

Magic Property Management & Rentals: apartments and villas in El Gouna – Egypt

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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 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)



Living room with sofa corner and dining area



TV with international channels





Fully equipped kitchen open to the living area



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 1st floor





**3rd bed room with
2 single beds,
dressing table & mirror and
built in cupboard**





Upstairs bath room (to share from 2 bed rooms) with shower and toilet



**Staircase to
the roof terrace**



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

