

**Magic Property Management & Rentals: apartments and villas in El Gouna – Egypt**  
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**El Gouna – Upper Nubia W 1-1-3**  
**2 Bedroom Apartment–First Floor– 91.65 m2 + 6.82 m2 terrace + 6 m2 entrance porch–Air conditioning in all rooms–Fully furnished as is**

**Living room :**

Open plan living room  
Couch  
Coffee table  
TV Unit

**Bedrooms:**

1 with double bed and built in cupboard  
1 with 2 single beds and built in cupboard

**Kitchen:**

Open to the living area  
Refrigerator  
Stove electric  
Micro wave  
Washing machine

**Bathroom:**

2 with shower and toilet (1 en suite)

**Balcony:**

View to the Lagoon,

**Lagoon Beach**

Sun beds

**SELLING PRICE:**

Euro 182'000  
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, internet cafes, bars/restaurants, Banks, shops, super markets and a pharmacy,  
15 min walking distance only to Downtown and Kafr El Gouna.

Upper Nubia  
W 1-1-3





Bed room s





**View**



**Bathrooms**

