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Live photos from the project

# Viva Reef Sharm El Sheikh

## Viva Reef hotel & resort

Imagine a holiday home in the sun where you can sip cocktails on your terrace overlooking the swimming pool after a relaxing day on the beach or a round of golf.

For around the same price as a new family car, you can make the dream a reality with a studio or 1 and 2 bedroom apartment at Viva Reef.

This superb 4\* hotel resort and residential development in Nabq, Sharm El Sheikh brings you the life of luxury at affordable prices.

The crystal clear warm waters of the Red Sea lap the shores of the nearby sandy beaches; the sun shines year round on the stunning Sinai Mountains and all this only 5 hours away with daily direct flights; the same time it takes to go from London to Cornwall!

All buildings have a communal roof terrace for summer barbeques or just taking in the views.

All property owners in Viva Reef are also provided with free beach cards for the nearby stunning Zouara beach, a wide and long sandy beach with superb amenities.

With apartments already completed and an easy 1 year or 18-month payment plan, your holiday home or investment property in this idyllic setting is just waiting for you to come and take the keys.

Properties are key ready within 1 month of signing contracts, so you can earn a rental income or enjoy your holiday home whilst paying for your property.

There are also special offers for investors who purchase 2 or more units with rental and management services available.





## Facilities

- Facilities
- Access to hotel resort facilities
- 6 swimming pools
- Health club
- Restaurants
- Shops and boutiques
- 24 hour security
- Landscaped gardens
- Free access to Zouara beach

## Key Features

- Studios, 1 and 2 bedroom apartments available
- 2 bedroom apartments have 2 bathrooms
- Air conditioning included
- High spec and European style finishing
- 4 star hotel and residential resort
- Rental and management services
- Championship golf course opposite (under construction)
- Communal rooftops with sea and mountain views
- Maintenance & service charges: 1% of purchase price
- Interest-free payment plans available





## Location

Sharm El Sheikh is the jewel in the crown of the Red Sea Riviera; set along 40km of coastline with sheltered bays, sandy beaches and the backdrop of the Sinai Mountains, it is one of the premiere holiday destinations in Egypt.

Founded just over 25 years ago, this growing resort attracts visitors from all over the globe. Top class diving and snorkelling, world famous nightclubs, excellent international cuisine and all the history that Egypt has to offer can be found here. Whether you prefer quad-biking in the desert or a trip to visit Moses Mountain, there are so many things to see and do you will definitely want to come back again and again.

Located at the tip of the Sinai Peninsula, the climate is dry and sunny all year round. The waters of the Red Sea are warm and clear with a host of coral reefs and brightly coloured fish.

With a continued demand for rental properties, no capital gains or inheritance tax, and no government tax on sales. Egypt is still an ideal investment opportunity just a few hours fly time from Europe.

Viva Reef is situated in up and coming Nabq

- 3 minutes walk to new golf course
- 5 minutes from shops and bars in Nabq
- 5 minutes drive from Soho Square
- 10 minutes drive from the International Airport



Above, images of the vibrant Soho Square

Just few minutes drive from Nabq, the modern shopping and entertainment area of Soho Square is brimming with shops, boutiques, restaurants and nightlife. This sophisticated yet relaxed plaza has everything to keep your family entertained; ice-skating, ten-pin bowling and the Culturama centre for those interested in Egypt's history and artefacts are just some of the things to do here. Regular concerts from world famous performers including UB40 and Peter Andre are a highlight not to be missed and attract audiences from all over the country, while the Pangaea nightclub hosts top name DJ's every week. There are plenty of bars and cafes where you can sit and watch the world go by, but when the weather feels a little warm, the Ice Bar is the coolest place to be. For those seeking something more traditional, the Queen Vic pub has an excellent menu and friendly atmosphere



Above, images for Nabq Bay

The main area in Nabq has a Mediterranean feel with tree lined boulevards fronted by shops, cafes, bars and restaurants. The brightly coloured buildings and flowers look as beautiful by night as they do by day. With every modern convenience on hand, Nabq has everything you would need within a short walk along the main street. There is a modern well-stocked supermarket, several fast food chains and a wide variety of cuisines on offer from the local bars and cafes. Home delivery is offered by nearly all the outlets including the supermarket. If sunbathing on the nearby sandy beach is not for you, there is an 18 hole golf course opposite Viva Reef which is almost complete, plus a casino and plenty of nightlife.



## Prices from

Studios      220,000 EGP / £23,158\*

1 bedroom    325,000 EGP / £34,210\*

2 bedroom    475,000 EGP / £50,000\*

"Please note: properties are sold in EGP. Prices are given in Sterling (£) as an indication only and using a rate of 9.5 EGP/£"

## How to easily reserve your property today

### Studios

Developer's discount 5% for one studio on 100% cash payment

Developer's discount 10% for two studios on 100% cash payment

Delivery in 24 months, interest free payment plan available

Reservation fee of 10% to secure the unit.

Contracting deposit 20% ( after 30 days )

70% in quarterly installments over 3 years.

### 1 bedroom

Developer's discount 10% on 100% cash payment

Delivery after 1 month ( key ready ), quarterly 12 month payment plan.

Reservation fee of 10% to secure the unit.

Contracting deposit 30% ( after 30 days )

60% in quarterly installments over 12 months.

### 2 bedroom\*

Developer's discount 10% on 100% cash payment

Delivery after 1 month ( key ready ), quarterly 12 month payment plan.

Reservation fee of 10% to secure the unit.

Contracting deposit 30% ( after 30 days )

60% in quarterly installments over 12 months.

\* with 2 bathrooms with shower

