

EGYPT PROPERTY CATALOGUE



INVEST • BUY SECOND HOME
• RETIRE ABROAD • SPEND FAMILY HOLIDAY

Cat. no. 15/11/2025

How to Use the Kalmex Invest Catalogue?

To make navigating our catalogue easier, we have prepared a detailed guide presented in a logical sequence – from the most important principles to practical details.

Offers within a given region are presented from the lowest-priced to the highest-priced, making it simple to compare available investment opportunities.

Reference Numbers:

Example: #7XYZO INV

- Each property is identified by a reference number, which is our internal code. It consists of:
 - # followed by 3/4 letters (offer code),
 - "O" means the offer is off-plan
 - "INV" indicates an investment offer

How We Work With a Selected Offer:

When you are interested in a specific property, simply provide us with its reference number.

Next steps:

1. We arrange an informational meeting,
2. During the meeting, you can clarify all doubts and ask detailed questions.
- 3.Upon request, we organise a site visit and property presentation – either with our participation or directly with the developer/ agency.

Purchase Process & Financing:

- Each developer provides their own payment plan, negotiated individually during the purchase process.
- In Spain, selected offers allow you to obtain a mortgage loan directly in Spain.
- For each country we prepare informational brochures explaining the purchasing process (steps, taxes, fees, regulations), so you feel secure and well-informed.
- Please note: the catalogue has an illustrative character – once you select an offer, we will provide you with a complete package of detailed materials (floor plans, schedules, payment plans, contracts).

Contact

Do you have questions or wish to discuss an offer? Contact us directly:

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WE MAKE YOUR
PLANS COME TRUE:



EGYPT



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Egypt – A Rising Star of the Red Sea Riviera

Egypt, a transcontinental nation bridging Africa and the Middle East, is rapidly becoming one of the most promising destinations for real estate investment and coastal tourism. With its stable economic outlook, favourable property laws, and massive government spending on infrastructure and tourism development, Egypt offers a unique blend of affordability, accessibility, and long-term growth.

Why Invest

From the shores of the Red Sea to vibrant cities like Cairo and Alexandria, the country is seeing a surge in high-end residential and resort projects targeting both domestic and international buyers.

Tourism and Lifestyle

Egypt attracts millions of tourists each year with its mix of historical treasures, desert adventures, and luxury coastal retreats.

The Red Sea coast — including destinations like Sahl Hasheesh, Hurghada, and El Gouna — is renowned for its becoming one of the most promising coral reefs, year-round sun, and world-class diving. These destinations for real estate investment and areas now offer a growing selection of gated communities, beachfront villas, and serviced apartments with five-star amenities. Whether for short-term stays, long holidays, or foreigners, and massive government spending on full-time living, Egypt delivers a lifestyle of comfort, culture, on infrastructure and tourism development, and coastal leisure.

Why Invest

Investing in Egypt's real estate market means accessing a fast-developing destination with high rental yields (often 8-10%), low entry prices, and strong government support. The country offers foreign ownership in designated zones, a wide selection of payment plans (often 0% interest), and an expanding network of direct international flights.

Projects in hotspots like Sahl Hasheesh benefit from consistent tourist flow, improving infrastructure, and increasing demand from both investors and second-home seekers.



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ID: #4GshO inv

ATLANTIS HURGHADA — Red Sea Luxury Living

Project Description

Atlantis Hurghada is a new landmark residential and holiday development redefining modern coastal living on Egypt's Red Sea Riviera.

Located just 100 meters from the beach, this project combines elegant architecture, resort-level facilities, and flexible investment options, making it a perfect match for those seeking both lifestyle and profit.

Atlantis has been designed to offer a seamless blend of comfort, convenience, and Mediterranean-inspired sophistication. Whether used as a private holiday home or a high-yield rental property, Atlantis Hurghada represents one of the most promising investment opportunities in the region. The design of Atlantis Hurghada is based on a contemporary Mediterranean aesthetic — light tones, soft lines, and functional spaces that capture the natural beauty of the Red Sea.

Each residence offers optimal comfort with spacious interiors, modern layouts, and balconies with sea or pool views.



Price
€50, 000

Top 3 Reasons to buy

1. 100 m from the Beach + Resort Facilities = High ROI. With direct access to the Red Sea and surrounded by 5-star amenities, Atlantis is perfectly positioned to attract short-term holiday renters year-round.
2. From €50,000 + 15% Down = Accessible & Flexible. Own a Red Sea property from just €50K with a low 15% deposit and up to 6 years of instalments. Modern Design, Lifetime Maintenance, Mediterranean-inspired layouts, fitted kitchens, AC, and high-end finishes — plus a one-time Lifetime Maintenance Fee that covers all shared areas and services forever.



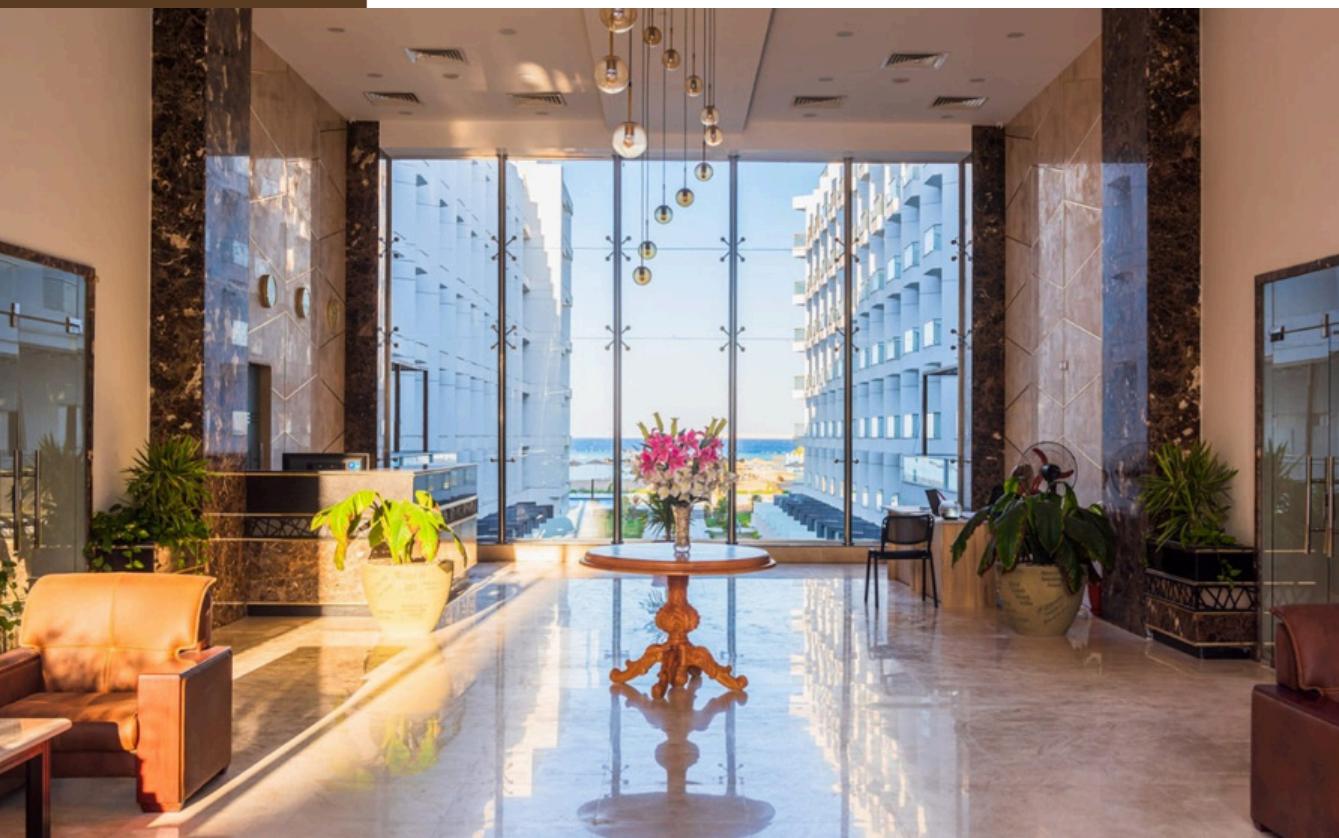
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Project Overview

Scandic Resort is a luxurious residential and holiday compound located in the very heart of Hurghada — in the prestigious Arabia District, just a few steps away from the azure waters of the Red Sea and a private sandy beach.

Surrounded by renowned hotels such as Grand Azur, Arabia, and El Palacio, the resort offers a perfect blend of coastal elegance, comfort, and secure community living. Scandic Resort is a closed, private compound providing a full range of premium amenities for both residents and investors:

- Private beach
- Three swimming pools
- Beach restaurant & pool bar
- Marina restaurant with sea view
- Modern gym and wellness area



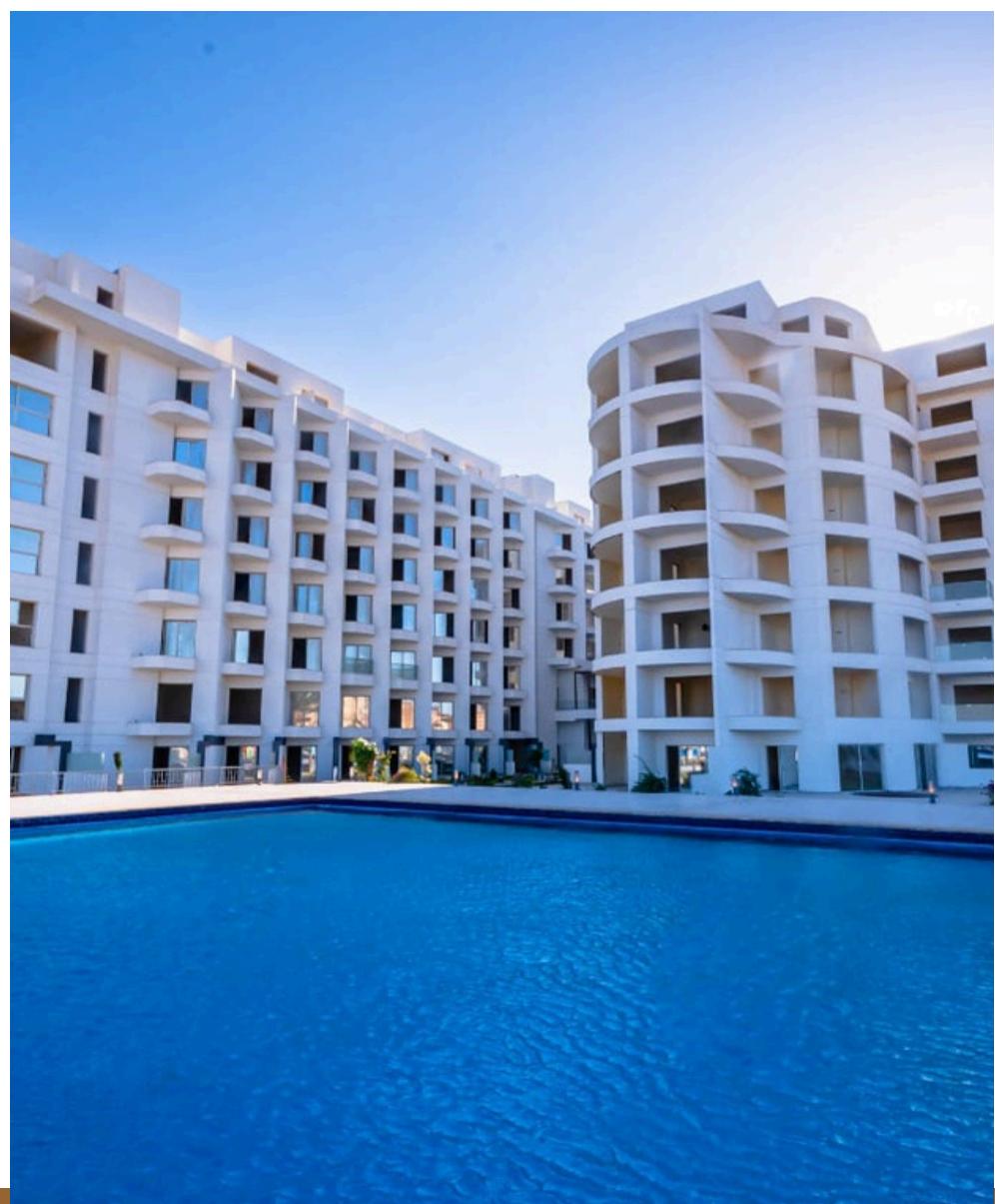
ID: #1GSH inv **SCANDIC RESORT** — Hurghada, Egypt

Price

€63, 500

Top 3 Reasons to buy

1. Located just 250 m from the Red Sea and steps from Hurghada's luxury hotels, Scandic Resort offers immediate access to a private sandy beach, three swimming pools, and full resort infrastructure — ready to move in or rent out today.
2. Strong Rental Income & Capital Growth Potential. Situated in the prime Arabia District, one of the most in-demand areas for tourism and holiday rentals, Scandic ensures high occupancy rates and strong appreciation as the Red Sea continues to attract global investors and visitors.
3. Own from €63,500 with a 30% deposit and balance over 3 years. A one-time Lifetime Maintenance Fee (12%) covers all shared services and infrastructure — making it a secure and stress-free investment for long-term gain.



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ID: #2GshO inv

STORIA DEL MARE

— Hurghada, Egypt

Project Description

Storia Del Mare by Castello Developments sets a new benchmark for beachfront living on the Red Sea.

Located directly on Arabia Road, one of Hurghada's most prestigious addresses, the project combines refined coastal design, resort-style amenities, and an exclusive location next to Hilton Plaza Hotel and City Centre Mall.

This modern residential complex offers 573 luxury units designed to balance comfort, sophistication, and relaxed coastal living. The project spans over 10,500 m², offering a well-planned, elegant environment with impressive architecture and exceptional finishing standards.

Each unit is designed to capture panoramic sea views — 97% of apartments overlook the Red Sea — and maximize natural light, space, and privacy.

The development seamlessly combines urban convenience with the tranquility of coastal living.

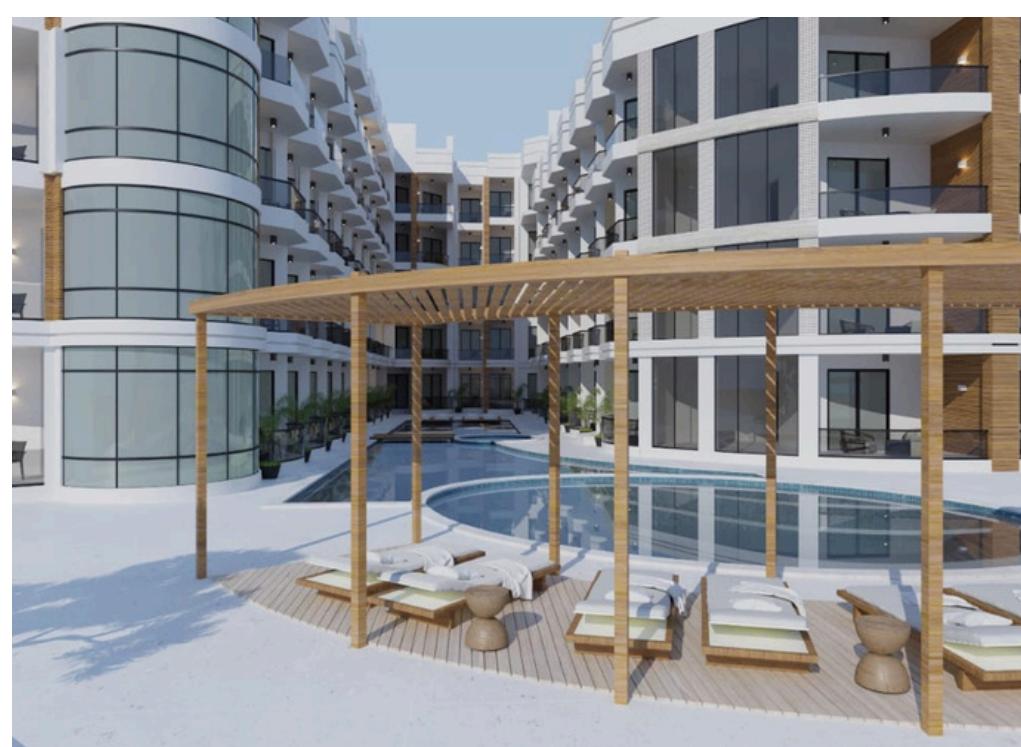


Price

€99, 000

Top 3 Reasons to buy

1. Direct Beachfront Location with 97% Sea View Units. Situated on the prestigious Arabia Road, this development offers unobstructed Red Sea views from nearly every apartment.
2. Crafted with exceptional attention to detail, premium materials, and tailor-made furnishing packages, Storia Del Mare ensures long-term value, high resale potential, and a five-star coastal lifestyle in one of Egypt's most refined addresses.
3. With booming short-term rental demand in central Hurghada, investors benefit from excellent ROI, while enjoying a 30% down payment option and 3-year instalment plan.



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Chalets
Type 1

Street Facade



Project Overview

Il Bayou Sahl Hasheesh is a prestigious fully-serviced residential community located in one of Egypt's most exclusive seaside destinations. Nestled just 100 meters from the Red Sea, the project offers a harmonious blend of luxury, serenity, and natural beauty, perfect for relaxation, investment, or coastal living. Developed across 125,000 m², Il Bayou introduces a master-planned environment with residential, commercial, and recreational areas designed for comfort and sophistication. Il Bayou combines modern elegance with authentic Red Sea charm. Each unit is designed to maximize space, natural light, and privacy, with luxurious finishing and functional layouts.

Apartments and villas come delivered with air conditioning units, kitchen cabinets, and wardrobes, ensuring comfort and convenience from day one.

The project is divided into five distinct residential and landscape chapters, each with a unique character — creating a vibrant and cohesive community experience.

Chalets
Type 1

Main Facade



ID: #3GshO inv

IL BAYOU SAHL

HASHEESH — Red Sea Luxury Living

Price

€190, 000

Top 3 Reasons to buy

1. Exclusive Gated Resort in Egypt's Most Prestigious Red Sea Community. Located just 100 m from the beach in the upscale enclave of Sahl Hasheesh, IL BAYOU offers direct pedestrian access to the Red Sea, proximity to 5-star resorts, and a serene master-planned environment of luxury villas and apartments.
2. Flexible 7-8 Year Payment Plans for International Buyers. With prices from €190,000 and a down payment as low as 15%, investors benefit from long-term instalments, full ownership rights, and lifetime maintenance included.
3. Turn-Key Holiday Homes with Strong Rental Demand. All units come delivered with air conditioning, kitchens, and wardrobes — ready for occupancy or immediate short-term rental. With Hurghada tourism booming and Sahl Hasheesh gaining elite appeal.



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