

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

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**El Gouna – Abu Tig Marina-Ocean View 3444**

**2 Bedroom Apartment–Third Floor (sunny, quiet and wind protected)– 145 m2 – Balconies**

**34m2 - Air conditioning in all rooms-Fully furnished as is and inclusive Volkswagen Beach**

**Buggy**

**Living room :**

Open plan living room

Couches and Coffee table

Dining table and chairs

TV Unit

Satellite Receiver

**Bedrooms:**

2 with double bed and built-in-cupboard

**Kitchen:**

Open to the living area

American Refrigerator with Icemaker and water filter system

Stove and oven electric

Microwave

Washing machine

**Bathroom:**

3 with shower and toilet (1 en suite)

Guest toilet

**Balconies:**

3, 1 is 18m with 270 degrees and amazing view to the sea, city and mountains

**Swimming pool:**

Swimming Pools of Ocean View Hotel

**SELLING PRICE:**

Euro 400'000

30 % deposit required

**Additional buying option:**

28feet boat with mooring in Abu Tig Marina – *selling price Euro 40'000, --*

(1998 Regal 2760, 2x new Volvo Penta 4.3L 6cyl. 210 hp each, 35kts, GPS-plotter, bimini top, A/C, shore power, transom shower, water heater, microwave, Radio+CD, sleeping place for 4 persons, large sun pad, anti fouling, large cover

**Location:**

The Abu Tig Marina is a beautiful area with Apartments and Villas.

There you will find various Cafes, Bars, Restaurants, Hotels, Supermarket and Shops, Diving- and Aqua centers, Banks and much more...The walking distance to the beach is very short and Down Town is accessible by bus every 20 minutes with a running time of only 5 minutes.



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