HURGHADA
INVESTMENT GUIDE
2026

Your Complete Guide to Red Sea Real Estate Investment

8-12%	1000+	6	20+
Annual ROI	Live Listings	Districts	Developers

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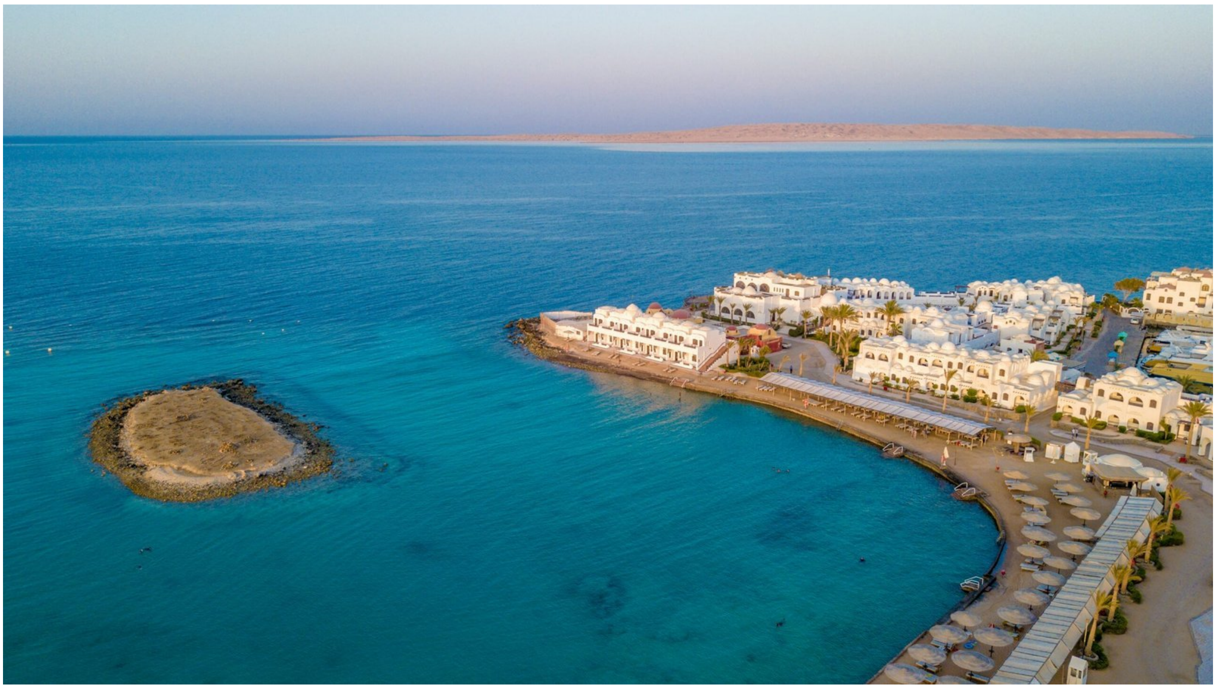
WHY HURGHADA

The Red Sea's Premier Investment Destination



Hurghada has emerged as one of the most attractive real estate investment destinations in the Mediterranean and Red Sea region. With year-round sunshine, world-class diving, and a rapidly expanding tourism infrastructure, the city offers unparalleled opportunities for international investors.

365 DAYS OF SUNSHINE

Average 3,500+ hours of sunlight per year — perfect for year-round tourism and rental income.

8-12% ANNUAL ROI

Short-term rental yields significantly outperform European property markets (typically 2-4%).

INTERNATIONAL AIRPORT

Hurghada International Airport serves 50+ airlines with direct flights from all major European cities.

BOOMING INFRASTRUCTURE

Billions in government investment: new terminals, highways, and public facilities driving property values.

AFFORDABLE ENTRY POINTS

Properties from €15,000 — accessible to a wide range of budgets with excellent value per sqm.

FLEXIBLE PAYMENT PLANS

Minimal down payment with interest-free installments spread over 3-7 years from top developers.

KEY MARKET TRENDS 2026

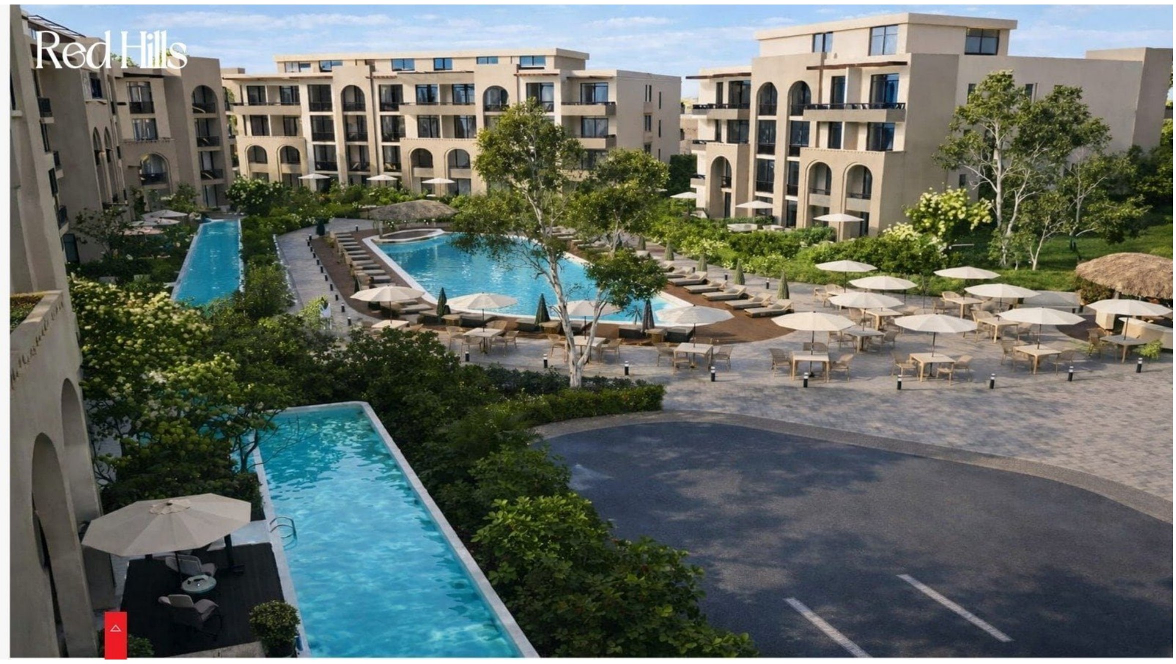
The Hurghada real estate market continues its strong upward trajectory, driven by increasing tourism numbers, government infrastructure spending, and growing international demand.

Trend	Impact	Outlook
Airport Expansion	22% passenger growth YoY	Positive ↑
New Resort Developments	5,000+ new units by 2027	Positive ↑
Currency Stability	EGP stabilizing vs EUR/USD	Stable →
Tourism Recovery	Pre-pandemic levels exceeded	Strong ↑
Foreign Buyer Interest	25% increase in inquiries	Very Strong ↑↑
Rental Demand	Airbnb/Booking.com growth	Strong ↑

"Egypt's Red Sea coast is one of the last frontiers for high-yield property investment in the Mediterranean basin."

SAHL HASHEESH

The Red Sea Riviera



Avg Price Range	Rental Yield	Occupancy Rate	Airport
€40,000 – €250,000	7-10% gross	65-75%	20 km (25 min)

Lifestyle: Ultra-luxury — private beaches, 5-star hotels, golf, spa retreats, gourmet dining

Key Amenities: Private beach, Old Town piazza, International restaurants, Diving reefs, Spa & wellness, Water sports

Expat Community: European, Russian, Gulf

Best For: Luxury buyers, High-end investors, Privacy seekers, European retirees

Consider: Higher entry price, Less local atmosphere

MAKADI BAY

Hidden Gem for Smart Investors

Avg Price Range	Rental Yield	Occupancy Rate	Airport
€20,000 – €80,000	9-13% gross	65-75%	30 km (30 min)

Lifestyle: Relaxed resort living — snorkeling, all-inclusive hotels, quiet beaches

Key Amenities: Coral reefs, Water parks, Resorts, Diving, Golf nearby

Expat Community: German, Polish, Czech

Best For: Value investors, Rental income focus, Quiet lifestyle, Snorkeling enthusiasts

Consider: Limited nightlife, Less independent dining

EL GOUNA

The Venice of the Red Sea

Avg Price Range	Rental Yield	Occupancy Rate	Airport
€60,000 – €500,000	6-9% gross	70-80%	30 km (35 min)

Lifestyle: Cosmopolitan island living — kitesurf capital, film festivals, art galleries, café culture

Key Amenities: TU Berlin campus, International hospital, Marina, Golf course, 18+ restaurants, Kitesurf center

Expat Community: German, Swiss, Dutch, Scandinavian

Best For: Lifestyle buyers, Families with children, Kitesurfers, Long-term expats

Consider: Highest prices on Red Sea, Slightly cooler winters

SOMA BAY

Exclusive Peninsula Resort

Avg Price Range	Rental Yield	Occupancy Rate	Airport
€50,000 – €200,000	7-10% gross	60-70%	45 km (45 min)

Lifestyle: Exclusive resort — golf, spa, diving, quiet luxury

Key Amenities: Gary Player golf course, Cascades Spa, Diving centers, Kitesurf spots

Expat Community: German, British

Best For: Golf enthusiasts, Diving lovers, Luxury seekers, Privacy-focused

Consider: Remote location, Limited urban amenities

HURGHADA CITY CENTER

The Vibrant Heart of the Red Sea

Avg Price Range	Rental Yield	Occupancy Rate	Airport
€15,000 – €60,000	**8-12% gross**	**60-70%**	**5-15 km (10-20 min)**

Lifestyle: Active & affordable — restaurants, diving clubs, water sports, vibrant nightlife, local markets

Key Amenities: Marina, Aqua Park, Shopping malls, Hospitals, International schools, Diving centers

Expat Community: German, British, Russian, Ukrainian

Best For: First-time investors, Budget buyers, Rental income seekers, Year-round residents

Consider: More traffic, Less exclusive than gated communities

INVESTMENT TIERS

Entry Points for Every Budget

Whether you're a first-time investor with €30,000 or a seasoned buyer looking at premium properties, Hurghada offers opportunities at every price point.

TIER 1: BUDGET INVESTOR

Price Range: €30,000 – €50,000

Property Type: Studio / 1BR Apartment

Typical Location: Al Ahyaa, Hurghada Center

Size: 40-60 sqm

Est. Nightly Rate: €15-35/night

Est. Annual ROI: 8-12%

Best For: First-time investors, Budget-conscious buyers

TIER 2: MID-RANGE INVESTOR

Price Range: €50,000 – €100,000

Property Type: 1BR Apartment / Chalet

Typical Location: Makadi Bay, Sahl Hasheesh

Size: 70-100 sqm

Est. Nightly Rate: €50-80/night

Est. Annual ROI: 8-10%

Best For: Rental income seekers, Lifestyle investors

TIER 3: PREMIUM INVESTOR

Price Range: €100,000 – €250,000+

Property Type: 2BR / 3BR Apartment / Villa

Typical Location: El Gouna, Sahl Hasheesh, Soma Bay

Size: 120-250 sqm

Est. Nightly Rate: €100-275/night

Est. Annual ROI: 7-10%

Best For: Capital appreciation, Luxury lifestyle

ROI COMPARISON TABLE

Real Market Data Across All Tiers

Based on real market valuations from active listings on Bayut and Aqarmap, cross-referenced with actual Booking.com and Airbnb rental data.

Area	Type	Size	Price	Nightly	Yield
Al Ahyaa	Studio	50 sqm	€40k	€15	9-14%
Hurghada Ctr	Studio	55 sqm	€35k	€25	8-12%
Makadi Bay	1BR Apt	85 sqm	€75k	€81	9-14%
Sahl Hasheesh	1BR Apt	72 sqm	€100k	€65	7-10%
El Gouna	1BR Apt	75 sqm	€95k	€102	8-12%
Soma Bay	2BR Apt	120 sqm	€150k	€120	7-10%
Sahl Hasheesh	2BR Sea	140 sqm	€200k	€150	7-10%
El Gouna	2BR Lagoon	130 sqm	€220k	€190	8-12%

** Yields assume 65% occupancy and 25% management fee. Actual results may vary.*

■ **PRO TIP:** For maximum ROI, consider Tier 1 properties in Al Ahyaa or Hurghada Center. For lifestyle + growth, Tier 2 in Makadi Bay offers the best balance. For premium capital appreciation, Tier 3 in El Gouna or Sahl Hasheesh delivers long-term value.

LEGAL GUIDE

Foreign Property Ownership in Egypt

Egypt welcomes foreign investment in real estate. The legal framework is well-established and transparent, providing strong protections for international buyers.

■ Can Foreigners Buy Property?

Yes! Foreigners can buy property in Egypt with full freehold ownership and their name on the title deed. The Red Sea resort areas are fully open to foreign ownership.

Key Ownership Rules:

- Maximum 2 properties per person in Egypt
- Minimum ownership period: 5 years before resale
- Property size limit: Up to 4,000 sqm per property
- Military zones: Cannot buy in military/border areas (Red Sea resorts are fine ✓)
- Registration: Must register at the Real Estate Publicity Department

■■ *Disclaimer: This information is for general guidance only. Consult a qualified Egyptian lawyer.*

RESIDENCY THROUGH PROPERTY

Egyptian Residency Permit for Property Owners

Owning property in Egypt qualifies you for a renewable residency permit.

Property Value	Residency Duration	Requirements
$100,000+ (registered)	1-year renewable	Bank transfer proof, registered deed
$200,000+ (registered)	3-year renewable	Bank transfer proof, registered deed
$400,000+ (registered)	5-year renewable	Bank transfer proof, registered deed

What You Get with Residency:

- Legal long-term stay in Egypt
- Right to open an Egyptian bank account
- Right to apply for a driver's license
- Access to local health services
- Ability to sponsor family members

■■ Important Notes:

- Property must be **registered** (not just contracted) to qualify
- Bank transfer proof from abroad is required
- Residency is renewable as long as you own the property
- You can purchase on a tourist visa; residency is optional

DOCUMENTS & PURCHASE PROCESS

Required Documents for Foreign Buyers:

Document	Details
Valid Passport	At least 6 months validity
Tax ID Number	Obtained at Egyptian Tax Authority
Bank Account	Egyptian bank account (recommended)
Purchase Contract	[redacted] — signed by both parties
Power of Attorney	[redacted] — if buying through representative
Proof of Fund Transfer	Bank statements showing wire from abroad
Property Survey	[redacted] — for registration

Purchase Process Step-by-Step:

1. Property Selection — Browse and choose
2. Legal Due Diligence — MAMO verifies everything
3. Booking Agreement — Sign and pay deposit
4. Contract Signing — Official purchase contract
5. Payment — Transfer via official bank
6. Registration — Real Estate Publicity Dept
7. Title Deed — Receive your Green Contract

TAXES & FEES FOR FOREIGN OWNERS:

Tax/Fee	Rate	When Paid
Registration Tax	3% of property value	At registration
Stamp Tax	0.5% of property value	At registration
Annual Property Tax	Nil (currently exempt)	N/A
Rental Income Tax	10-25% (income level)	Annually
Capital Gains Tax	2.5% on profit	At sale

Agent Commission	None (MAMO = no buyer fee)	N/A

5-YEAR CAPITAL APPRECIATION

Forecast & Growth Projections

Projected capital appreciation rates for each investment tier over the next 5 years (2026-2031).

Area	Current	2028	2031	5Y Growth
Al Ahyaa	€40,000	€44,800	€56,000	+40%
Hurghada Center	€35,000	€39,200	€49,000	+40%
Makadi Bay	€75,000	€87,000	€112,500	+50%
Sahl Hasheesh	€100,000	€118,000	€150,000	+50%
El Gouna	€95,000	€112,150	€142,500	+50%
Soma Bay	€150,000	€180,000	€232,500	+55%
Sahl Hasheesh 2BR	€200,000	€236,000	€300,000	+50%
El Gouna Premium	€220,000	€261,800	€341,000	+55%

** Projections based on historical trends and infrastructure investments.*

■ **Key Growth Drivers for 2026-2031:**

• Hurghada Airport expansion (+22% passenger growth YoY)
• New Alamein-style mega developments along the coast
• Growing European expat community (German, Polish, Czech)
• Egypt's stable tourism recovery exceeding pre-pandemic levels
• Government incentives for foreign real estate investment
• Limited supply in premium areas (Sahl Hasheesh, El Gouna)

DEVELOPER PARTNERSHIPS

Trusted by 20+ Leading Developers

MAMO Property works directly with Egypt's most reputable developers, ensuring genuine properties with transparent pricing and no hidden costs.

Developer	Specialty	Key Projects
Orascom Development	Master-planned communities	El Gouna, Makadi Heights
Emaar Misr	Ultra-luxury beachfront	Marassi Red Sea
MADAAR	Premium residential	CALA, Veranda
ALDAU Development	Resort & residential	ALDAU Beach Resort
Rekaz Development	Modern apartments	Il Monte, Magawish
IL MONTE	Italian-inspired luxury	Il Monte Galala
Soma Bay Development	Golf & resort living	Soma Bay, Cascades
The Land Developers	Premium villas	Il Bayou
First Residence	Beachfront living	Mangroovy, El Gouna
Prime State	Luxury residences	Azzurra, Sahl Hasheesh

Why buy through MAMO? Direct-with-developer pricing — you pay the same as if you walked into the developer's office. No buyer commission, no hidden fees.

FLEXIBLE PAYMENT PLANS

Own Property with Minimal Upfront Capital

Many top-tier developers offer attractive payment plans with minimal down payment and interest-free installments spread over several years.

Plan Type	Down Payment	Duration	Interest	Best For
Standard Plan	10-20%	3-4 years	0%	Budget & mid-range
Premium Plan	5-10%	5-7 years	0%	Luxury developments
Construction	10-15%	During build	0%	Off-plan projects
Cash Discount	100%	Immediate	N/A	Best price (5-10% off)

Example: A €75,000 apartment in Makadi Bay with a 10% down payment:

Item	Amount
Total Price	€75,000
Down Payment (10%)	€7,500
Remaining Balance	€67,500
Monthly Payment (48 months)	€1,406/month

Interest	€0 (0% interest)

■ **Pro Tip:** Off-plan properties offer the best payment plans and highest potential for capital appreciation — buy at today's price, benefit from growth.

WHY CHOOSE MAMO PROPERTY?

MAMO Property is not just a real estate agency — we are your strategic partners in Red Sea investment.

■ Zero Hidden Fees

Clear, upfront costs — direct with developers, no buyer commission.

■ High Rental Yields

Year-round tourism drives strong occupancy (7-12% annually).

■ Legal Assurance

German-standard due diligence and full legal support at every stage.

■ Flexible Payment Plans

Minimal down payment, interest-free installments over years.

■ Multilingual Support

EN, DE, AR, RU, PL, CS consultations.

■ Digital-First

Transparent, tech-driven process with real-time updates.

What Our Clients Say:

★★★★★

"After poor service from a top agency, MAMO was outstanding — quick, professional and seamless."

— Maxim, Russia

★★★★★
"The leading agency in Hurghada — outstanding service that consistently exceeds expectations."
— Ahmed, Russia

★★★★★
"Extremely professional and supportive at every step — always attentive and informative."
— Jane, Germany

GET YOUR CUSTOM ROI PROJECTION

Tell us your budget and goals — we'll send a tailored portfolio and projected returns within 24 hours. No obligation, no commission.

✓ Consultation in English, Deutsch, ■■■■■■■, ■■■■■■■, Polski, ■esky

✓ Reply within 24 hours, your preferred channel

✓ Direct-with-developer pricing — no buyer commission

✓ Full legal due diligence before you commit

■ Request Your Free Projection

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MAMO PROPERTY

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