

LA PLACE

Overview



Zut alors! Is it really still possible to get a pied-a-terre right in the centre of Hurghada for well under GBP15,000/ EUR20,000?

Mais oui! At **La Place!**

La Place is a new development right in the heart of Hurghada's new up-and-coming Intercontinental district - five minutes away from the bottom of the Promenade, five minutes away from the beach and just ten minutes away from the airport by taxi.

Although La Place is a small and exclusive development featuring just over 30 apartments, it offers the same amount of facilities as you would find in developments with many more units. As well as a decent sized swimming pool, La Place offers a rooftop terrace with a bar and beautiful seaviews, a laundry, a pharmacy and even a fully equipped gymnasium.

But, best of all, La Place offers the chance for buyers to invest in Hurghada property without spending *beaucoup d'argent*, as their small but perfectly formed studio apartments start from under GBP10,500/EUR12,500 - perfect for anyone just looking for a holiday home for a few weeks each year and offering great rental yields.

Those looking for more space can upgrade to one of the few remaining one-bedroom units in Hurghada for under GBP30,000/EUR35,000 or a two-bedroom for under GBP40,000/EUR47,500.

Offering all these facilities for such affordable prices makes La Place simply **magnifique!**



La Place features a variety of affordable studios plus one and two-bedroom apartments

Location

La Place is located in the south of Hurghada's fast up-and-coming Intercontinental area, close to some of the town's most luxurious hotels such as the Intercontinental, Steigenberger and the Hilton Resort.

The area is currently seeing a lot of development as a result of the Touristic Centre's main promenade being extended right down into this area. It is a perfect location for anyone wanting a quiet location, but within walking distance of all of the main facilities that Hurghada's Touristic Centre has to offer.

The development is less than five minutes walk from Public Beach #9, one of Hurghada's best-kept secrets as it offers excellent facilities yet rarely gets crowded.

Hurghada International Airport is also only a 10 minute taxi ride away.



La Place's location in the Intercontinental is just 5 minutes walk from a public beach

Facilities & Benefits



La Place is just 5 minutes walk from Public Beach #9

- Sea views from many apartments of the Red Sea and Giftun Island beyond
- Less than five minutes walk (850m) from one of the best public beaches in Hurghada
- Decent sized swimming pool
- Communal rooftop terrace featuring sunbeds, guaranteed seaviews, a dedicated barbecue area and a bar.
- On site gymnasium, sauna and jacuzzi - free of charge to all residents
- On site laundry
- On site pharmacy

- Centralized satellite television and internet to all apartments
- 24 hour security
- Ten year builder's warranty
- Elevator to all floors
- Maintenance fee: GBP350 per year



La Place features an excellent range of facilities for such a small and intimate development

Prices

Type	m2	GBP	EUR	USD	EGP
Studio - Min	23	10289	12203	15880	88000
Studio - Max	44	28295	33558	43670	242000
1 Bed - Min	51	26834	31825	41414	229500
1 Bed - Max	51	32797	38897	50617	280500
2 Bed - Min	74	38935	46177	60091	333000
2 Bed - Max	74	47588	56438	73444	407000

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. See below to calculate actual prices at today's exchange rates.

Finishing

- Polished ceramic floors
- Tiling in kitchens and bathrooms
- Windows and doors installation
- Electrical installation
- Rendered walls painted
- Internal doors with locks
- All electrical power points and light switches
- Sockets for internet and telephone
- Granite work surface in kitchen, plus stainless steel sinks with mixer taps
- Ideal Standard toilet, washbasin and shower
- Marble vanity shelf, extractor fan and ceramic wall tiles in bathrooms



Layout for a typical studio in La Place

Completion

Construction on La Place was started in 2007. Full completion is currently scheduled for **December 2009**.

Payment Schedule

- 10% reservation fee (fully refundable until signature of contract)
- 40% upon signing contract
- 20% three months following signing of contract
- 20% six months following signing of contract
- 10% upon completion