

Kafafy Group





Building the Future with a New Vision

We are more than happy to introduce our company and services to you.

For more than 15 years Kafafy Group has been working with many businesses and clientele to offer quality and affordable options for a wide range of services and business solutions.

We are hoping to expand our company and services in the future to help create more development and services for the Middle East and worldwide.

Kafafy Group owns and operates many popular, respected Hotels and Resorts with Real Estate Property Developments, built with its own Construction and Cement Manufacturing Company which facilities run under its affiliate; New Sharm.

As well as other conventional fields like General Service Security Company and Service1 an Administrative Technical Business Software and Service Company.

We are looking forward to offering our assistance to you and provide a variety of services, developments, projects, and products. Please contact us if you would like our firm to assist you.

Kafafy Group is made up of a large group of affiliates and subsidiaries that provide many services here in the Middle East.

Aside from owning many Real Estate Developments and Resorts in Egypt; we also work on many projects for Interior Design, help assisting Project Developments, Construction, Security, Surveillance Systems, constructing Luxury Real Estate Properties, and Resorts.

Kafafy Group has a diverse range of expertise that allows us to have a good oversight for helping coordinate management of all aspects of major development projects right from the acquisition of land, selection of the best architects, and designers; to the construction and marketing of developments as well as other services.

We are more than happy to assist with a wide variety of projects to help find the best locations and exclusive options on the market. All of the developments and projects are built to high quality specifications, standards, and state of the art design.

We aim to develop projects that include residential, commercial, and leisure facilities that will create a unique atmosphere as well as build an integrated community.

In addition to support services provided by the Nasr City Headquarters, Kafafy Group's comprehensive subsidiaries and affiliates help offer and provide solutions through its network of offices in Egypt to many of our clientele.



As well as other professional services:

Construction Services & Cement Manufacturing for Small and Large Development Projects

New Sharm for Construction was established in 1996, providing a strong contribution to the Egyptian Urban Development and Construction Market.

New Sharm specializes in the fields of Integrated Building Developments, Interior Design, Decoration, Electro Mechanical, Electronic systems, and Lighting systems.

Along with other fields New Sharm helps developing business solutions including Communication Systems, Fire Fighting, and Fire Alarm systems.

New Sharm has succeeded in gaining its clients' satisfaction and having a good reputation with a continuously expanding list of major clients and partners.

Our company specializes in a wide range of diversified fields of service sectors including the finishing and furnishing construction of major banks, the development of Touristic Resorts in Sharm El-Sheikh, Nabq Bay, Hurghada, Makadi Bay, Ain Sukhna, Alexandria, Marsa Alam, and other Red Sea cities. New Sharm also provides services for the construction of various commercial, real estate, administrative, and governmental buildings.

In parallel with the continuous expansion of projects, New Sharm Ready Concrete Mix in Sharm El Sheikh, General Services for Security, New Sharm Interior Design & Decoration, and Sharm Up for Touristic Development were established to become strong partners with New Sharm.

New Sharm helps with the construction and integration of development projects providing a wide range network of different services to the Egyptian Market.



New Sharm



Sharm Up

Real Estate & Touristic Development



General Service

Security Solutions



Service1

Business Solutions



With more than 15 years of experience, Kafafy Group has become well known as one of the most reputable real estate and luxury resort developers in Egypt. Our company has served thousands of clients from all over the world and has earned recognition for superior quality in the real estate market.

We have designed, financed, constructed, and sold over two million square meters of properties, while offering no interest mortgage financing for up to 4 years to qualified customers.

Kafafy Group is developing many new projects from Luxury Real Estate properties to Large Scale Resorts.

We have many Real Estate Developments and Resorts available in Egypt. Kafafy Group also works on many projects for Interior Design, Large & Small Scale Project Developments, Construction, Security, Surveillance Systems, and Real Estate Properties.

The Sharm Up projects include the most advanced elements and first class ideas for luxury real estate and resorts. Kafafy Group is constructing the perfect model resorts in Sharm El Sheikh and assisting in making key designs for the future residential development construction industry.

We are looking forward to offering our assistance to you and provide a variety of services, developments, projects, and products. Please contact us if you would like our firm to assist you. Kafafy Group has built all of the resorts we operate as well as other resorts in Egypt.

Building the Future

With an extensive portfolio in the real estate & resort industry, during which Kafafy Group has successfully completed over \$5 billion worth of projects, that represents over 2 million square meters of developments and projects.

The Kafafy Group specializes in the development of large scale residential and commercial centers. Initially focused on the development of fine luxury resorts, it rapidly extended its scope to include the development of large luxurious residential and tourist developments.

With a client base spanning several regions of Egypt, Kafafy Group has earned respect and recognition for developments in the real estate industry. Since our reputation is well known in Egypt we are also finishing the new Sharm El Sheikh International Hospital and many major commercial and private banks.

Since its initial inception, Kafafy Group has grown into a multi faceted private company, offering a wide range of services.

Aside from real estate developments Kafafy Group assists a wide variety of services, from business consulting, to software development, technical services, and security solutions. Not to mention the construction, marketing, and management of luxury villas, resorts, real estate, apartments, and commercial centers. As well as offering residential and commercial mortgage financing with no interest for up to 4 years to qualified clientele.

We are looking forward to assisting you and providing a variety of services, developments, projects, and products. Please contact us if you would like our firm to assist you. Our portfolio speaks for itself.

We have built all of the resorts we operate as well as other resorts in Egypt.

Aside from the Hotels, Resorts, & Real Estate Properties we have listed in the previous pages here are some more of our Developments:

Here is a list of some examples of our Company's Portfolio:

Hotels, Resorts, & Real Estate Properties:

Sharm El Sheikh - Nabq Bay

The View Resort



Oasis Villas Resort



Hurgahda - Makadi Bay

The View Resort



Sharm El Sheikh - Naama Bay / Agahda

Dive Inn Resort



Coral Hills Resorts



North Coast Alexandria

Coral Hills Resorts



Marsa Alam

Coral Hills Resorts



Ain Sukhna

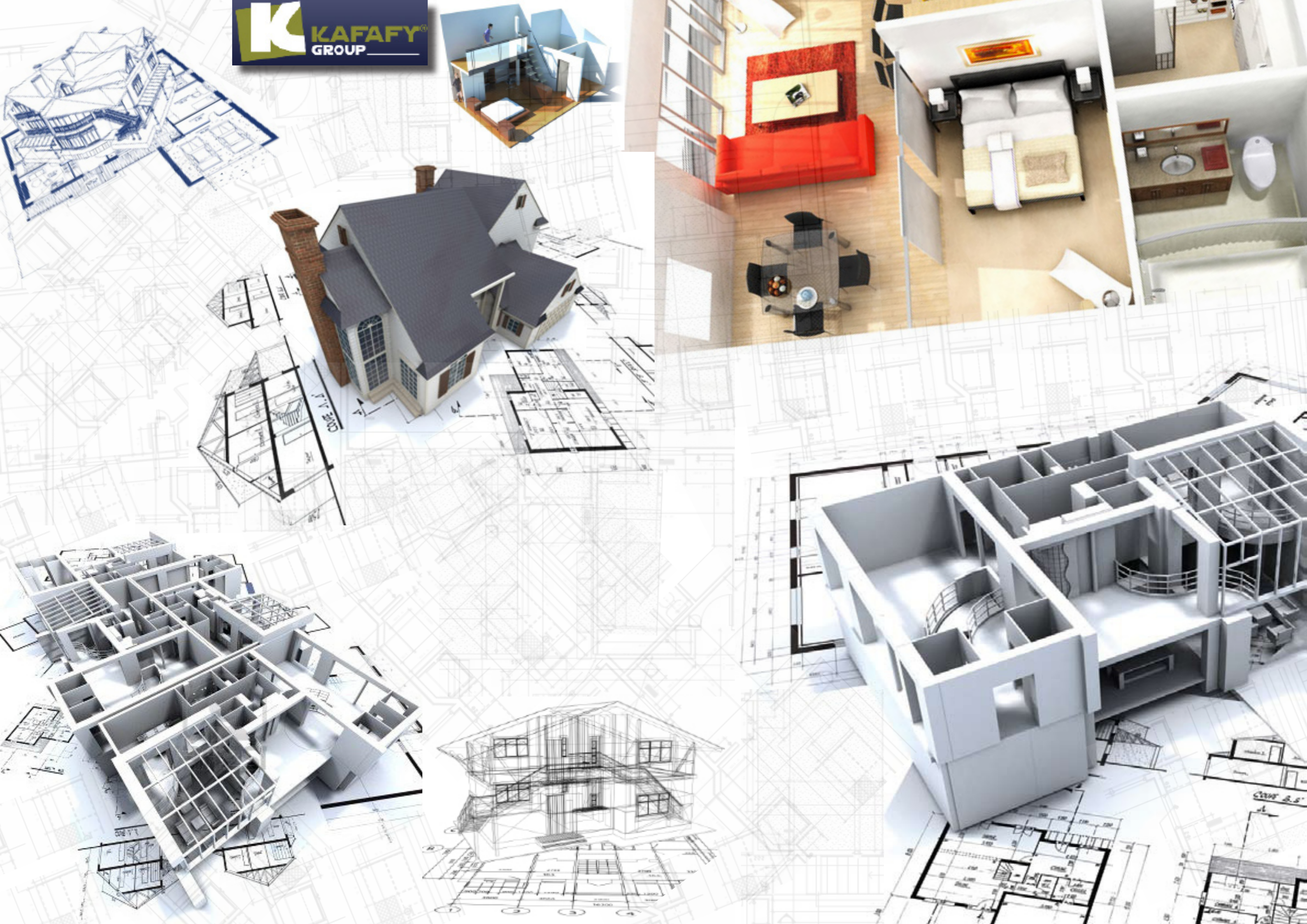
Coral Hills Resorts

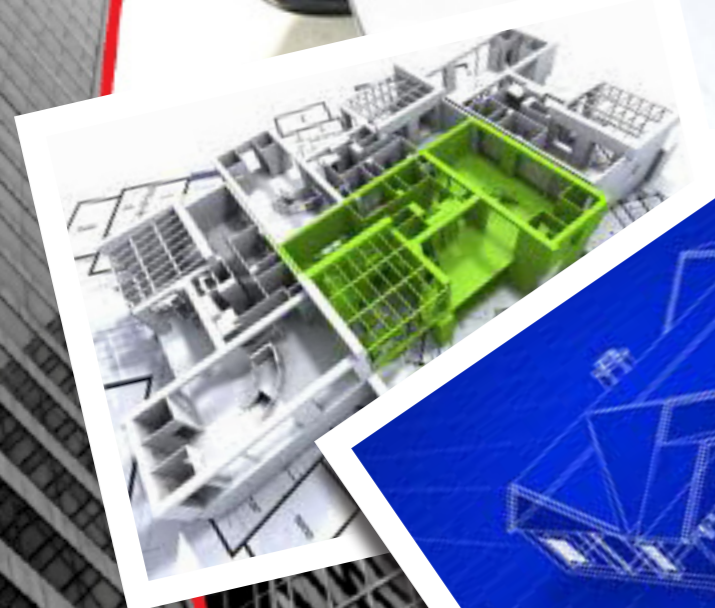
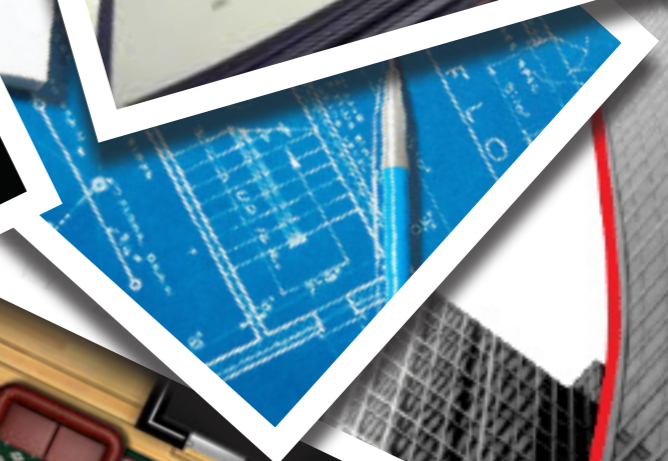
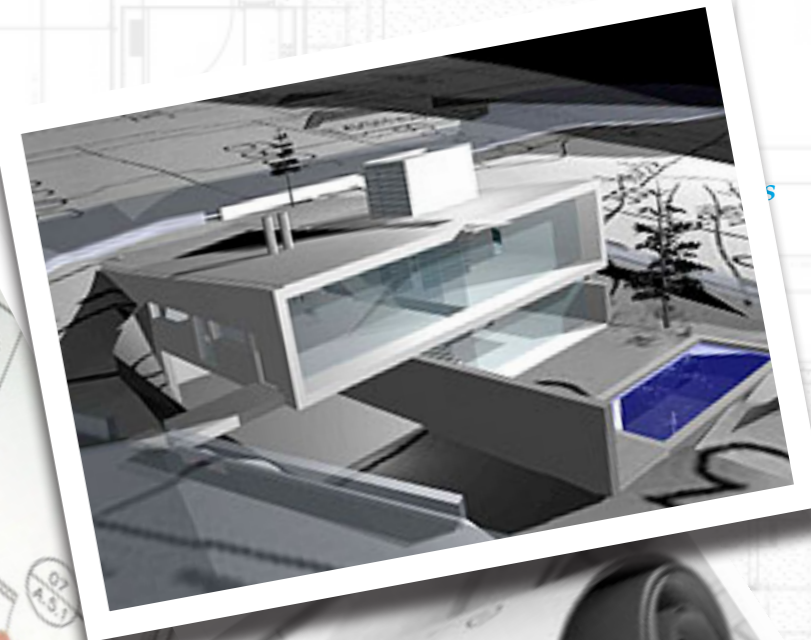


Kafafy Group has also constructed and built many of the following projects and facilities:

New Sharm International Hospital, Many Commercial Banks, & Much More









INNOVATIVE



MODERN



*State of the Art
Design*



Other professional services:



Kafafy Group
Business Services

Security Solutions and Products

General Service Company has the honor of providing various services to customers within the Arab Republic of Egypt, since 1987. General Service specializes in security and janitorial services for the various projects and developments. We are qualified to maintain security and to contract law enforcement measures and practices at any time.

General Service consists of 350 employees in 4 provinces and plans to increase the number of employees to 1,000 to the end of 2011.

The company is also one of the first Egyptian companies in the area for security services and private escorts in Egypt.

The company aims to provide reliable and quality security and surveillance systems in Egypt to all our clients including:

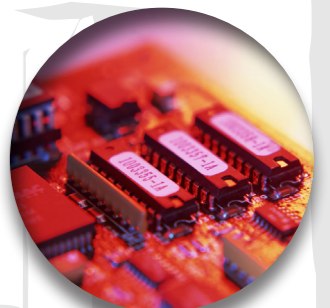
- **Special Private Escorts**
- **Surveillance and Control Systems**
- **Emergency Services**
- **Security Training**
- **Insurance Risk Management**
- **Service Integrated Environments**

SERVICE
1

Business solutions, software, technical, and consulting services

Service 1 offers high quality services for any business. We specialize in top of the line software and applications to secure and maintain any company.

Our Company has the best certified technicians that have a great reputation for providing solutions and also offering consulting services for new offices. Service1 is more than happy to provide the best options to help boost productivity while maintaining security.



Our Service is #1



Luxury Cosmopolitan Developments

Sophisticated Design

The Real Estate Developments' are designed to give a fresh new design and style that is simple, bright, bold, and colorful.

The spacious ambiance and natural lighting overlooking beautifully landscaped romantic gardens, lakes, and pools make the resorts really quiet and relaxing.

The projects are developed to offer a great blend of atmosphere, style, beautiful natural landscapes where desert meets the sea.

Luxury & Comfort

Sharm offers a vibrant, serene natural setting that also creates a peaceful, authentic environment and refreshing ambiance.

The Development's state of the art design near beautiful surroundings with amazing views of the Red Sea, Tiran Island, and mountains of Sinai are sure to make you feel right at home.

Great Investment

Egypt has become a popular overseas Real Estate market because it has so much more to offer than other similar developments.

Here are some great reasons to invest.

- No Capital Gains Tax
- No Inheritance Tax
- No Government Tax on Property Sales
- Building Insurance - Properties are covered by Statutory Law for a period of ten years

Sharm El Sheikh Real Estate

The Real Estate market along the Red Sea is becoming one of the best investments for retired couples or for anyone looking for a vacation home. There is a high demand for property here and this has been shown by luxury world class resorts and real estate developers buying up any available land as soon as it is on the market.

The market is now close to combining 3 major sections of the South Sinai Region to cover almost 30 kilometers of ocean front high class developments, sophisticated malls, bazaars, nightclubs, and much more.

There are also great investment opportunities as well such as no interest financing, low initial capital down payments, affordable staged payment plans, full range maintenance and rental services for owners.

There are great services that will also benefit property owners like rental management services that can help generate income when owners or guests are not using their property for short periods of time.

Also buying off plan or unfinished developments will secure rates lower than market value. This is great because in recent years by the time the property is completed it has increased in value offering you more for your income that you could have had by investing in an already existing property.





*Oasis
Villas
Resort*

*Your home
away from
home*



Oasis Villas Resort

The Oasis Villas Resort is the perfect location for relaxing and enjoying the natural beauty and surroundings overlooking the Red Sea and the Sinai Mountains.

Fresh green landscapes and state of the art design along with blending many charming elements together that make it a perfect home to live in luxury.

The Resort has a unique layout of lush gardens and lakes; a home owners dream come true.

Live in Luxury

State of the Art Luxury Design

Own a piece of Paradise...

Oasis Villas Resort is an exotic paradise, a new five star luxury villa resort development in Nabq Bay.

Only a 15 minute drive from Sharm El Shiekh, the villas are located in the heart of the Nabq Bay region.

The great sub tropical climate and panoramic views all year long make Oasis the perfect vacation getaway from the cold winters.

With 93 villas this prestigious resort stretches over 50,000 square meters in the middle of exotic scenery. Truly the Oasis Villas are the best Sharm has to offer.

The natural surroundings, fresh sea breeze, year round sunshine, soothing sounds of the Resort's cascading waterfalls and the beautiful timeless Red Sea will make your dreams come true.

In designing this state of the art luxury development, no details were overlooked, and this all inclusive resort brings the vision of fusing together natural, contemporary, fashionable elegance, and comfort to each and every villa.

Built with the highest quality reinforced concrete and faced with hand carved natural stone, and treated wood, the Oasis Villas are the perfect rendezvous.

Large glass windows offer breathtaking scenery of the historic Sinai Mountains, Tiran Island, and the glittering Red Sea.

Outside or inside each villa's patio, balcony, and private landscaped garden provide an exotic lifestyle, ideal for enjoying the Red Sea breeze.

Each Villa has its own private pool that will fulfill everyone's dream getaway vacation.

Investment, second home, retirement, or rental property Oasis has all the best features that will benefit anyone looking to own a piece of paradise.



The romantic green landscapes cover over 80% of the resort. Oasis also has a large club house and communal pools.

There are five different villa layouts and sizes with an exclusive high standard of finishing and design.

The architecture and design is very cosmopolitan with a lot of wide open rooms and large full length windows.

The Oasis Villas will be delivered ahead of schedule with high class standards.

We can also assist you in adding custom Jacuzzis, spas, and steam bathrooms.

Also we can help you in putting together the perfect interior to make you feel at home.

Location

Exotic Scenery

Facilities

All Inclusive

Weather

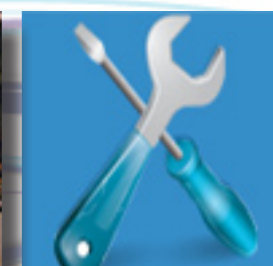
Sun All Year Round

Maintenance

Great Services

Activities

Wide variety of Fun



• 5 minute drive to the Airport

• 15 minute drive to Naama Bay

• 5 minute drive to the Golf Club

• 5 minute walk to 'Metro' Supermarket

• 3 minute drive to Nabq National Park

• 5 minute walk to Nabq Bay Center

• 5 minute walk to the Beach

• 10 minutes from Soho Square

• 5 minutes from the New City Stars Luxury Mall & Hotel

Also there will be many restaurants, shops, and cafes on the resort and nearby.

• 3 Large Pools & Children's pool

• Each Villa has a private pool

• Open Air Jacuzzi

• Wi Fi Satellite

• Private Beach Access

• Private Terrace & Rooftop Terrace

• Blue Lakes

• Gym

• Red Sea, Tiran Island, & Sinai Mountain Scenery

• Cable & Central TV

• Parking

• Children's Playground

• Restaurant

• Spa & Health Club

• Business Centre

• Housekeeping & Laundry Services

• 24 Hour Security

• Customer Service

• Shuttle Bus

• Hotel Management & Rental Option

Sharm is known world wide for its tropical weather. It is a great destination for those who enjoy beaches, water sports, diving, and lots of sun.

• Temperature Ranges between 21 - 32 Degrees Celsius (70 - 84 Degrees Fahrenheit)

• 24 Hour Security

• Garbage Collection

• Communal lighting

• Gardens Care

• Pool Services

• Pest Control

• Maintenance of utilities

• Water Sports

• Deep Sea Diving

• Snorkeling

• Desert Safaris

• Hiking and Trekking

• Camel Riding

• Horse Back Riding

• Nightlife



Two Bedroom Layout

Design

The Oasis Villas 2 bedroom layouts come in one main design.

All of the rooms have large open spaces, wood floors, private terrace, and are also nicely arranged to have good natural lighting.

The living rooms are very big and are connected to the terrace overlooking the sea.

We also can arrange custom designs if requested before development.

Luxury, Comfort, & Elegance

The charming atmosphere and quiet relaxing environment will make you feel right at home. The sea breeze and fresh air also give the resort a peaceful wonderful soothing feeling.

Along with all of these great features residents are able to use the resorts many facilities that will assist them in any matters they might have.

Details

Design E

- **2 Bedrooms**
- **2 Living Rooms**
- **155 m2 - Villa**
- **250 m2 - Land**
- **30 m2 - Private Pool**
- **Private Terrace & Roof Patio**

Design - E



Details

Design D - C - B

- **2 Bedrooms**
- **1 Master Bedroom**
- **1 -2 Living Room/s**
- **175 - 210 - 250 m2 - Villa**
- **260 - 290 - 380 m2 - Land**
- **30 - 35 - 45 m2 - Private Pool**
- **Private Terrace & Roof Patio**

Other Options

As well as these two layouts we also have 2,4, & 5 bedroom villas and custom layouts if you are interested.

Some residents prefer to design their own layout for the unfinished developments. We also assist residents for custom arranged designs before development to meet thier needs.

Please let us know how we can assist you in designing and making your future home here in Sharm.

Design - D



Three Bedroom Layouts

Design

Oasis Villa three bedroom layouts have three main designs.

All of the rooms have large open spaces, ceramic floors, private terrace, and are also nicely arranged to have good natural lighting.

The living rooms are very big and are connected to the terrace overlooking the sea.

We also can arrange custom designs if requested before development.



The View Resort

The View Resort is the perfect place to come and relax for the holiday. The great combination of natural surroundings, gardens, waterfalls, and pools - The View is a great place to enjoy your time in Sharm.

Watching the white crested Red Sea waves along Nabq Bay, is just one of the many great sites to enjoy at The View. The quiet peaceful location makes the resort also a serene escape from the busy city life.

The View is a state of the art design resort with high quality marble stair ways, charming night lighting of the gardens, large open green landscaping, and much more.

Enjoy The View







The View Resort

The View Resort is a Project of Sharm Up for Touristic Development. The Resort is designed to offer a relaxing and comfortable luxury resort for people all over the world to enjoy their life with the wonderful scenery of the beautiful Red Sea, Tiran Island, and the amazing mountains of Sinai. The View is located in the center of Nabq Bay.

Nabq Bay is already well known by the tourism industry and there are 27 major high class luxury resorts in the region.

The Sharm Up project includes the most advanced elements and first class ideas for luxury resorts to construct the perfect model in Sharm El Sheikh and to be a key design for the future residential development construction industry.

Location

Exotic Scenery

Facilities

All Inclusive

Weather

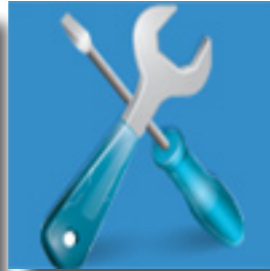
Sun All Year Round

Maintenance

Great Services

Activities

Wide variety of Fun



- 5 minute drive to the Airport
- 15 minute drive to Naama Bay
- 5 minute drive to the Golf Club
- 5 minute walk to 'Metro' Supermarket
- 3 minute drive to Nabq National Park
- 5 minute walk to Nabq Bay Center
- 5 minute walk to the Beach
- 10 minutes from Soho Square
- 5 minutes from the New City Stars Luxury Mall & Hotel

Also there will be many restaurants, shops, and cafes on the resort and nearby.

- 3 Large Pools
- Children's pool
- Open Air Jacuzzi
- Wi Fi Satellite
- Private Beach
- Communal Rooftop
- Lakes
- Gym
- Sea Front & Mountain Scenery Views
- Cable & Central TV
- Parking
- Children's Playground
- Restaurant
- Spa & Health Club
- Business Centre
- Housekeeping
- Laundry Services
- 24 Hour Security
- Customer Service
- Shuttle Bus
- Hotel Management & Rental Option

Sharm is known world wide for its tropical weather. It is a great destination for those who enjoy beaches, water sports, diving, and lots of sun.

- Temperature Ranges between 21 - 32 Degrees Celsius (70 - 84 Degrees Fahrenheit)

- 24 Hour Security
- Garbage Collection
- Communal lighting
- Gardens Care
- Pool Services
- Pest Control
- Ongoing maintenance of utilities

- Water Sports
- Deep Sea Diving
- Snorkeling
- Desert Safaris
- Hiking and Trekking
- Camel Riding
- Horse Back Riding
- Nightlife



The View residential complex is 51,000 square meters and is made up of spacious lawns, blue lakes, swimming pools, gardens, and the main residential units only account for a very small area of the property.

So you can enjoy various activities, entertainment facilities, open outdoor lawns, sunshine, and the breeze of the Red Sea. The View Resort comprises of 600 apartments, which have an amazing sea view.

The Resort is a perfect place to come and relax for the holiday. With the great combination of natural surroundings, gardens, waterfalls, and pools The View is a great place to enjoy Sharm.

Watching the white crested Red Sea waves along Nabq Bay, is just one of the many great sites to enjoy at The View. The quiet peaceful location makes the resort also a serene escape from the busy city life.

The View is a state of the art design resort with high quality marble stair ways, charming night lighting of the gardens, large open green landscaping, and much more.



Come Enjoy The View





One Bedroom Layouts

Design

The View's one bedroom layouts come in three different designs.

All of the rooms have large open spaces, ceramic floors, private terrace, and are also nicely arranged to have good natural lighting.

The living rooms are very big and are connected to the terrace overlooking the sea.

We also can arrange custom designs if requested before development.

Serenity

The charming atmosphere and quiet relaxing environment will make you feel right at home. The sea breeze and fresh air also give the resort a peaceful wonderful soothing feeling.

Along with all of these great features residents are able to use the resorts many facilities that will assist them in any matters they might have.

Details

- 1 Bedroom
- 1 Bathroom
- 1 Living Room
- 66 m²
- Private Terrace
- Roof Patio



Two Bedroom Layouts

Details

- 2 Bedrooms
- 1 Bathroom
- 1 Living Room
- 90 m²
- Private Terrace
- Roof Patio

Other Options

As well as these two layouts we also have 3 bedroom, studio, and custom layouts if you are interested.

Some residents prefer to design their own layout for the unfinished developments. We also assist residents for custom arranged designs before development to meet their needs.

Please let us know how we can assist you in designing and making your future home here in Sharm.

Design

The View's two bedroom layouts come in the same design.

All of the rooms have large open spaces, ceramic floors, private terrace, and are also nicely arranged to have good natural lighting.

The living rooms are very big and are connected to the terrace overlooking the sea.

We also can arrange custom designs if requested before development.



Kafafy Group



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