# 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 efficiencykWh 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 | | |



SAND & SEA
PROPERTIES