

Overview



Tiba Towers 2 is the perfect purchase for anyone with limited funds who is looking to get their foot on the bottom rung of the property ladder, as there are few other developments in the world which offer such excellent value for money.

One-bedroom apartments on this development start from under GBP13,000/EUR14,500, with two-bedroom apartments starting from just over GBP20,00/EUR23,000. These low prices are backed by a generous payment plan which allows buyers to pay most of the cost of the apartment over a period of two years.

Together this means that it is now possible for anyone to buy in Egypt with just a little over GBP5,000/EUR5,500 down and a little over GBP300/EUR350 per month for two years.

Tiba Towers 2 is located right in the heart of the fast growing Al-Ahyaa area, which is on target to become the heart of 'New Hurghada' over the next five years. Al-Ahyaa public beach is located less than five minutes' walk from the development, with a planned shopping mall and other new tourist attractions a similar short walk away.

The area is located halfway between El Gouna, with its PGA Championship golf course and famous Abu Tig Marina, and bustling Hurghada with its wide array of shops and nightlife.

In summary, Tiba Towers 2 is the perfect first purchase for anyone looking at buying a second home abroad - either as a holiday home or an investment.



Plan of the Tiba Towers 2 Development

Location

Tiba Towers 2 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 Towers 2 benefits from an excellent location, just five 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 hypermarket, is just 500m from here, together with many other planned tourist attractions including a sound and light show.



Map of Tiba Towers 2's Location

Facilities & Benefits

- Located just five 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
- Thirty years' builders' guarantee
- Low annual maintenance fee of just LE2000 (GBP240/EUR270)



View over the pool at Tiba Towers 2

TIBA TOWERS 2

Prices

Type	m2	GBP	EUR	USD	EGP
1-Bed Min	48	12895	14228	19593	106000
1-Bed Max	49	13139	14497	19963	108000
2-Bed Min	78	20803	22953	31608	171000
2-Bed Max	100	26156	28859	39741	215000

Payments for this development are payable in EGP. The prices in other currencies are for illustration purposes only and will vary according to current exchange rates.

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 - One-Bedroom Apartment



Typical Floorplan - Two-Bedroom Apartment



Typical Floorplan - Two-Bedroom Apartment

ompletion

Construction on Tiba Towers 2 will start in spring 2010. The development is scheduled for completion in **August 2011**.



Clearing the site of Tiba Towers 2 in February 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