FOUR SEASONS

PRIVATE RESIDENCES

Sharm El Sheikh, Egypt

Close your eyes and imagine a paradise on earth. Every morning a brilliant sun rises over sparkling blue waters, and every evening the sun sets behind golden peaks. The shoreline is dotted with pristine, golden beaches, and the water teems with colourful marine life.

Fine dining, world class shopping, and exhilarating nightlife complement the area's natural beauty.

Now imagine making a piece of this paradise your own, envision owning an exclusive property located in a resort famous the world over for its refined style, impeccable service, and superior quality.

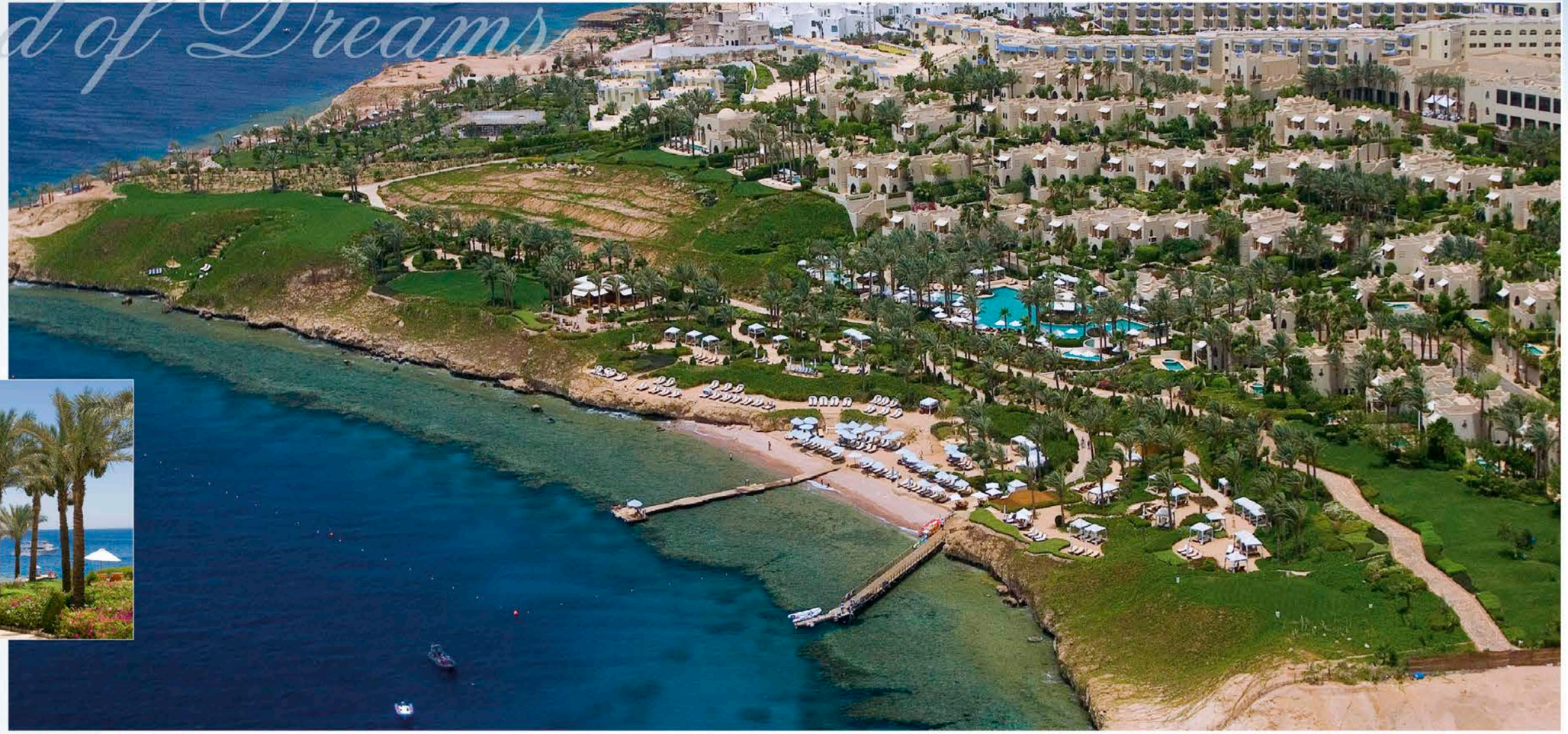
The Four Seasons is making the dream a reality by allowing a select group of individuals to invest in private residences located in the new Four Seasons Resort Sharm El Sheikh.

FOUR SEASONS
PRIVATE RESIDENCES
Sharm El Sheikh, Egypt

Introduction

Land of Dreams

Four Seasons Hotels and Resorts is widely acknowledged to be the world's finest collection of hotels. With a reputation for unparalleled comfort and superior service, the Four Seasons name is synonymous with quality. Now Four Seasons Hotels and Resorts has brought its unique brand of excellence to Sharm El Sheikh, the Sinai Peninsula's premier resort destination. Overlooking the shimmering Gulf of Aqaba, Four Seasons Resort Sharm El Sheikh is simply the most superb resort on the entire Red Sea coast. Developed by the Talaat Mostafa Group, a firm renowned for its commitment to excellence and proven track record on a host of progressive real estate development projects, the Four Seasons Resort Sharm El Shiekh was crafted with skill and technical expertise. The stunning natural beauty of Sinai's mountains and the Red Sea's cobalt water are coupled with Four Seasons luxury to create a resort experience unmatched in the entire Middle East.

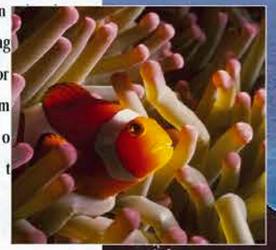


Tiran Island, Gulf of Aqaba

Sharm El Sheikh

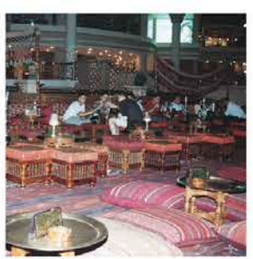
Heaven on Earth

Located at the southern tip of the Sinai Peninsula, Sharm El Sheikh's spectacular natural setting often makes it feel secluded, yet it is only 320 miles away from Cairo and highly accessible by air or road. The town also has its own international airport, just minutes away by car from the Four Seasons Resort. With its azure waters, striking mountain backdrop, malls, cafes, and nightclubs, Sharm El Sheikh has something for everyone. The town's casual atmosphere and welcoming attitude make it the perfect location for a relaxing stay. Unspoiled beaches and a crystalline sea beckon those interested in snorkeling, boating, fishing lazing on golden sands. For snorkling enthusiasts, Sharm underwater life is some o beautiful and varied in t



Sinai's Striking Coastline

Southern Sinai: The Jewel in the Red Sea's Crown



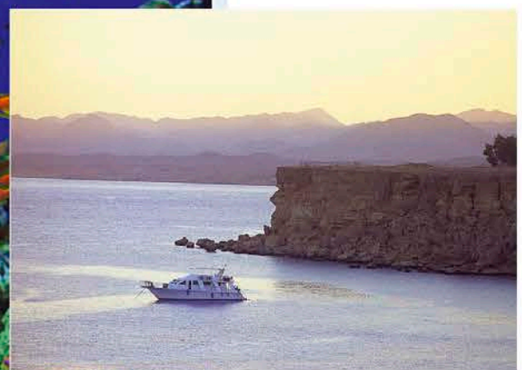
Oriental Cafe

In the nearby coastal towns of Na'ama Bay and Sharm El Shiekh Village busy pedestrian boulevards buzz with activity both night and day, making it an ideal destination for those looking for eclectic shopping and entertainment. Fashionable nightspots abound; a host of restaurants serve a variety of fine cuisine, and shops offer everything from luxury products to daily necessities.

Breathtaking Canyons

Golf Courses

The Wonders of the Red Sea



Na'ama Bay

South Sinai's Map

In addition to Sharm El Sheikh's stylish boutiques, pedestrian malls, and nightspots are the natural wonders provided by the Red Sea. Over 80 species of rare coral and 700 species of vibrantly coloured fish thrive in the waters off the Sheikh coast. Divers and snorkelers can easily observe the majesty of the Red Sea's natural wonders at Sharm El Sheikh's many dive sites, and, for the more adventurous, jet skiing, parasailing, and sport fishing are also available. Sinai's mountains also beckon to visitors eager to explore the peninsula's rugged interior. Horse, camel, and jeep safaris are all available for those looking to explore the peaks and valleys of South Sinai.

For those who prefer their activities closer to civilisation, Sharm El Sheikh also boasts scenic paths for bicycling or strolling, golf courses, and tennis courts. Sharm El Sheikh's multitude of cafes and restaurants means that visitors are never far away from a place to relax after their activities, whether they are taking a break from diving, boating, or shopping.

Four Seasons Sharm El Sheikh

Situated in one of the most dazzling locations on the entire Sinai coast, Four Seasons Resort Sharm El Sheikh is truly a destination in itself. The resort gently slopes towards the waters of the Red Sea, its cream coloured buildings reflecting the light of the warm Sinai sun. Blessed with stunning views not only of the Red Sea, but also the mountians of southern Sinai, the resort's natural beauty is perfectly complimented by a stylish design, superb facilities, and attentive service.

Four Seasons Resort Sharm El Sheikh

FOUR SEASONS
PRIVATE RESIDENCES
Sharm El Sheikh, Egypt

1 Tennis Courts
2 Service Entry
3 Entry Court
4 Central Parking Area
5 Service Area
6 Entry to Residential
7 Hotel Arrival Court
8 Oasis
- *Lush Landscape*
- *Natural Pond*
- *Wadi Arid Landscape*

9 Main Hotel Building
10 Grand Staircase
11 Health Spa Pool
12 Pool Restaurant
- *90 Seats*
- *Open Air Pavilion*

13 Hotel Suites
- *143 Hotel Suites*
- *Landscape Courtyards*
- *Private Pools*

14 Main Pool Area
- *Cabanas*
- *Sunning Decks*
- *Spa*
- *Irregular Edge Pool*
- *Children's Pool*

15 Promenade
16 Overlook
17 Staff Housing
18 Chalets
- *112 Units*

19 Community Centre
- *Community Centre*
- *Snack Bar*
- *Sunning Decks*

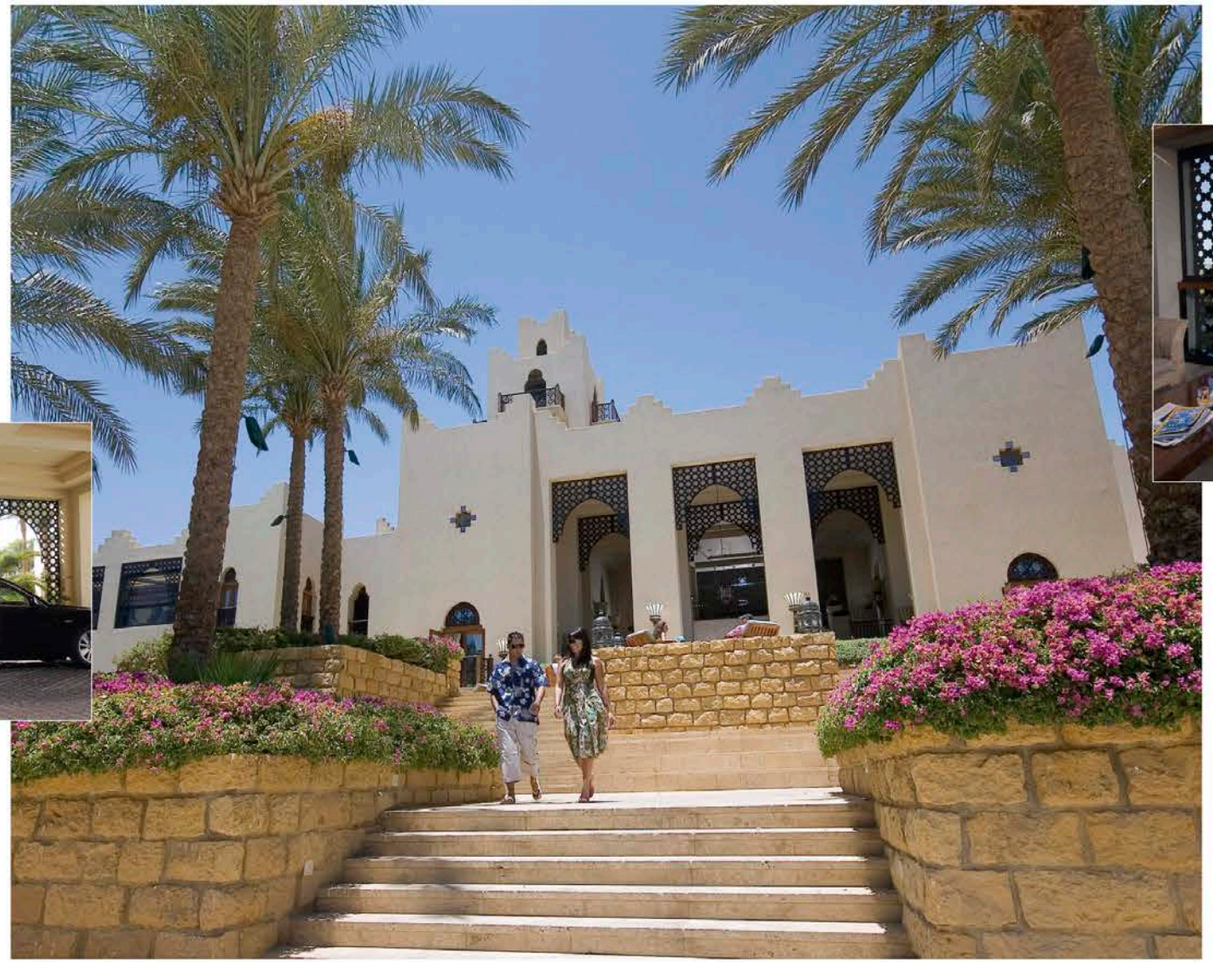
20 Special Villas
- *34 Units*
- *Private Pools*
- *Enclosed Gardens*

21 Promenade
22 Overlook
23 Sandy Beach
24 Under Water Pier
25 Floating Dock
- *Salt Water Pool*
- *Floating Docks*
- *Sunning Decks*
- *Beverage Service*
- *Water Sport Rentals*

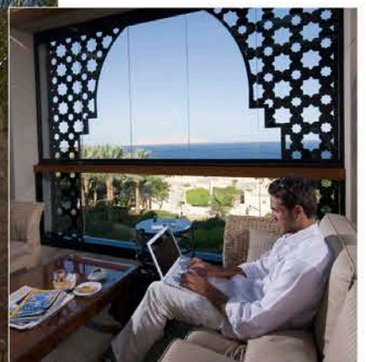
The Premier Resort on the Red Sea Coast

A Four Seasons' Welcome

In addition to its stunning location, the resort has the elegant atmosphere and tasteful design expected of any Four Seasons hotel or resort. A multitude of superior amenities await each guest, and the Four Seasons' staff, with their global reputation for providing both gracious and flawless service, will ensure that every stay at the Four Seasons Sharm El Sheikh is a memorable one.



The Main Building



Poolside Cafe

Italian Restaurant

Four Seasons Resort Sharm El Sheikh's classic, Moorish influenced architecture and lush landscaping evoke images of a hidden desert oases. Nestled among the pools and palm trees are a multitude of Four Seasons quality facilities, including some of the finest cuisine in Egypt.

The resort's four superb restaurants and panoramic lounge offer indoor and al fresco dining accompanied by breathtaking views of the Red Sea and Tiran Island. Connoisseurs of fine food can choose from a wide variety of cuisines and ambiences, from regional Italian specialties in an intimate bistro to grilled local seafood specialties and barbecued family favourites near the beach.

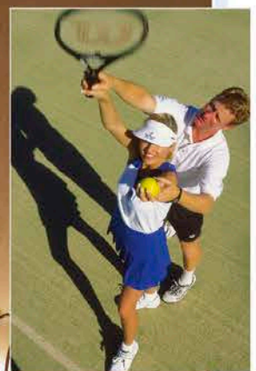
In addition, the freshest Four Seasons At-Home Dining is available in the comfort of your personal residence around the clock.

A Wealth of World Class Facilities and Services

Beach Area

With multiple swimming pools and whirlpools, four tennis courts, a fully equipped fitness centre, and a wide range of on-site water sports, guests can choose from a comprehensive variety of activities at Four Seasons Resort Sharm El Sheikh. The resort's palm lined private beach provides exclusive access to an unspoiled stretch of shoreline and crystal clear waters, allowing guests to enjoy the Red Sea in style.

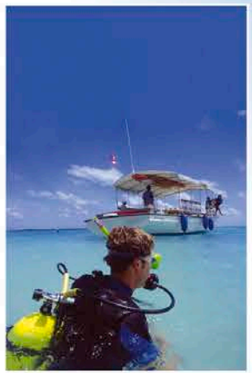
Main Pool



Tennis Courts

Children's Playpool

Spa and Wellness Centre



Diving Courses

The Four Seasons Resort Sharm El Sheikh also offers a host of recreational facilities designed to keep your mind and body in stellar condition. A variety of health and beauty treatments awaits you at the Spa and Wellness Centre. Locally inspired treatments contain the finest natural ingredients. Expertly trained therapists are available to deliver invigorating wraps, soothing aromatherapy treatments, and revitalising wet treatments. The resort's fully equipped beauty salon will keep you looking as good as you feel.

Sharm El Sheikh's fantastic climate is also ideally suited to many outdoor activities. Four professional tennis courts are available on site, with two courts lit for night play. For those who enjoy swimming or simply lounging in lush outdoor surroundings, there is a large freshwater swimming pool complete with private cabanas and whirlpools. A children's playpool is also available for younger guests.

An 18-hole championship golf course is located a mere five kilometers from the resort. The bermuda grass course features impeccably groomed fairways, a driving range, and regular golf clinics taught by course professionals. Sharm El Sheikh is also home to some of the best snorkeling and scuba diving in the world. A submerged walkway from the resort to an offshore coral reef provides easy access to the breathtaking natural wonders of the Red Sea.

Private Residences

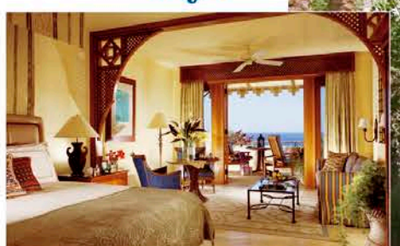
Rest in Style

Four Seasons Resort Sharm El Sheikh is pleased to offer the opportunity for a select few individuals to own a part of the legendary Four Seasons excellence. A limited number of villas and chalets located on the grounds of Four Seasons Resort Sharm El Sheikh are available for purchase, with each private residence conforming to the exceptional quality and style one would expect from the world's leading operator of hotels and resorts.

View From the Resort

Private Villas

Exquisite Vacation Homes, Four Seasons Style



Lush Landscaping

With their striking neo-Moorish design, crisp lines, and modern interiors, the villas at Four Seasons Resort Sharm El Sheikh allow owners to vacation with security as well as luxury. Each villa is designed to ensure maximum privacy for the owner without sacrificing comfort or convenience. Although villas maintain a secluded feel, they are only minutes away from the heart of the resort.

Impeccably Designed Villas

En Suite Bathroom

Dining Room

The 34 villas at Four Seasons Resort Sharm El Sheikh are designed precisely with convenience, privacy, and luxury in mind. Villas are available in three distinct styles, all covering an area of 305 square metres. Each two-story villa includes a private swimming pool with a Jacuzzi and pool deck, ideal for lounging around during Sharm El Sheikh's perpetually sunkissed days. Villas also include a large patio that can be used to entertain guests outdoors. In addition to the pool deck and patio, each villa also has a spacious first floor terrace that provides sweeping views of the resort and the Gulf of Aqaba. Beautifully landscaped gardens with lush, green grass, shrubs, palms, and broadleaf tees are planted in both the front and the back of villas, making each property feel private and secluded.

Villa interiors consist of a living room, dining room, kitchen, four bedrooms, including a master bedroom with an en suite bathroom and walk-in closet, and a maid's room. All rooms are finished with work of the finest craftsmen available, in a style designed to appeal to the most discerning tastes.

Villas

Main Building

Master Bedroom

Each villa has sealed marble floors throughout, and the finishing and amenities in all rooms conform to the highest standards.

Villa owners also enjoy their own private parking space conveniently located near their villa. Regardless of whether owners are enjoying their villa during a stay or are away for an extended period of time, they can rest assured that their property is being watched over by expertly trained Four Seasons security staff, aided by an intruder alarm system connected to the Building Management System.

The luxury, privacy, and security of the villas at Four Seasons Resort Sharm El Sheikh make them more than just dream vacation homes. The beauty and style of the villas, coupled with the Four Seasons commitment to quality, also make the villas at Four Seasons Resort Sharm El Sheikh an attractive investment.

Living room

Chalets

Beautifully Designed Chalets: A Little Slice of Heaven

Chalets

Chalets are either ground floor or first floor units, and are perfect for small families. Ground floor units range in size from 138 to 172 sq. Metres, while first floor units are 120 to 124 sq. Metres. Both types of units are equipped with a spacious living room, a kitchenette, and two generously appointed bedrooms. All ground floor units include a patio and all first floor units feature two terraces.

Chalet and Garden

Living Room

Bedroom

The 112 chalets at Four Seasons Resort Sharm El Sheikh offer all the style, grace, and charm of villas in a more intimate space. Ground floor residences enjoy open outdoor areas hemmed in by well manicured gardens of tropical flowers, native palm trees, and leafy shrubs. Each ground floor residence comes equipped with a patio perfect for reading, lounging, or even barbecuing. First floor units include two spacious open air terraces with stunning views and ample room for outdoor gatherings

The luxuriously finished chalets have warm, welcoming interiors and a functional floorplan that provides owners with an exceptional vacation home. As with the villas, the furnishings of each chalet are created by superior craftsmen from the finest materials. Most floors are sealed marble, and the imported fixtures are of the highest quality. Each chalet is tastefully decorated in a modern style, with comfort and convenience emphasised throughout.

All chalet owners have access to the Il Gezira swimming pool, located only a few minutes walk away from the chalet area. Chalet owners enjoy special amenities at the pool, including exclusive access to private pool areas and the poolside cafe.

Chalets

Resort Views

Living Room and Kitchenette

Like owners of villas, chalet owners enjoy private parking spaces for their cars, conveniently located near their property. Chalets are also protected by the Four Seasons Resort Sharm El Sheikh's security system.

The owners of both villas and chalets have access to a wide variety of Four Seasons Resort Sharm El Sheikh's superior facilities and services. To help owners protect their investment, all properties will be included in the resort's first class maintenance program. Four Seasons Resort Sharm El Sheikh is offering potential buyers a spectacular opportunity: A stunning location, a luxury vacation home, and an appealing investment, all stamped with the Four Seasons' commitment to excellence.

Landscaped Chalet Areas

Rental Program and Owner Benefits

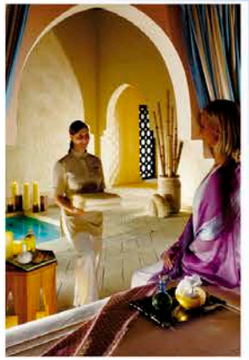
Owners of chalets enjoy more than just the basic amenities and services. The Four Seasons Resort Sharm El Sheikh will help chalet owners enhance their investment through a unique rental program that allows owners to generate revenue from their property when they are not personally enjoying it. Owners are free to choose any 40 days in a calendar year to use their property as they see fit. Outside of these 40 days the Four Seasons Resort Sharm El Sheikh will have the opportunity to rent the property to resort guests and share the rental profits with the owner. Four Seasons will maintain, clean, and service the owner's property to minimise any inconvenience and ensure that each property is always in prime condition. Rental properties will be listed on the Four Seasons' global reservations network, meaning that potential renters will be able to access information about the rental property 24 hours a day, seven days a week, from anywhere in the world.

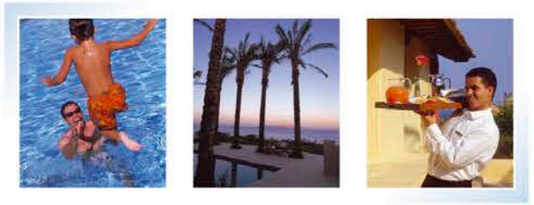
Of course Four Seasons will be responsible for collecting all rental revenues and paying all costs associated with the rental program on the owner's behalf. Once a year the owner of a property will receive the annual profits gained from the rental program. The rental program offers a unique way of adding value to your investment by taking advantage of Four Seasons Hotels and Resorts' global reach and brand name recognition.

Tasteful Architecture

Courtyard

Friendly, Efficient Service





A dream that only a fortunate few will wake up to ...

FOUR SEASONS
PRIVATE RESIDENCES
Sharm El Sheikh, Egypt

TALAAT MOSTAFA HOLDING

SALES OFFICES

EGYPT

Cairo : 34/36, Mussadak St., Dokki, Giza, Egypt 12311.
Tel. : (202) 33312000 / 3016701 Fax. : (202) 33362198
Heliopolis : 115, Omar Ebn El-Kattab St., Heliopolis.
Tel. : (202) 24161800 (30 line) Fax. : (202) 24196926
Alexandria : 388 El Gueish Road, Zizinia.
Tel. : (203) 5819000 / 58231184 / 5823872
Fax. : (203) 5826612

SAUDI ARABIA

ALEXANDRIA REAL ESTATE INVESTMENT CO.
Jeddah : Jamjoom Center, Gate 4&5, Tower 3, 6th Floor.
P.O.Box 23357, Jeddah 21426
Tel. : (9662) 6641111 Ext. 5700 Fax. : (9662) 6602086
Direct No. : (9662) 6602696
Riyadh : King Faisal Foundation Building, King Fahd Road, Al Olaya,
North Tower, Floor 3.
P.O.Box 21104, Riyadh 11465
Direct No. : (9661) 4651699 / 4621643 Fax. : (9661) 4658207

UNITED ARAB EMIRATES

ALEXANDRIA REAL ESTATE INVESTMENT CO.
Dubai : Deera, Salah Eldin St., Jasmin Building, 4th Floor.
P.O.Box 22217, Dubai
Tel. : (9714) 2682937 Fax. : (9714) 2621794
Abu-Dhabi : Al Olaya Tower, Floor 3, Office 2.
P.O.Box 32626, Abu-Dhabi
Tel. : (9712) 6716990 Fax. : (9712) 6716995

www.talaatmostafa.com www.fourseasonssharmelsheikh.com