

**Magic Property Management & Rentals: apartments and villas in El Gouna – Egypt**  
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**El Gouna – Upper Nubia W 3-0-5 - Studio– Upper Ground Floor– Fully furnished as is:**

**Living room**

Open plan living room  
Sofa  
Small TV  
Double bed  
Built in cupboard

**Kitchen:**

Area opens to the living room  
Hob electric  
Washing machine

**Bathroom:**

1 with shower and toilet

**Terrace:**

With access from the living room direct to the lagoon beach and artificial lagoon lake

**SELLING PRICE:**

Euro 55'000, --  
30 % deposit required

**Location:**

Upper Nubia is a quiet area with apartments and villas, direct lagoon view on the artificial lagoon lake.

It is only 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 centers, internet cafes, Bars / restaurants, Banks, shops, super markets and a pharmacy, 15 min walking distance to Downtown and Kafr El Gouna.

# Upper Nubia W 3-0-5

Studio with access to the lagoon beach



**Fully equipped kitchen with  
fridge and washing machine**



**Living room with Sofa and TV**



**Double bed and built in cupboard**



**Bath room with shower  
and toilet**



**Terrace with direct access to the lagoon beach (artificial lagoon lake filled with sea water)**