

**464, PRETTY STUDIO IN A RESORT 9,500 USD**

**PROPERTY INFORMATION:**

Address : Beside Festival hotel, El Aheya, Red Sea  
Category : Complex with swimming pool  
Type : For sale  
Is Feature : Yes

**PROPERTY INFORMATION:**

With a sea-view. Installment plan for 1,5 years.

The price will depend on currency of the contract: Cost of the apartment in Egyptian pounds: 152 250 LE (subject to full payment within one month, the discount is 5 %) Actual exchange rate of U.S.dollar to pound: <http://www.nbe.com.eg/en/ExchangeRate.aspx> Cost of the apartment in U.S. dollars: 10 830 \$ (subject to full payment within one month, the discount is 10 %) Adorable studio with a direct panoramic sea-view from the window. The studio has unusual, very smart layout. Spacious living room is capable to accommodate a coach with bed as well as a wardrobe with dresser. Big in terms of a studio kitchen is profound and represents a cozy cubicle. The window has a direct sea-view. The flat gets much of daylight. There is a small corridor. Subject to full payment within one month, the discount is 5 % Size of the compound is 5,900 sq.m The beach is only 400 meters away by smooth asphalt road. The beach is free-of-charge. The house has three big swimming-pools and landscape gardening. Internet, television. Optionally, you may get a 1,5-year installment! Downpayment is 40-50%. Additional payments: Installment of counters - 1,500 pounds. Annual service charge is 4,000 pounds. Moving in is possible after 40% payment of the apartment value, counters and annual service charge. The compound conveniences: - Three big heated swimming-pools - WI-FI, internet access in each apartment - Centralized satellite television - Parking space - Managing company with its representative at the reception. - Elevators - security 24/7 - Water sports training center - Fitness club with sauna - Taxi service - Roof terrace equipped with sunbeds and umbrellas - Restaurant in the house - Shops, including supermarkets and pharmacies within the compound area. - Medical clinic - Children's playground Optional: - Laundry - Housekeeping services Conveniences of El Ahyaa district: - The best schools in the city within walking distance of the compound: French school, Tagrabeya (school of the advanced education system), American school. All the schools affiliated with kindergartens. Russian school

"Nashi Traditsii" ("Our Traditions") - only 5 minutes of transfer (school bus) from the compound. Kindergarten is affiliated with this educational establishment. After finishing the school, pupils get state-recognized high-school diplomas from the Ambassador's school in Cairo.

- cafes - "British Park" children's playground -
- laundries - workout fitness facility - supermarkets
- Public transport availability: micro-buses to Dahar market (10 min drive), micro-buses to El Gouna (10-min drive) - free-of-charge beach in 500 meters away from the compound - European and Russian kite-schools and windsurf-schools

El Ahyya is the district with the highest concentration of foreign residents as the best compounds of new generation are located here. Nowadays, El Ahyya represents a European part of Hurgada. Ask for our service on furnishing your apartment. Our Russian-speaking specialists from the Space Planning Department will provide you with expert advice, represent samples of works performed, and they will offer prices with next lower order than the ones effective in the stores of Hurgada. You may book this apartment right now, or buy it remotely.

**DEAL**

Registration : Contract + Taukil,+ Reg. counters,+ Green Contract  
Property Type : Primary sale  
Payment : Without installments,Installments 1-2 years,Installments up to 1 year

**OPTIONS**

Communications : Imported water  
Internet and telephony : Connected Internet  
TV : Cable TV is connected

**APARTMENT CONDITION**

Repair : Ideal  
Furnishings : Without furniture  
Equipment : Without balcony

**PROXIMITY TO THE SEA**

To the sea : 5 minutes walk  
View from the window : Sea view  
Beaches nearby : Sandy

**BASE INFORMATION:**

Rooms : 1

**BUILDING INFORMATION:**

Built on : 0  
Remodeled on : 0  
Number of Floors : 2  
Floor area (Lower) : 0.00  
Floor area (Main Level) : 0.00  
Floor area (Upper) : 0.00  
Floor area (Total) : 0.00

**LAND INFORMATION:**

Total acres : 0.00  
Square feet : 29.00  
Lot Size : 0.00

**CONVENIENCE:****NEIGHBORHOOD:**

Super market : 5 minutes by Walk  
Beach : 3 minutes by Walk  
Coffee shop : 10 minutes by Walk  
Airport : 30 minutes by Car  
Hospital : 10 minutes by Car  
Town center : 15 minutes by Car  
Shopping center : 10 minutes by Car

**AGENT:**



Name **Anastasia Osama**