai Golf Heights live photo



# Overview of Residential zone design



# Highlights About “Sinai Golf Heights”

- ❑ 1.3 million m2 of which 50% are golf, lays the magical land of “Sinai Golf Heights” where its land is +90 above sea level.
- ❑ clear sea following the amazing scene of the spacious green area surrounding you.
- ❑ signature 18-hole standard golf course surrounded by the continual green landscapes, sparkling lagoons and fascinating Mountains.
- ❑ the only residential golf course in Sharm El Sheikh , Fully integrated golf community
- ❑ you could go to the golf club, where you can learn golf in the golf academy.
- ❑ sweet off your stress exercising and playing tennis in the club house with its Professional tennis courts, In addition, at the club house there is always time for your kids whether in our all day fun filled kid’s club or our exciting wave and heated pool.
- ❑ free yourself on the wings of a bicycle, as you can use our bike track to go cycling Through the green landscapes and the lakes.
- ❑ pleasing your eyes with the beautiful sunset behind the fascinating mountain view, and Inhaling clean fresh air.
- ❑ getting spoiled by indulging in a spa retreat where you can seek very relaxing therapies to help you unwind, massages to relief your stress and beauty treatments to leave you glowing.
- ❑ time to pamper yourself shopping in the retail area where there are varieties of shops and restaurants to meet all your needs.
- ❑ Enjoy your day in the 5 star hotel and try their exquisite facilities .



Phase 1



Phase one location

# Sinai Golf Heights – Phase 1

- Phase one is under construction and nearing completion , covering 85,000 msq  
This phase includes two types with a Variety of residential and 4-5 star hotel .
- Phase 1 components :

## Different Views

Sea view

Golf view

Lake view

Pool and mountain view

## Different Types

Type

Consists of

No of floors

Areas

E

Studios and one bed room

G+2

(40 to 70) Sqm

Pricing Starting from 250,000 L.E

F

2 bedroom only

G+2

(95 , 98 to 110 ) Sqm

Pricing Starting from 525,000 L.E



Phase one

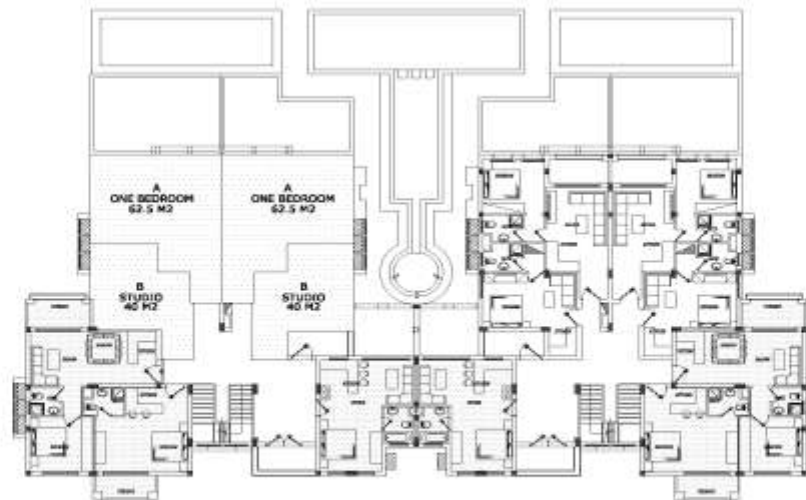
# Type "E" Perspective



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

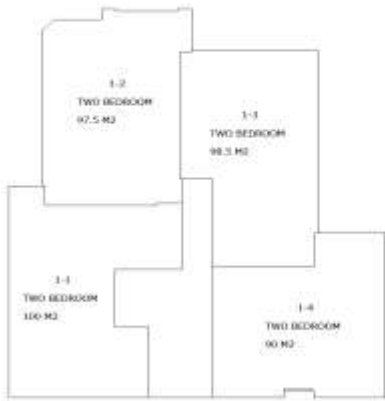
Phase one

Type "E" Floor plan

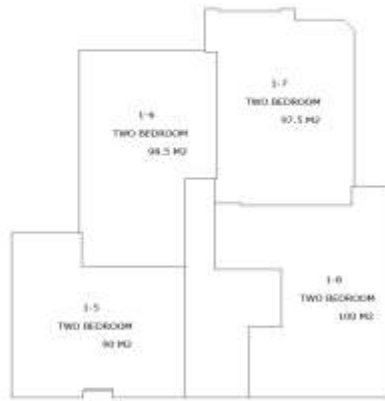


Phase one

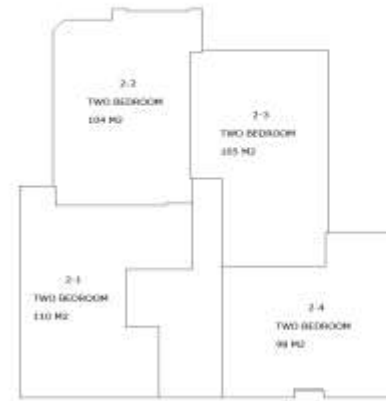
Type "F" Perspective



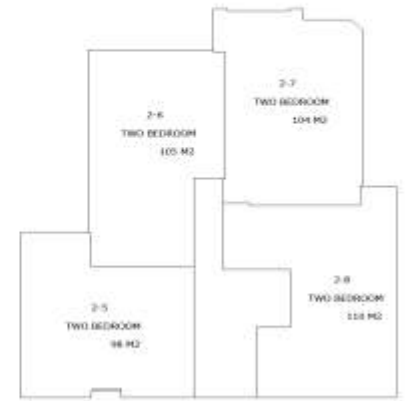
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



# Residential live photos - Phase one



# Residential live photos - Phase one



# Residential live photos – Phase one



# Residential live photos – Phase one



# Sinai Golf Heights Facilities

- ❑ 18- hole golf course inspiring a vibrant social environment in a convivial community life style
- ❑ Golf Club.
- ❑ Fully integrated golf community
- ❑ Beach access
- ❑ Wave , heated and kids pool
- ❑ Signature golf course designed by Ronald frame.
- ❑ Tennis courts
- ❑ Restaurants
- ❑ Clubhouse
- ❑ Spa
- ❑ Retail services & Entertainment area
- ❑ Care services
- ❑ 5 Star Hotel
- ❑ We are studying now to enhance some entertainment facilities in the project as follow:
- ❑ Food & beverage park
- ❑ Family entertainment center
- ❑ Water show & fire works show

# Sinai Golf Heights payment terms & Delivery Date

## Payment terms Option 1

25 %	Upon signing the contract
75 %	After 3 month , quarterly installment till 30/06/2014

## Payment terms Option 2

50 %	Upon signing the contract
50 %	quarterly installment for 4 years.

## Delivery Date

Phase one	Will be deliver at quarter two - 2013
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# Thank you



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