

EL GOUNA INVESTOR'S GUIDE

A TOWN LIKE NO OTHER



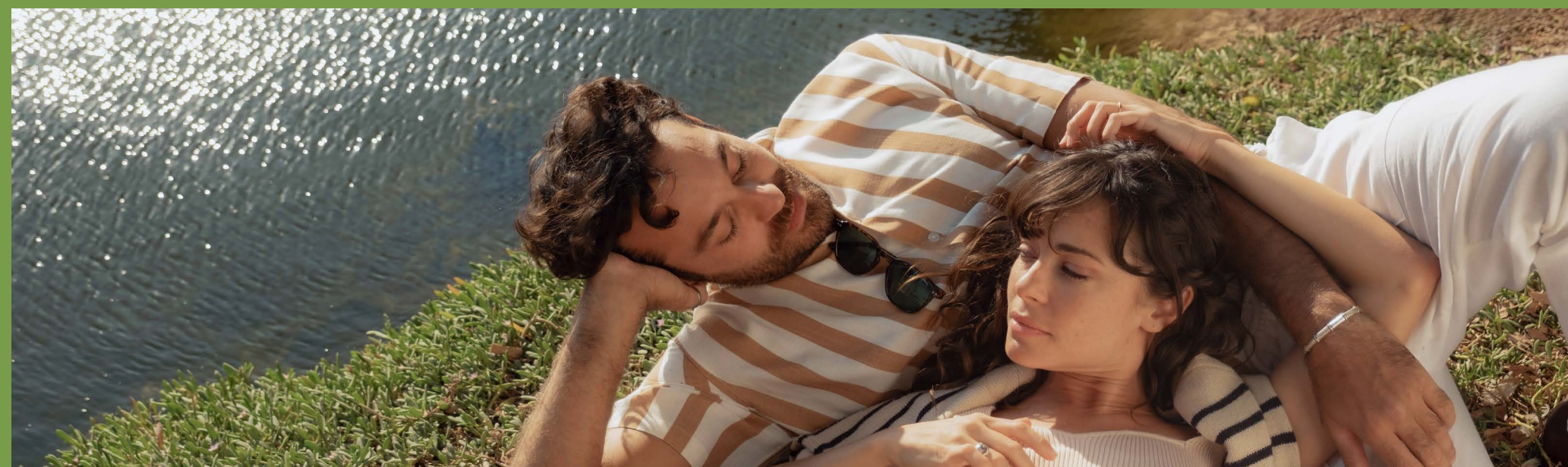
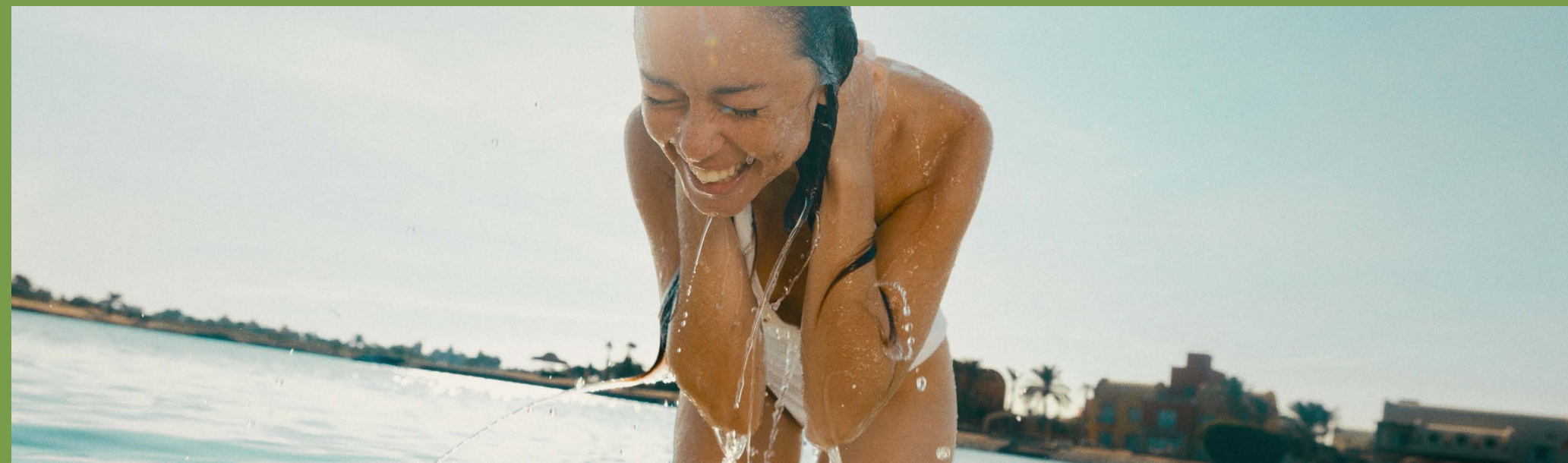
by ORASCOM
DEVELOPMENT





EL GOUNA

El Gouna is a fully integrated, multi-cultured, vibrant sustainable town providing world-class customer experience, it is the flagship town of Orascom Development by the Red Sea in Egypt. Its unique integrated model that harmoniously combines residences, hotels, commercial and leisure amenities, sets it as a prime example of world-class destination development. The town enjoys a charming nature with an ideal location and suitable climate for holding diverse sports, culture and arts and business events.



The Red Sea, on Egypt's eastern coastline. El Gouna is conveniently located 25km north of Hurghada, 30 minutes away from Hurghada international airport, with good access to many of Egypt's natural wonders and historical sites.



HOW DID EL GOUNA START

THIRTY-FIVE YEARS AGO

Samih Sawiris, Chairman of Orascom Development, El Gouna's founding company, found this beautiful spot, conveniently located on the west coast of the Red Sea. It wasn't long before Sawiris' friends, struck by the splendour of the azure waters and dramatic backdrop of mountains, asked to join him, and the town slowly blossomed into the vibrant community that it is today.



ALL YEAR ROUND SUNSHINE



12 Km
Shoreline



7.5K
Total residential
properties



40+
Total residential
neighborhoods



Residents from
50+
Nationalities

ALL YEAR ROUND SUNSHINE



36.9

Land area
million sqm.



25K

Residents



1M+

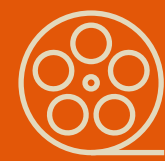
Visitors annually



With an average temperature of

27°C

A VIBRANT TOWN



El Gouna
Film Festival
(5 Editions)



El Gouna
Half Marathon



Golf
tournaments



OceanMan



El Gouna
International
Squash Open



El Gouna Water
Sports Festivals



Forbes 30
under 30



A FULLY FLEDGED TOWN



02

World Championship
Golf Courses



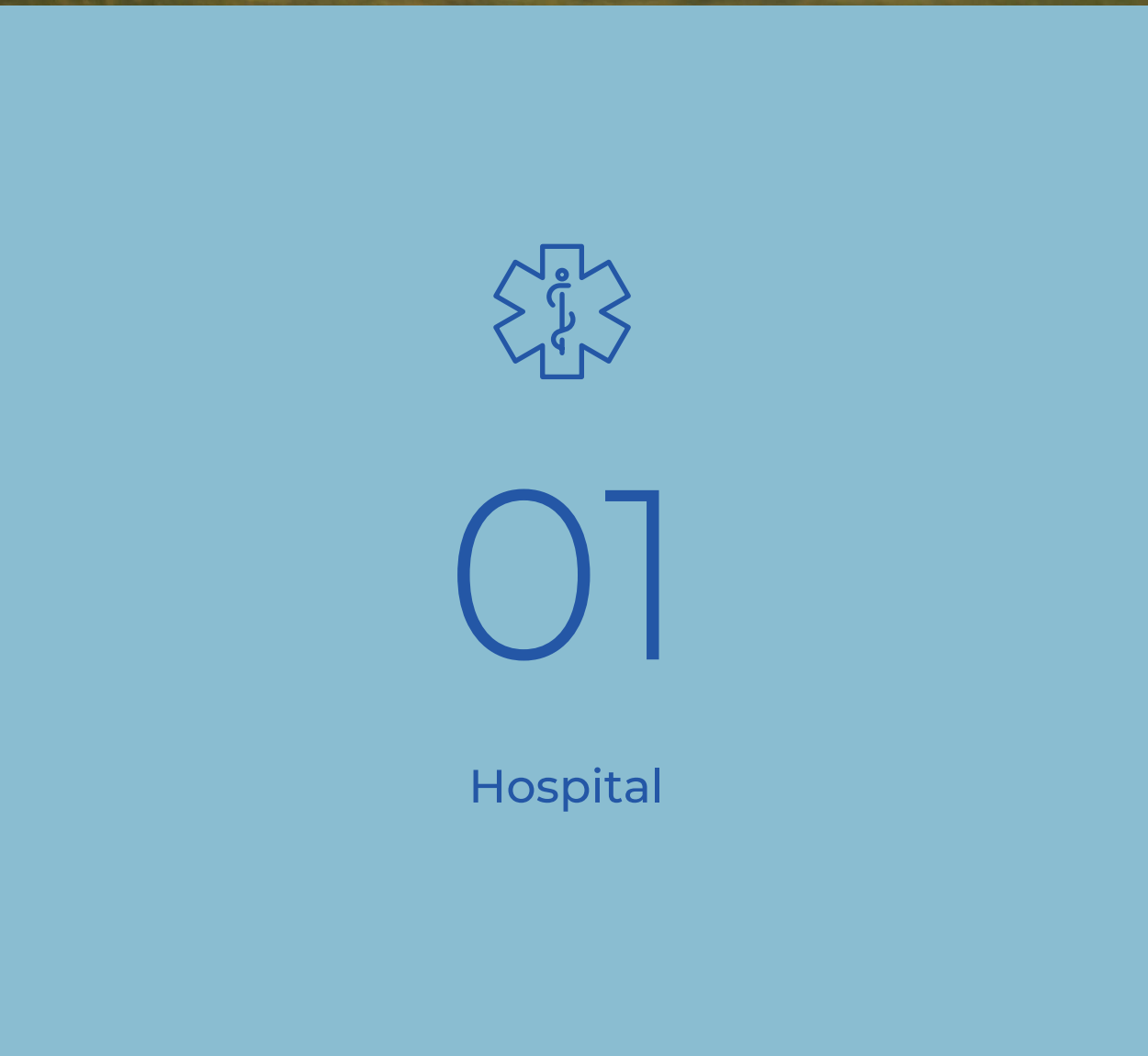
04

Marinas



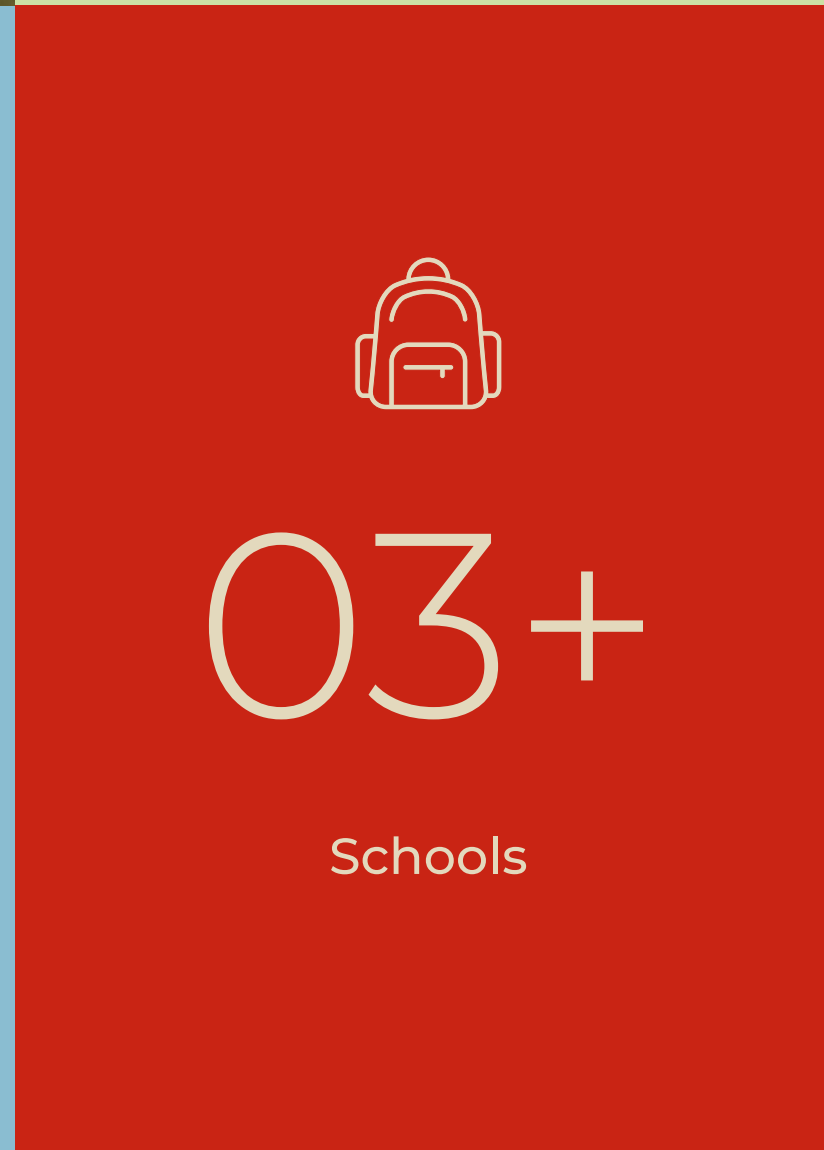
Airport

for private and
non-commercial jets



01

Hospital



03+

Schools

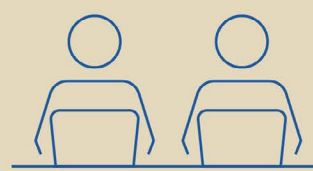


18+

Hotels

with a total of 2,675 rooms

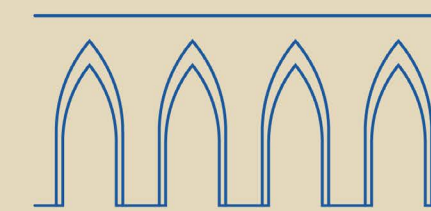
A TOWN THAT HAS IT ALL



02
CO-WORKING SPACES
Gspace east wing | Gspace west wing



**INFORMATION
CENTER**



**CONCERT AND
CONFERENCE HALL**



25k
RESIDENTS



04 **MARINAS**
and 400 berths



**AWARD WINNING
SUSTAINABLE TOWN**



03+ **SCHOOLS**
Including El Gouna
International School and
The German Hotel School



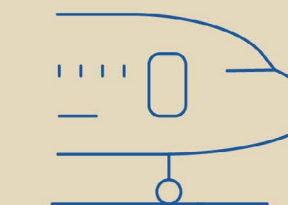
80+ **TUK-TUKS**
Includes bus & shuttle bus,
boat, limousines and tuk-tuk



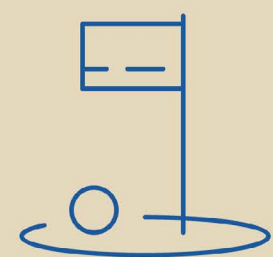
25+
BANKS & ATMS



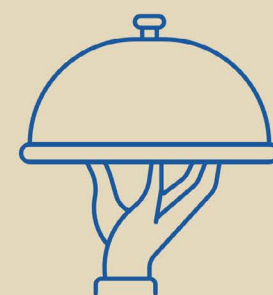
**EL GOUNA
FARM**



AIRPORT



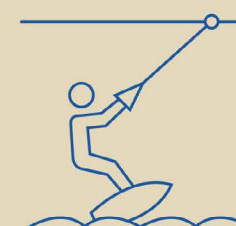
02 **WORLD
CHAMPIONSHIP
GOLF COURSES**
Steigenberger Golf Course
Ancient Sands Golf Course



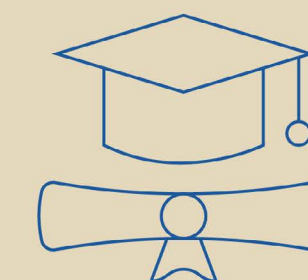
100+
**DIFFERENT DINING
& NIGHTLIFE SPOTS**



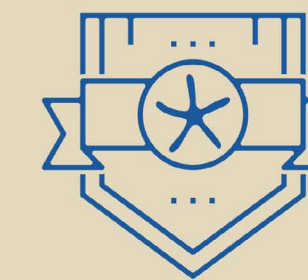
400+ **RETAIL
OUTLETS**
90+ F&B Outlets



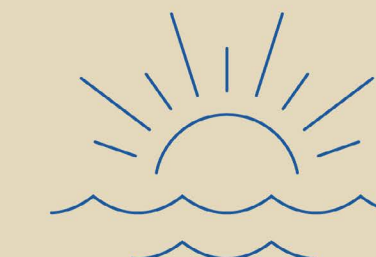
CABLE PARK
One of the largest Olympic
standard cable parks in the
Middle East



02 **EDUCATIONAL
INSTITUTIONS**



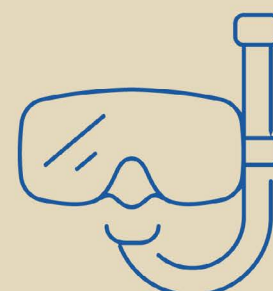
**INT. STANDARD
SPORTS ZONE**



12km
SHORELINE



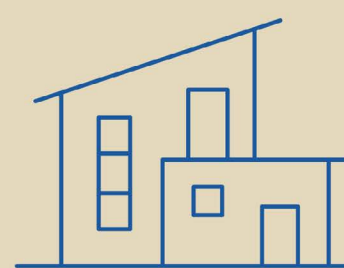
**NURSING
INSTITUTE**



09 **CERTIFIED
DIVING CENTERS**



HOSPITAL



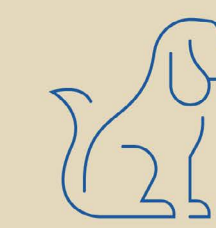
43 **RESIDENTIAL
NEIGHBORHOODS**



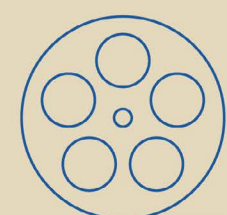
7.5k **RESIDENTIAL
PROPERTIES**



**EL GOUNA
FOOTBALL CLUB**



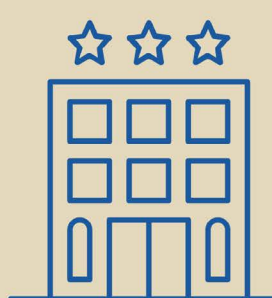
**DOG PARK
AND VET**



06 **CINEMA
SCREENS**



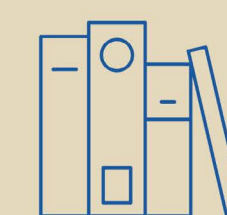
06 **KITE-SURFING
CENTERS**



18 **HOTELS**



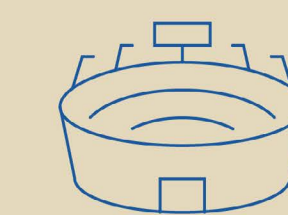
**MULTICULTURAL
COMMUNITY**



LIBRARY
Linked to Bibliotheca
Alexandrina



**EL GOUNA
WINERY**



STADIUM



EL GOUNA MASTERPLAN



WHY INVEST



IN EGYPT

WHY INVEST IN EGYPT & RED SEA REAL ESTATE?

Counts for **20%** of Egypt's GDP
(\$51.7bn USD / 1.6tn EGP).



Prices continue to appreciate
throughout the year and therefore lead to a
better return on investment.



The demand for rental properties is soaring,
offering excellent **rental yields** for investors,
fueled by a booming tourism industry.





WHY INVEST



IN EL GOUNA



WHY INVEST IN EL GOUNA

Price appreciation
12% annually
on primary units.



Delivery of properties in two years
with **20% ROI in USD over the
same period.**



El Gouna Plus offers design,
renovation, turnkey packages
and property management with
6-8% return.

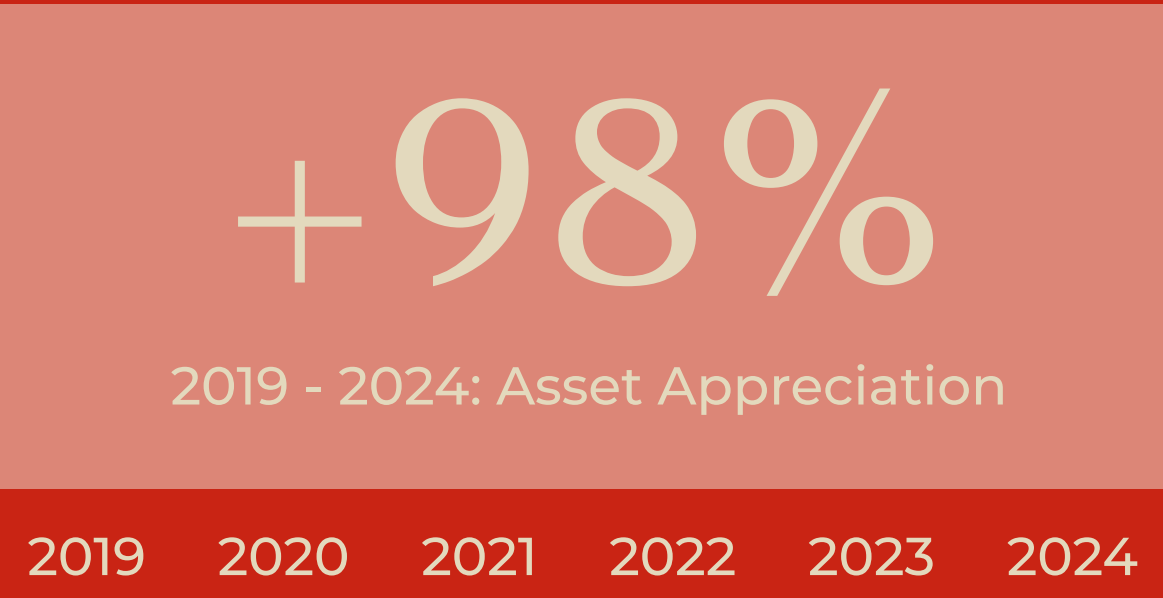


Payment plans:
15% down payment,
10% upon delivery.
The remaining over 5 years.



HISTORICAL ROI

PRIMARY:



RESALE:

Disclaimer:
On a 6 year scale: When the client buys a primary unit and wants to sell it.





FAQS

WHAT ARE THE REGISTRATION FEES?

- **Villa:** 1636 EUR and 1,300 EUR paid in EGP
- **Apartment:** 818 Euro and 1,039 Euro Paid in EGP
- Orascom Development will manage all the official registration requirements

IS THE CONTRACT LEGALLY REGISTERED?

Yes, when the total amount of the unit has been fully paid

CAN I SELL MY PROPERTY TO A THIRD PARTY? HOW MUCH WILL I BE CHARGED?

A property can be resold to a third party through Orascom Development at a **3%** Orascom fees

DO YOU NEED FINANCING METHODS?

Unit payment is divided across a 5 year payment plan

WHAT TAXES ARE NEEDED TO BE PAID? AND HOW MUCH?

There are **two types** of taxes in the case of contract registration:

- **Real Estate Tax:** 2.5% of selling price stated in the contract
- **Property Tax:** 10 to 12% of the evaluated rental price

WHAT IS THE PROPERTY ANNUAL PRICE INCREASE?

16% annual appreciation on USD.

WHAT IS THE EXPECTED DELIVERY TIME FOR OFF PLAN?

24 Months

WHAT ARE THE SERVICES RETURNED AGAINST THE MAINTENANCE FEES I PAY?

- Public landscaping maintenance
- Spraying insecticides and garbage collection
- Streets, sidewalks and public areas maintenance
- Lagoons and beaches maintenance
- Satellite system maintenance
- Water supply, sewage and electricity maintenance
- External public lighting
- Security
- Fire brigade and traffic control



FAQS

WHAT IS THE PROCEDURE I HAVE TO FOLLOW IN ORDER TO RESELL MY UNIT?

The procedure is as follows:

- Evaluating of the property by a representative from Orascom Development
- Verification of any due amounts from the financial department
- Verification of unit status that there is no violations.

WHAT ARE THE AVERAGE RENTAL PRICES?

Average Rental Prices:

1-bedroom apartment:

- Low season: EUR 450 per week
- High season: EUR 700 per week

2-bedroom apartment:

- Low season: EUR 600 per week
- High season: EUR 1,200 per week

3-bedroom apartment:

- Low season: EUR 1,000 per week
- High season: EUR 2,000 per week
- Note: Prices may vary if the property is a standalone Villa, townhouse, or twin villa.

4-bedroom apartment:

- Low season: EUR 1,500 per week
- High season: EUR 2,700 per week

Note: Prices may differ if the property is a standalone Villa with a private pool.

HOW MUCH ARE THE ANNUAL MAINTENANCE FEES?

The fees vary from one neighborhood to the other according to unit Area (Built -up area) and the services provided in the district. The average fees per year as of 2024 are **350EGP/M2 built up area**, reviewed annually.

DO I OWN THE LAND ON WHICH I PURCHASE A PROPERTY?

Orascom Development shall grant the buyer the right to use the surrounding area of the building for life time and to be inherited

- Its ownership not freehold

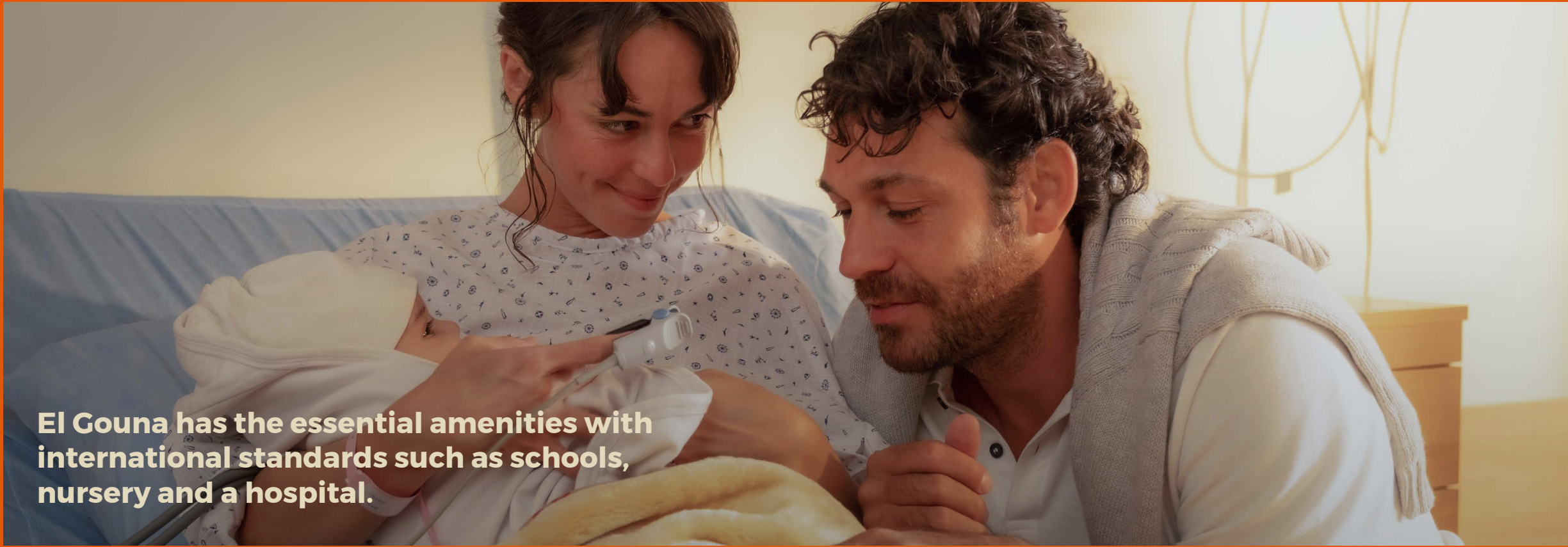
DO I NEED A VISA?

Visa is obtained upon arrival

CAN I EASILY RENT MY PROPERTY AND WHAT ARE THE PROVIDED SERVICES FOR DOING SO?

- El Gouna Plus Property Management Department can manage the property's short term & long term rental.
- Services include managing the check in & check out process, housekeeping, regular maintenance and insurance coverage for any damage caused by tenants' right after regular maintenance.

EL GOUNA..EXPLORE COASTAL LIVING



El Gouna has the essential amenities with international standards such as schools, nursery and a hospital.



El Gouna's growth has been guided by a vision and an unwavering commitment to enhancing the quality of life for all who call it home.



The town is carefully planned for low-density, walkability, and a resort-like ambiance, promoting a high quality of life and responsible development.

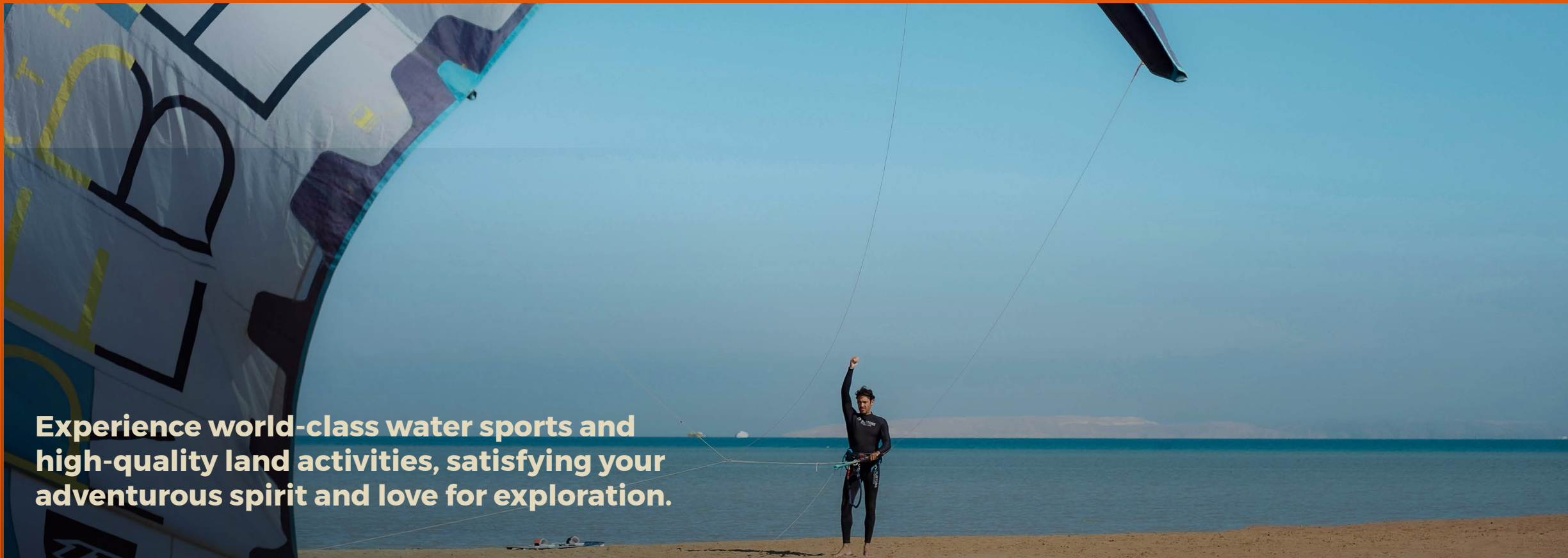


Gated community safe for all family members, thanks to high safety and security measures.



El Gouna way of life offers a range of leisure activities, exceptional gastronomic experiences, and the chance to become an active part of El Gouna's sophisticated, multinational, and family-friendly community.

EL GOUNA..EXPLORE COASTAL LIVING



Experience world-class water sports and high-quality land activities, satisfying your adventurous spirit and love for exploration.



Enjoy coastal living with breathtaking views of the red sea, surrounded by pristine beaches, open and closed lagoons, and a stunning mountain and desert backdrop.



El Gouna seamlessly integrates into its environment, with lush landscaping and a strong commitment to responsible and sustainable development.



Year-round engaging calendar of events.



BUYING PROCESS & PAYMENT PLAN BREAKOUT

DAY 0		DAY 14		DAY 90		DAY 180		QUARTERLY PAYMENTS OF REMAINING INSTALMENTS IN ACCORDANCE WITH THE PAYMENT SCHEDULE									
UNIT RESERVATION		CONTRACT SIGNING		1 ST INSTALMENT PAYMENT		2 ND INSTALMENT PAYMENT								DELIVERY		FINAL PAYMENT	
• Send valid passport copy. • Sign reservation form. • Make initial 15 % down payment via bank transfer. • Send proof of payment.		• Sign the contract and send original copy to Orascom Development.		• Via bank transfer.		• Via bank transfer.								• Open local bank account & issue cheque book using signed contract with support from Orascom Development. • Make 10% delivery instalment payment. • Guarantee cheques from local bank for remaining payments.			



EL GOUNA RESALE DEPARTMENT

Whether you're looking to buy, sell or invest; El Gouna's Resale Department has got you covered! To ensure you the smoothest process, Orascom Development & El Gouna have developed three services that satisfy and cater to different needs.



Resale Made Easy

Make your move. Move in Instantly.



Instant Buy & Sell

Need to sell your unit fast? We'll take it off your hands.



Resale Experts

Not sure how to price your unit? Let us do the evaluation for you.

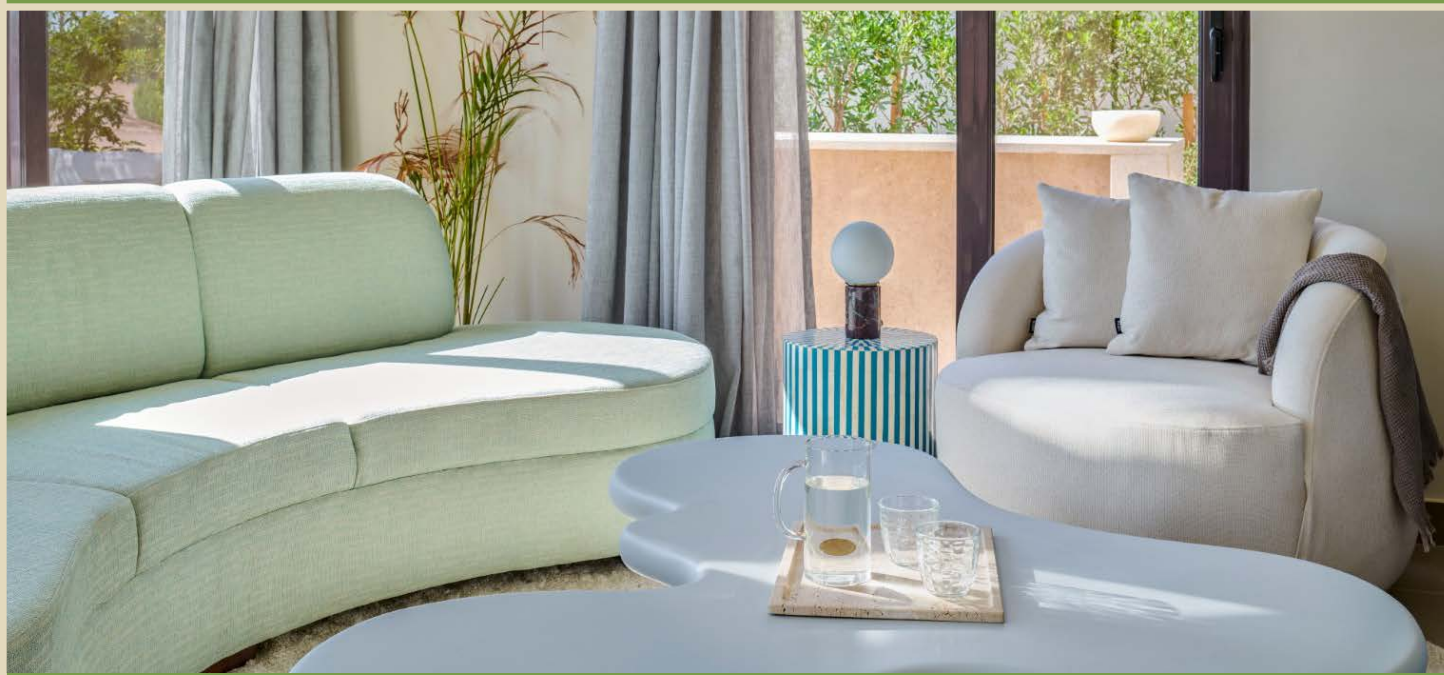
EL GOUNA PLUS



El Gouna Plus is your ultimate gateway to comprehensive end-to-end solutions for all your home needs in El Gouna & offering key benefits to simplify your living experience.

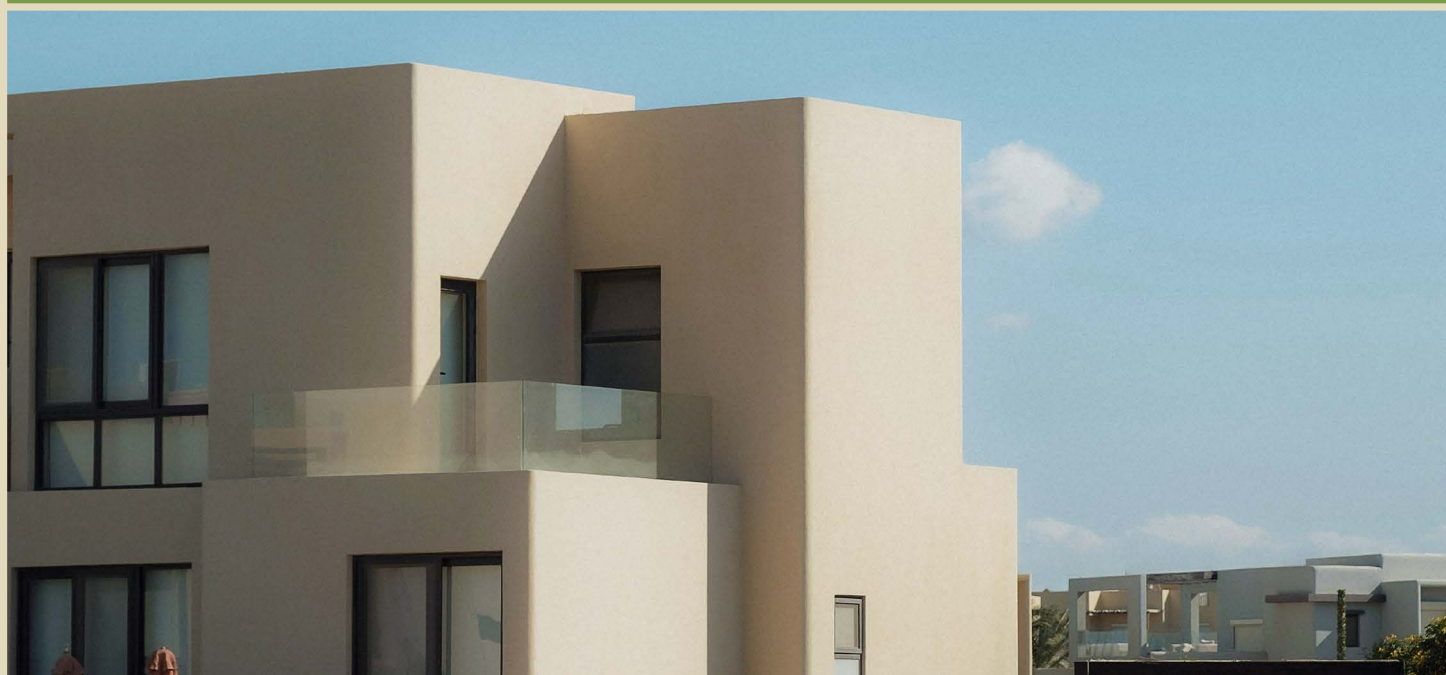


Turnkey packages



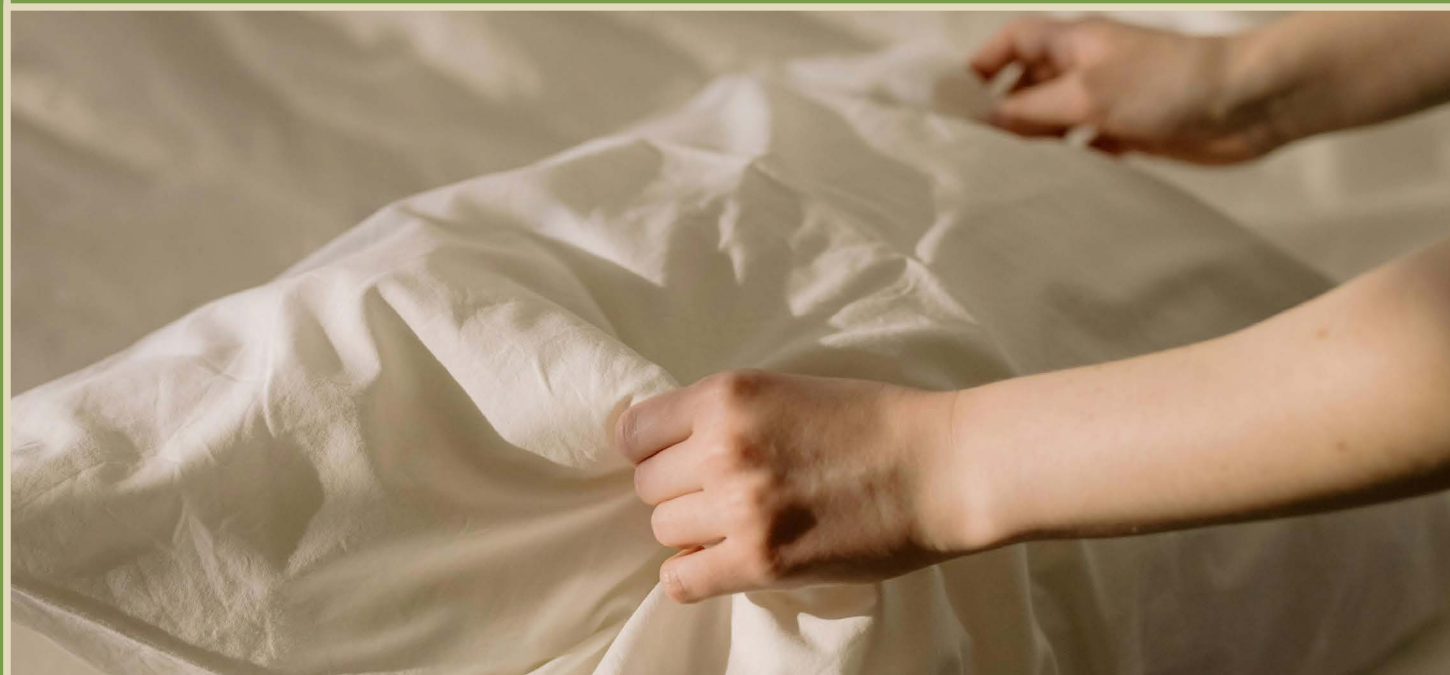
Comprehensive offerings including design and renovation, full home rebuilds, additions of new extensions, complete redesigns of interiors, and landscaping transformations. Access to pre set packages, turnkey solutions, and bespoke designs facilitated by our top-tier designers, enabling you to realize your vision of a perfect coastal dream home.

Property Management



Expert management of both short-term and long-term rental arrangements for homeowners in El Gouna. Seamless rental management processes ensure that your property is not only well-maintained but also efficiently managed to maximize rental occupancy and income.

Home Services



Daily offerings that include housekeeping, laundry services, and regular maintenance tasks. These services are designed to enhance the everyday living experience, allowing homeowners and residents to fully immerse themselves in the joys of seaside living without the typical domestic burdens.



EXPLORE EL GOUNA NOW

EL GOUNA VR PAGE



EXPLORE MORE



Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures. Over several decades ODH has developed many global destinations. bank of 101 million sqm and 33 hotels, totalling with 7,182 rooms.

The company's diversified portfolio of destinations is spread over seven countries; Egypt, Switzerland, Montenegro, Oman, UAE, United Kingdom and Morocco. The Group currently operates ten destinations; five in Egypt (El Gouna, Makadi Heights, Taba Heights, Byoum, and O West), The Cove in the United Arab Emirates, Jebel Sifah and Hawana Salalah in Oman, Luštica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange. ODH currently owns a land bank of 101 million sqm and 33 hotels, totalling with 7,182 rooms.

Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.9 million sqm distributed over five Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi Heights in the Red Sea district, O West in Cairo and Byoum in Al Fayoum.

Vision:

Become a global leader in destination development and partner of choice for transforming land into thriving centres of life.

Mission:

Create integrated destinations and build vibrant communities where people are inspired to live, play and work with passion and purpose.

1. EGYPT

El Gouna

O West

Taba Heights

Makadi Heights

Byoum Al Fayoum

2. MONTENEGRO

Lustica Bay

3. MOROCCO

Chbika

4. OMAN

Jebel Sifah

Hawana Salalah

5. SWITZERLAND

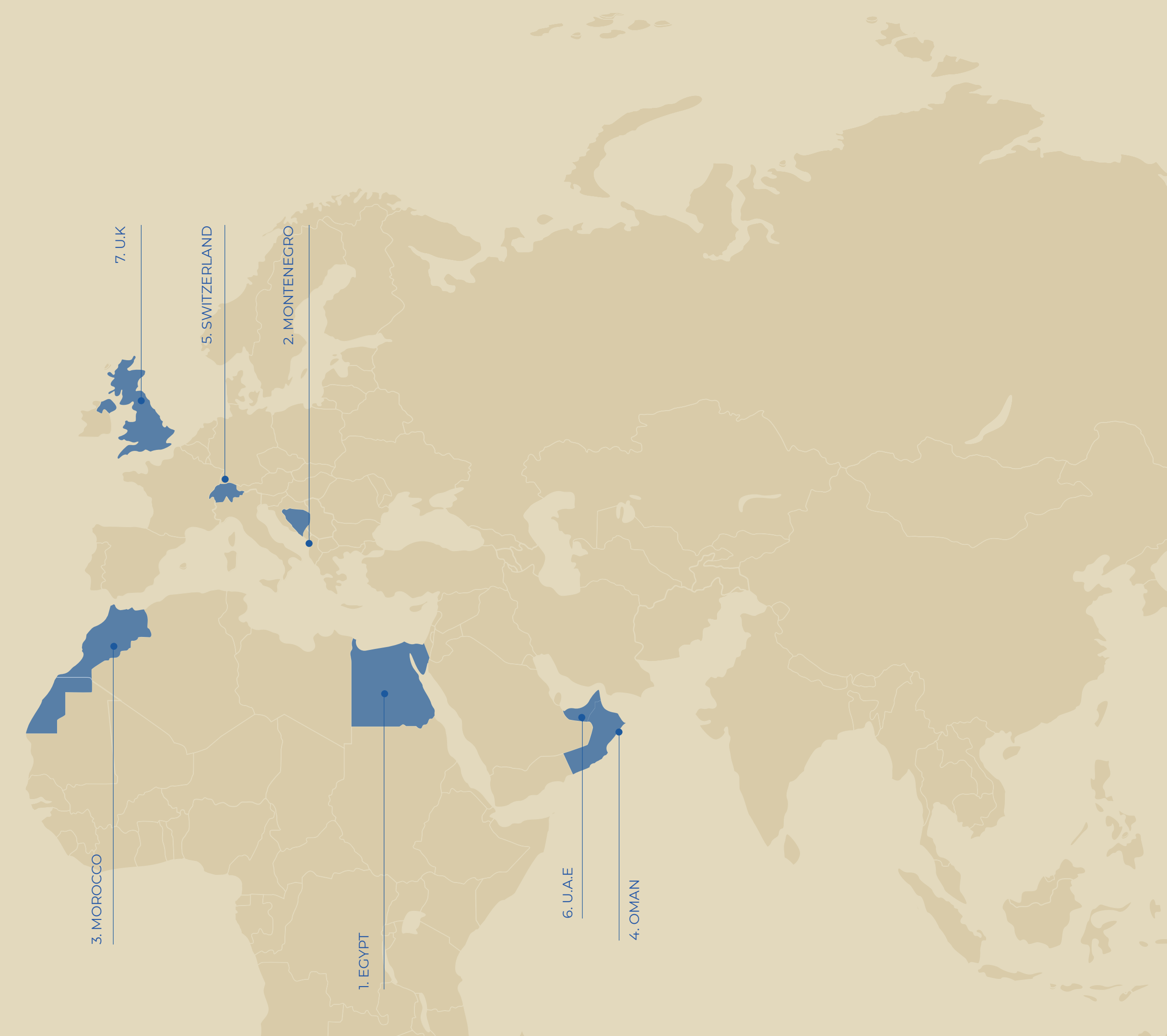
Andermatt

6. U.A.E

The Cove

7. UNITED KINGDOM

Eco-Bos





by ORASCOM
DEVELOPMENT

El Gouna real estate office:
Abu Tig Marina & Fanadir Marina.

Email: sales@elgouna.com
Website: elgouna.com

Portal: <https://my.orascomdh.com/available-units>
Instagram: <https://www.instagram.com/elgounaredsea/>
[www.instagram.com/elgouna_resale_
rentals?igsh=Zm03YmlwbGxzZnR3](https://www.instagram.com/elgouna_resale_rentals?igsh=Zm03YmlwbGxzZnR3)
Facebook: <https://web.facebook.com/elgouna.official.fanpage>

16595