

## **LAS CABANAS RESORT, MARSA ALAM**

LAS CABANAS RESORT is already established as **one of the most exclusive investments in Marsa Alam**. This investment is now offered with a 4 star hotel management option.

Please note all clients reserving under our pre-launch reservation are subject to special investment terms. Details enclosed may be subject to change.

Las Cabanas residential area consists of 312 apartments and 117 beach front villas. The Las Cabanas Hotel soft opening is expected in June 2007.

Las Cabanas is located at the stunning Red Sea coastline within the Oriental Coast town, in one of the world's finest diving and snorkelling locations. The town is located at Marsa Alam with a total area of 6.5 million m2 and a beach coast line of 6 Km.

The resort lies 36 Km North Marsa Alam airport, 180 South of Hurghada and 200 Km from Historical Luxor (all cities do have International airport with direct flights from the UK).

The Oriental Coast project is designed to be self catering with 8 Hotels, Super market and shopping malls 5 beach front residential areas, Private Marina and an 18 holes golf course.

Estimated completion of the whole project, within 10 years. The resort is set in extensive landscaped grounds overlooking the beach.

### **Las Cabanas Resort Marsa Alam Highlights**

- Prime tourist diving location
- 24 hour security
- 20m from the sea.
- Communal pool and club house
- Super market & shopping area
- Scuba Diving schools
- Bars/restaurants
- Shuttle bus to/from airport with fees
- Full range of facilities including tennis courts, 18 holes golf course, Marina for private yachts, night clubs, private beach, medical services
- Fire alarm detectors.
- Price from £ 18,920
- Villas from £570/sqm, 24 units available
- Optional furniture

## Facilities

- Swimming Pools
- WI FI
- Phone connections
- Parking
- Golf Cart
- 36 months payment
- Hotel management option
- Las Cabana 4 star Hotel
- Discount for 100 % in advance cash 7%
- Discount at all resort facilities
- Use of all hotel facilities with special discounts for owners
- Water/electric meters included
- Change the color of tiles/walls
- We can use the villas for clients to live in them during their visit to enjoy the resort
- Show room furniture will be sold later with a big discount
- Soft opening December 2007
- Use Marina with standard fees

## Financial Details

### Terms of Payment

- 25% deposit, Balance remaining will be paid over two year's interest free.
- 7% discount for 100% cash in advance payment.
- Special prices for multiple/corporate purchases.
- Delivery will be after 24 months from the contracting date.

### Maintenance fees

- 500 Sterling Pounds per apartment
- 1300 sterling per villa
- Per year & due to 5 % increase per year.

## LAS CABANAS RESORT – CONSTRUCTION UPDATE

### Las Cabanas Resort Marsa Alam - March 2007



### Las Cabanas Resort Marsa Alam - August 2007



## RESORT LAYOUT

