

## MB3

El gouna

27.407166410781, 33.674082756042



Spacious, beautiful duplex penthouse apartment, located in the heart of Abu Tig Marina. Accessed via a private stairway with gate to the first floor with a very large roof terrace over 100 sqm divided in 2 big terrace parts. The shaded pergola has a fantastic view and sitting area. A nice cool breeze ...

Total living area 125 Sqm excluding roof terrace.

Original layout is 2 bedrooms, 2 bathrooms, kitchen, living area, dining area, office space.

The indoor stairway leads you to the magnificent roof terrace. BBQ possibility, sunloungers provided, outdoor kitchen sink and cabinet available.

1 room has been cancelled ( optional ) and modified to obtain a big large sitting / living area.

( can be easily brought back to its original state, adding the second room )

Apartment is fully furnished, and equipped with the necessary home appliances.

The place is really bright, natural light passes through the windows ...

High value, for rental, or ( personal ) as prime location – walking distance to all famous restaurants, nightlife, shops, beaches, etc...

The place to be...Worthy investment!

Price 250,000 USD

### Overview

Purpose: Sale	Type: Apartment	County: Egypt
City: Hurghada	Zip code: 84513	Area: More than 100m2
Energy efficiency: A++	Bathrooms: 2	Bedrooms: 2
Rooms: 2	Sale price: \$250000	Ownership: Agent
Floor: First	Energy efficient: Energy efficiency kWh EP / m2, year	

## Indoor amenities

- ✓ Air conditioning
- ✓ Cable TV
- ✓ Computer
- ✓ Dishwasher
- ✓ Heating
- ✓ Internet
- ✓ Microwave

## Outdoor amenities

- ✓ Balcony
- ✓ Grill
- ✓ Parking

## Distances

Beach 200m      Bus 10m      Pharmacies 30m      Bakery 30m  
Restaurant 20m      Coffee shop 20m



<https://sandandseaelgouna.com>

