

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

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**El Gouna –Upper Nubia– Apartment W 3-1-4**

**Fully furnished 2 bed room Apartment – first floor – 91,65m2 & 6,82 m2 balcony – lagoon view (artificial lagoon lake)**

**Fully furnished as is:**

**Living room**

Open plan living room

Sofa

Flat screen TV

TV unit and side board

Dinning table and 4 chairs

**Kitchen:**

Open to the living area

Refrigerator,

Stove electric

Washing machine in built-in-cupboard in front of the bathroom

**Bedroom:**

1, with king size bed and

1, with 2 single beds

Built in cupboards

**Bathroom:**

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

**Balcony:**

View over the artificial lagoon lake

With chaise longs

**SELLING PRICE:**

Euro 190'000, --

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 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.

# ***Upper Nubia W 3-1-4***

**Fully furnished 2 bedroom apartment in 1<sup>st</sup> floor  
with lagoon view (artificial)**



**Entrance side of the building**





**Cozy living room with sofa and TV,  
direct access to the balcony**



**Fully equipped open kitchen**



**Dinning table and chairs**



## Balcony with chaise longs and view over the artificial lagoon lake



## Master bedroom with king size bed and built-in cupboard



## En suite bathroom with shower, toilet and bidet



## 2nd bedroom with two single beds



## Second bathroom with shower, toilet and bidet (not en-suite)