



## Luxury 3 Bed Apartment for Sale In Luxor Egypt



### Informazioni sull'Agente

Nome:	Niall Madden
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Experience since:	2002
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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 136,124.62

### Posizione

Nazione:	Egypt
Stato / Regione / Provincia:	Luxor
Città:	Luxor
Indirizzo:	Khaled Ibn Al Walid
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Descrizione:

Luxury 3 Bed Apartment for Sale In Luxor Egypt

Esales Property ID: es5554741

Khaled Ibn Al Waleed,

Awameya,

Luxor

Egypt

Luxurious, Brand-New Apartment in the Heart of Luxor

An exquisite opportunity awaits to own a brand-new, three-bedroom apartment in Awameya, the vibrant



heart of Luxor on the East Bank. This stylish and sophisticated 135 m2 apartment is a masterpiece of modern design and comfort, offering a turn-key solution for those seeking a premium residence or a high-end vacation home. Located just off Khaled Ibn El Walid street and a stone's throw from the Nile, this property combines serene living with unparalleled access to Luxor's most famous landmarks.

## Key Features and Elegant Finishes

This apartment has been meticulously decorated and furnished to an exceptional standard. The open-plan living space is a showstopper, featuring pristine white porcelain marble flooring and walls that create a bright, airy atmosphere. The furniture is thoughtfully selected, with chic blue and cream velvet sofas, a chrome glass coffee table, and an elegant wooden dining set. Inbuilt shelving units with dedicated lighting and a flat-screen TV complete the refined living area.

The apartment includes three spacious bedrooms: two doubles and one twin. Each room is fitted with high-quality beds, stylish wardrobes, dressing tables, and its own flat-screen TV. The ceilings boast elegant lightboards, allowing you to set the perfect ambiance.

The kitchen is a chef's delight, with a sleek black granite counter, marble tiles, and a full suite of appliances including a cooker hob, oven, fridge-freezer, washing machine, and microwave. It even comes fully stocked with kitchenware, crockery, and glasses.

The bathroom is a tranquil retreat, decorated in a soothing dark blue and white theme with beautiful flower and candle design tiles, creating a spa-like atmosphere for relaxation.

Finally, the balcony, with its porcelain marble flooring, offers a peaceful view over a quiet street toward the majestic Nile. The apartment is also fitted with high-security, stylish doors throughout, ensuring peace of mind.

## Unbeatable Location and Building Amenities

This prime location in Awameya puts you within easy walking distance of Luxor Temple, Karnak Temple, and the main shopping and souk areas. You'll be surrounded by delightful coffee shops, hotel gardens, a bank, pharmacy, and supermarkets, making daily life effortless.

The apartment is located on the third floor of a family-owned building, with an elevator currently being installed for added convenience. The building's entry has cameras, and the street is known for being quiet and safe.

This incredible property is offered on a freehold basis for \$135,000 USD. Don't miss this rare opportunity to own a piece of luxury in one of the world's most historic cities.

## ABOUT THE AREA

Luxor, a city in Upper Egypt, is often referred to as the world's largest open-air museum, a testament to its rich and storied past. The city occupies the site of ancient Thebes, the capital of Egypt during the New



Kingdom (c. 1550–1070 BCE), and its modern name is derived from the Arabic word al-Uqsur, meaning 'the palaces' or 'the forts.' The city is divided by the Nile River into two distinct banks, each with its own incredible concentration of historical monuments. The East Bank, home to the modern city, features the colossal Luxor Temple and the massive Karnak Temple Complex, which was the main place of worship for the Theban Triad of gods.

The West Bank, historically known as the 'City of the Dead,' served as a vast royal and noble necropolis. This side of the river is home to some of the most famous archaeological sites in the world, including the Valley of the Kings and the Valley of the Queens. The Valley of the Kings contains over 60 known tombs, including the remarkably preserved burial site of Tutankhamun. The West Bank also features the Mortuary Temple of Queen Hatshepsut and the Colossi of Memnon, two massive stone statues of Pharaoh Amenhotep III. The sheer scale and number of these monuments make Luxor an unparalleled destination for those interested in ancient Egyptian history and civilization.

Tourism is the lifeblood of Luxor's economy. The city relies heavily on the constant flow of international visitors who come to witness its extraordinary collection of temples and tombs. The local economy is driven by services for tourists, including hotels, restaurants, guided tours, and the sale of souvenirs. Agriculture, particularly the cultivation of sugarcane, also plays a significant role in the local economy. The reliance on tourism has made the city's economy vulnerable to political instability and global events that impact travel. However, ongoing efforts by the Egyptian government and international organizations aim to strengthen and diversify the city's economic base while preserving its invaluable heritage.

For travelers, Luxor is most conveniently accessed via its own airport. The nearest and most prominent airport is Luxor International Airport (LXR), which is located approximately 6 kilometers east of the city. This airport serves as the primary gateway for tourists visiting the region, handling both international and domestic flights. For those arriving from other parts of Egypt or the world, other nearby airports include Sohag International Airport (HMB) and Aswan International Airport (ASW), though they are a greater distance from Luxor.

## MAiN FEATURES:

- \* 135m<sup>2</sup> of living space
- \* 3 Bedrooms
- \* 1 Bathrooms
- \* Stunning Views
- \* 3 Balconies
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Egypt
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comune



Camere da letto: 3  
Bagni: 1  
Finito piedi quadrati: 135 mq  
Dimensione del lotto: 135 mq

## Building details

Building Amenities: Elevator

## Rental details

Furnished: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.451.941

