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Marko Blaszczak

“Abu Tig Marina” – El Gouna, Egypt Apartment with rooftop terrace in prime location for sale.

Property: 2025-232 • El Gouna
890.000,00 €



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Data overview

PropNo	2025-232
Type of property	Apartment
Kind of property	Penthouse
Type of use	Residential
Type of commercialization	Purchase
City	El Gouna
Living area	approx. 170 sqm
Usable area	approx. 140 sqm
Number of rooms	4
Number of bedrooms	3
Number of bathrooms	2
Number of residential units	1
Internet access	5G
Combustion	Electric
Heating type	Air conditioning
Elevator	No lift
Parking spaces	1 Private parking space
Balcony	Yes
Terrace	Yes
Kitchen	Fitted kitchen
Year of construction	2015
Condition	Well maintained
Main energy source	Electric
Purchase price	890.000,00 €
Provision Käufer	2,5% vom Kaufpreis
Number of parking spaces	1,00 €

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Description

Rare Opportunity!
Welcome to your future dream home in the prime location of El Gouna's Abu Tig Marina.
This exquisite apartment on the first floor offers not only a spacious living area of approx. 170 m^2 but also an impressive 140 m^2 rooftop terrace, complete with a bar, an outdoor kitchen, and a Jacuzzi – the perfect setting for luxurious relaxation and unforgettable evenings under the open sky.
The property features four rooms in total, including three comfortable bedrooms and two modern bathrooms, which were fully renovated in 2020. The well-maintained fitted kitchen is sure to impress even the most passionate home chefs, providing the ideal space for culinary creativity.
In addition to the stunning rooftop terrace, you can enjoy breathtaking views of the sea or the marina from two generous balconies, always with the option of finding a cozy shaded spot to unwind.
Experience the perfect blend of style, comfort, and functionality in this exclusive residence that truly leaves nothing to be desired. Don't miss the chance to own a property in this unique neighborhood – a home that offers not only a place to live but a lifestyle. Contact us today for more details or to arrange a private viewing

Location

This exquisite apartment – "Penthouse with a Rooftop Feeling" – is located in the exclusive and picturesque coastal town of El Gouna, right in Abu Tig Marina, Egypt. Nestled within the captivating landscape of the Red Sea Riviera, this charming neighborhood offers a truly unique lifestyle with the perfect balance of tranquility and vibrancy.
El Gouna is renowned for its exquisite resorts, crystal-clear lagoons, and breathtaking architecture. The surrounding area boasts excellent infrastructure with a wide variety of leisure options, including fine dining restaurants, lively cafés, luxury shopping centers, and a vibrant nightlife. Beautiful beaches and the scenic marina are within easy reach, inviting you to enjoy relaxing days by the sea. Hurghada International Airport is only a short drive away, providing convenient connections to international destinations. This penthouse apartment in El Gouna perfectly combines a lively urban atmosphere with the natural beauty of Egypt, creating an unparalleled living experience.

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Furnishing description

Key Facts:

Penthouse with a true rooftop feeling
170 m^2 of living space (rare to find in El Gouna)
Spacious rooftop terrace (140 m^2) with jacuzzi, outdoor kitchen, and private access
Air conditioning
Private parking space
Only a few meters from the beach – yet centrally located
Restaurants, supermarket, pharmacy, and doctors all within walking distance
1st floor apartment with large private rooftop terrace and exclusive access
Prime location in El Gouna Marina
Monthly service charges incl. utilities (electricity, water, Orascom) approx. €90
Also ideal as an investment property for short-term rentals – we have reliable partners who can take care of everything for you
We will guide you through the entire purchase process of your apartment – from signing the contract to moving in, and beyond.
+++ Floor plans and a virtual tour are currently being prepared and will be available online soon. +++

Other data

El Gouna – Exclusive Living on the Red Sea
Welcome to El Gouna, arguably the most beautiful and modern resort on the Red Sea, located just 20 km north of Hurghada. This unique lagoon city blends Mediterranean charm with oriental flair and offers a standard of living that is unmatched anywhere else in Egypt.
El Gouna impresses with its carefully planned architecture, picturesque lagoons, private beaches, exclusive marina, and excellent infrastructure including restaurants, cafés, boutiques, and high-quality medical services. Families benefit from international schools and a wide range of leisure opportunities.
The city is considered one of the safest residential areas in Egypt: well-maintained facilities, 24/7 security, and a reliable infrastructure ensure a relaxed and carefree lifestyle.
Leisure opportunities are virtually unlimited: diving, snorkeling, kitesurfing, sailing, golf, tennis, or wellness – there is something here for everyone. El Gouna also offers a rich cultural scene, including the renowned El Gouna Film Festival and numerous events throughout the year.
Despite its upscale standard, the cost of living is lower compared to Germany. Whether dining out, transportation, or everyday services – much is more affordable here, while still offering a high level of comfort.

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El Gouna is more than just a place to live – it is a way of life. Investing here means not only acquiring a property, but embracing an unparalleled quality of life on the Red Sea.

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Images



Wohn/Essbereich



Aufgang zur Dachterrasse

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Wohnzimmer



Hauptes Schlafzimmer

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Schlafzimmer 2



Schlafzimmer 3



Wohnzimmer



Badezimmer



Dachterrasse mit Meerblick - Marinablick



Dachterrasse mit Meerblick - Marinablick

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Dachterrasse

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Dachterrasse mit Meerblick - Marinablick



Ausblick und Lage



zusätzlicher Balkon



Außenbereich um die Immobilie



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Außenbereich um die Immobilie



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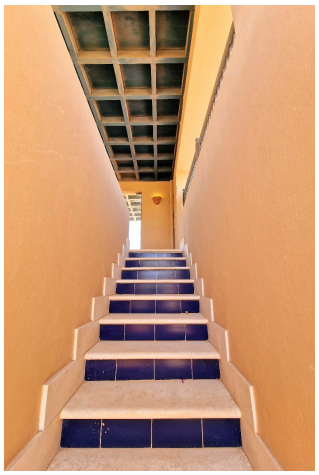
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El Gouna



Aufgang zur Dachterrasse

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zusätzlicher Balkon



Ausblick



Aufgang zur Wohnung / Dachterrasse



Eingangsbereich



Eingangsbereich zum Penthouse zur Wohnung



Privater Innenhof

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Eingangsbereich

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Floor Plan

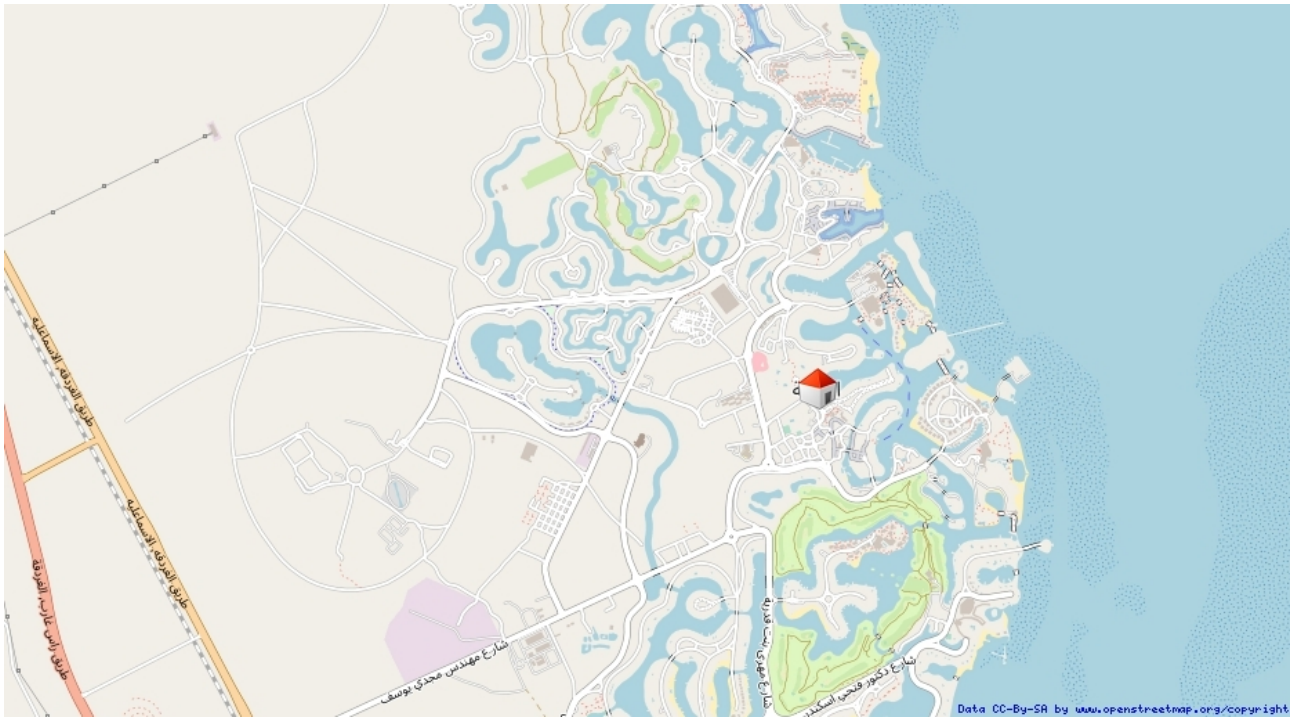


Grundrisse

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Site plan



Lager der Wohnung

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A Lage

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