

FREQUENTLY ASKED QUESTIONS

Vantage Real Estate Development Ltd

- **Who are the developers?** Vantage Holdings SA (Vantage) which is a Luxembourg registered company
- **What other schemes is Vantage planning?** Other future similar schemes in Europe and the Middle East

Architects

- **Who are the architects?** World renowned Award – winning Architects “Foster and Partners” www.fosterandpartners.com
- **What are they known for?** Lord Foster is widely considered as the world’s greatest living architect and renowned for his environmentally friendly yet sustainable architecture globally
- **How have Fosters ensured Serrenia is environmentally friendly?** The use of solar panels, recycled water and natural air cooling methods have been incorporated in the design
- **What is their vision behind Serrenia’s design?** They have been influenced by ancient Egypt, the sand dunes, Red Sea Coral and the developers brief to create the most luxurious waterside address in the world

Sahl Hasheesh

- **What is Sahl Hasheesh Bay?** It is a community resort developed by the ERC (Egyptian Resort Company) - www.sahlhasheesh.com
- **Where is Sahl Hasheesh Bay located?** Between Hurghada and Safaga – on the Egyptian side of the Red Sea
- **How big is Sahl Hasheesh Bay?** Approximately 32 million square meters
- **What else does it feature?** Golf Courses, 6 Luxurious Hotels, boardwalk, restaurants and bars
- **What is the weather like?** Year round sunshine, minimal rain, 30 degree summers and 20 degree winters

ERC – (Egyptian Resort Company)

- **Who are the ERC?** They are a shareholding company who own the exclusive development rights of Sahl Hasheesh Bay
- **What do the ERC supply to the development?** Infra-structure, water and electricity, sewerage and security

Consultants working with Vantage on the Serrenia Project

- Foster and Partners – Architectural Design
- Buro Happold – Engineering Services Design
- Bruges Tozer International – Architects, Urban Planners and Project Manager
- Dar Al-Handasah – Local Engineers
- European Golf Design – Golf Course Designer
- Camper & Nicholsons – Marina Design and operation
- Cushman & Wakefield – Residential Sales and Marketing Consultants
- WL | Delft Hydraulics - Water Management Studies
- ESPA – Health Spa Design and Operation
- Traxus – Master Planning Consultants
- WT Partnership – Cost Consultants and Quantity surveyors
- Ernst & Young – Feasibility Study
- Engel & Völkers - Residential Sales and Marketing Consultants

VPMM – (Vantage Property Management and Maintenance Company)

- ***What will they be providing for Serrenia?*** Full facilities management to ensure the smooth running of the entire development

Taxes and Ownership

- ***Will Villas and Apartments be sold with a Freehold or Leasehold title?***
Freehold title
- ***Do I own the Freehold of the land that my property is built on?*** Yes
- ***Who will the management company be?*** VPMM – Serrenia's own property management company.
- ***What guarantee do I have that my money is been spent effectively?***
VPMM will provide Landlords with audited accounts upon request
- ***What are the tax implications for a non resident?*** None – IHT (Inheritance Tax) and CGT (Capital Gains Tax) are not payable for non Egyptian Nationals*
(*we always recommend that you seek independent advice from an expert.)

Payment Terms

- ***Are mortgages available to purchasers of Serrenia properties?*** Yes
- ***How much is the Reservation Deposit?*** Between 5 and 15% depending on the value of the property
- ***Is the deposit refundable?*** Yes, up until the signing of the sale and purchase contract 100% of the deposit is refundable

- **What are the remaining stages for payment?**
30% payable upon signing of contracts (less the initial deposit)
25% payable upon construction of foundations
25% payable upon completion of structure and roof construction
20% payable upon final completion of unit
- **When is completion expected?** Early 2011
- **What will the approximate annual service charge be?** Estimated at \$60 per sq/m
- **What services will be included in this charge?** Infrastructure maintenance such as: roads, lighting, rubbish collection, gardening (private and communal) and property maintenance
- **What does the maintenance of my property include?** Exterior building maintenance, electrical, plumbing, AC systems and cleaning
- **Are there other costs involved in maintaining the property?** None except we recommend that investors take out their own building and contents insurance

The Golf Course

- **Who is designing the Golf Course?** A European Golf Design Company (50/50 joint venture between IMG and the European Tour)
- **Who can play on the Golf Course?** It is for the use of the residents of Serrenia but some high profile events will take place and visitors can play by appointment
- **Will there be an extra charge for using the course?** Yes, residents will pay green fees for the use of the course
- **What is the length of the Golf Course?** 5800 – 7100 yards
- **What par course is it?** 72 Par
- **Will there be additional facilities?** Yes, a Golf training academy and a full range of practice facilities
- **Where will water for the course come from?** From a combination of fresh recycled and desalinated water

Camper & Nicholsons

- **What will Camper & Nicholson do?** Full facilities management of the Marina
- **What services will Camper and Nicholsons offer?** Water, electricity, black and grey water drainage, WIFI (wireless network) full staff service and security
- **Will Camper and Nicholson offer a charter service for yachts for charter?** Yes. Serrenia will have its own vessels for the exclusive use of residents
- **How many berths will the marina have?** Approximately 330
- **What size yachts can the marina accommodate?** 6M Yachts – 80M Yachts

The Marina Hub

- **What is the Marina Hub?** The “social heart “ of Serrenia , a central meeting place for shops, restaurants and the Spa
- **What else does it include?** A luxurious retails environment , sports complex health centre, admin and emergency services

ESPA

- **Who are ESPA?** ESPA are world renowned Spa operators and they will manage the Serrenia Spa
- **What sets ESPA apart from the rest?** ESPA combines the best of ancient and modern therapies with the finest quality ingredients and skin care advances
- **What does the Serrenia Spa offer?** The infinity and vitality pool, treatment palaces, a Zen studio offering meditation, yoga, personal training, indoor and outdoor relaxation pools and hair and beauty salons

Hotel

- **Who will be the Hotel Operators?** We are in discussion with some of the world’s finest operators
- **How many rooms does the Hotel have?** Approximately 200 rooms
- **What are the Hotel’s main features?** Ultra luxurious with unsurpassed service, specialty restaurants and a casino.

SERRENIA’s exclusive services

- *Spa Services* - relaxing passive spa and an energetic active spa;
- *Luxury Car club* - the exclusive use of vintage, exotic and luxury cars and motorbikes;
- *Air Services* - Private jets and helicopters to shuttle you in and out of the resort via the resorts own airstrip and helipads;
- *Yacht Club and Water Sports Services* - Including the chartering of vessels; sailing boats; speed boats; power boats; motor cruisers; super yachts; submarines; kite surfing; wind surfing; jet skis and Sub aqua diving;
- *Private Chef Services* - Access to a team of world class culinary experts from five continents available round-the-clock to provide Gourmet Cuisine/Catering services to residents. Butlers; waiters; party planners; entertainers; children’s parties including magicians and children’s entertainers are also provided;
- *24 hour Property Management facilities and Maintenance Services;*
- *Managed rental services;*



- [SERRENIA](#) *Tours* - Private sightseeing and adventure tours to both regional well known and lesser known historic sites, including trips into the desert and Nile cruises;
- *Landscape design and maintenance services;*
- *Specialist tailoring, design and shipping services* - Tailors for ladies and gentlemen; personal shopper; interior designer and shipping services;
- *Sports, Courses and Classes* - Including yoga, Tai Chi, meditation and other healing arts, music, swimming, golf, cooking, and flower arranging and art classes;
- *Specialist import services;* and
- *Specialist catering service* – Including daily fresh fruit and vegetables, and private catering.

What other facilities does SERRENIA offer?

- Jet Skiing
- Water skiing
- Sailing
- Scuba Diving
- Snorkeling
- Equestrian trails
- Serrenia Aqua Park
- Basket Ball, Tennis and Squash

Security

- ***What level of security will Serrenia provide?*** Serrenia is a gated community with trained security staff available 7 days a week, 24 hours a day
- Closed circuit television monitors will be in operation 7 days a week, 24 hours a day