

Overview



Tiba Heights is the sister development to the incredibly successful [Tiba Towers 2](#), which is located just 350m from this new project.

All of the affordable one-bedroom apartments at Tiba Towers 2 sold out within just a few weeks of the development's launch due to the incredibly low prices and high level of facilities which the project has, leaving many unlucky clients unable to buy into this development. Due to this situation, the developer has rush-released their next project containing many more affordable apartments, starting with studios priced at GBP6,463/EUR7,464, through one-bedroom apartments from GBP12,926/EUR15,633. There are also two-bedroom apartments here from GBP17,195/EUR19,859 and three-bedroom apartments from GBP24,878/EUR28,732.

Despite these low prices, Tiba Heights does not scrimp on the facilities, benefitting from a large swimming pool on site, elevators to all floors and a public beach just 900m away.

If you missed out on grabbing a bargain at Tiba Towers 2, or have just started looking to get yourself on the property ladder in Egypt, then Tiba Heights is the development for you. But don't delay if you're interested, as the best units on this development are sure to sell out very quickly once again.



Plan of the Tiba Heights Development

Location

Tiba Heights is located in the fast growing area of Al-Ahyaa, which has been recently designated for extensive touristic development, with many hotels under construction.

It is located 15km north of the current border of Hurghada, with the luxury resort community of El Gouna, with its PGA Championship golf course and Abu Tig Marina located just 10km in the opposite direction.

Hurghada International Airport and the town's downtown area are both just 20 minutes away by taxi.

Locally, Tiba Heights benefits from an excellent location, just ten minutes walk from the main public beach in the area. A new shopping mall, which will be the largest in the Hurghada area, anchored by a Carrefour supermarket, is just 500m from here, together with many other planned tourist attractions including a sound and light show.



Map of Tiba Heights's Location

Facilities & Benefits

- Located just ten minutes' walk from a public beach
- Good location in the heart of the fast evolving Al Ahyaa area of Hurghada.
- Large swimming pool on site
- Gardens around the project
- Centralized satellite television, telephone and internet links to all apartments
- High speed internet to all apartments
- Elevators to all floors
- 24 hour security
- Ten years' builders' guarantee
- Low annual maintenance fee of just LE2000 (GBP240/EUR270)



View over the pool at Tiba Heights

Prices

Type	m2	GBP	EUR	USD	EGP
Studio Min	22	6463	7464	9636	53000
Studio Max	29	8536	9859	12727	70000
1-Bed Min	44	12926	14929	19272	106000
1-Bed Max	59	15829	18281	23600	129800
2-Bed Min	64	17195	19859	25636	141000
2-Bed Max	86	22073	25492	32909	181000
3-Bed	85	24878	28732	37090	204000

Payments for this development are payable in EGP.

Finishing

- Polished ceramic tiles throughout
- Tiling in bathrooms and kitchens
- Windows and doors installed throughout
- Rendered walls painted
- Electrical installation with power points and light switches
- Pre-installation for digital TV and telephone sockets
- Stainless steel sink with mixer taps in kitchen area

- White porcelain sanitary fittings in bathroom (toilet, sinks and bath/shower) with mixer taps
- Pre-installation for air conditioning.



Typical Floorplan - Studio Apartment



Typical Floorplan - One-Bedroom Apartment



Typical Floorplan - Two-Bedroom Apartment



Typical Floorplan - Three-Bedroom Apartment

Completion

Construction on Tiba Heights started in May 2010. The development is scheduled for completion in **February 2012**.



Construction of Tiba Heights as at 28 June 2010

Payment Schedule

- Reservation fee of LE5000 (GBP600/EUR670) refundable for 28 days.
- 40% deposit (less the reservation fee) due upon contract.
- 45% payable over 24 months in monthly or quarterly installments
- 15% upon completion