

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

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**El Gouna –Upper Nubia– Apartment W 2-0-11/12**

**Fully furnished 2 bed room Apartment – ground floor – lagoon view (artificial lagoon lake)**

**Fully furnished as is:**

**Living room**

Open plan living room

Sofa

Flat screen TV

TV unit

Dining table and 4 chairs

**Kitchen:**

Open to the living area

Refrigerator,

Stove electric and oven

Washing machine in built-in-cupboard

**Bedroom:**

1, with king size bed and

1, with 2 single beds

Built in cupboards

**Bathroom:**

2, with shower and toilet (1 is en suite)

**Terace:**

View over the artificial lagoon lake and to Upper Nubia Villas

**SELLING PRICE:**

Euro 275'000, --

30 % deposit required

**Location:**

Upper Nubia is a quiet living area with villas and direct lagoon view from all sides

3-5 min walking distance to the Abu Tig Marina only, which offers owners and visitors 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.

# Upper Nubia W 2-0-11/12

Ground floor  
Two bedroom apartment  
with terraces



**Entrance**





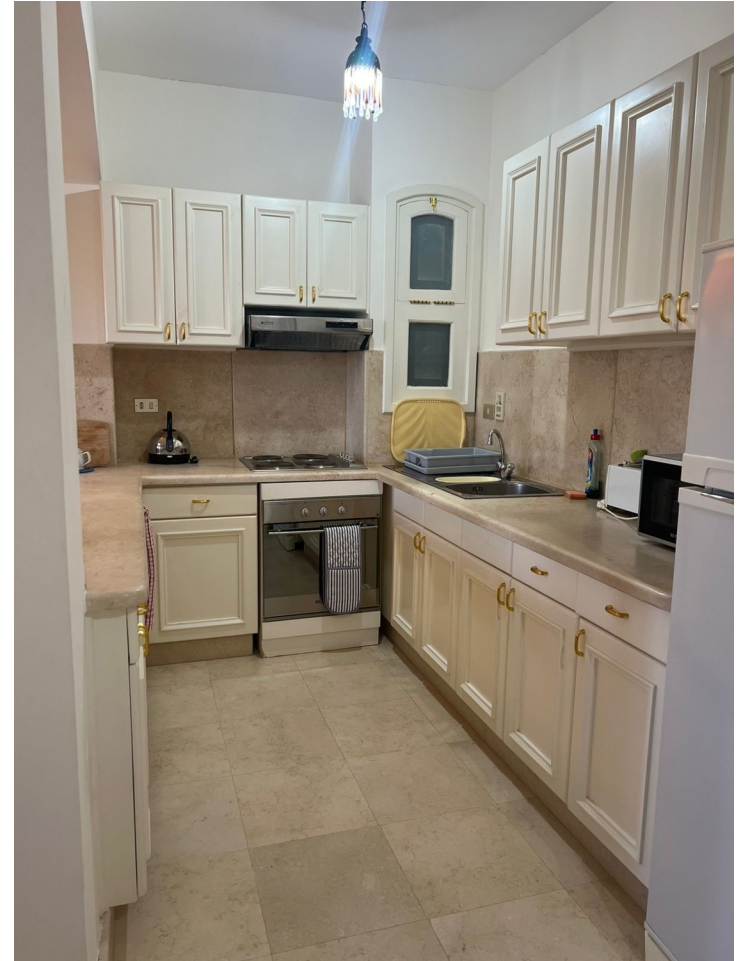
**Living room with access to the terrace and lagoon beach**







**Balcony**



**Open kitchen to the living room (with appliances)**



## Master bedroom





**Ensuite bathroom with shower and toilet**

## 2<sup>nd</sup> bedroom with access to 2<sup>nd</sup> terrace





## 2<sup>nd</sup> bathroom with shower and toilet





Lagoon beach and artificial lagoon lake in front of the building

