### Magic Property Management & Rentals: apartments and villas in El Gouna – Egypt E-mail: <u>daniela@magic-property-management.com</u> Web: <u>www.magic-property-management.com</u>

### El Gouna –Upper Nubia– Apartment W 1-0-11 3 bed room Duplex Apartment – 128 m2 + 7.05 m2 Terraces– lagoon view (artificial lagoon lake) Fully furnished as is:

### Living room

Open plan living room Sofa TV & TV unit Dinning table and 6 chairs

### Kitchen:

Open to the living area Refrigerator, Stove and Mini oven electric Washing machine in utility room

### **Bedrooms:**

3, 1 with double and 2 with 2 single beds Built in cupboards

**Bathroom:** 2 with shower and toilet

### **Terrace and Roof terrace:**

View over the artificial lagoon lake

### **SELLING PRICE:**

US Dollars 245'000, --30 % deposit required

### Location:

Upper Nubia is a quiet living area with villas and direct lagoon view from all sides 5 min walking distance to the Abu Tig Marina which offers owners and guests all the facilities that one can ask for, from exclusive shopping and dining to diving centres, bars/restaurants, Banks, shops, super markets and a pharmacy, 20 min walking distance to Downtown and Kafr El Couna

20 min walking distance to Downtown and Kafr El Gouna.

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## Upper Nubia W 1-0-11

3 Bed room Duplex apartment With direct access to the lagoon beach (artificial lagoon lake)

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Living room with sofa corner and dining area

### TV with international channels









Separate laundry room with washing machine





## Downstairs bed room with built in cupboard and en suite bath room (shower and toilet)









Bed room upstairs with double bed, commode and built in cupboard

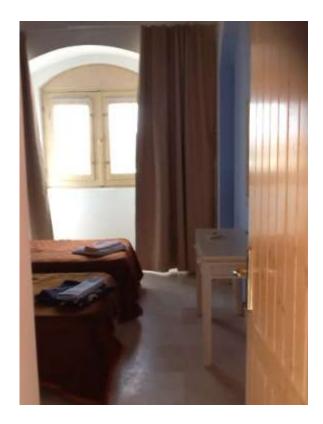


## View from the terrace in the 1<sup>st</sup> floor











3<sup>rd</sup> bed room with 2 single beds, dressing table & mirror and built in cupboard







# Upstairs bath room (to sha<mark>re from 2 bed rooms) with shower and toilet</mark>



# Staircase to the roof terrace



# View over the lagoon beach and lake from the roof terrace

