



## Middle Floor Apartment for sale in Elviria, Marbella

**262,000 €**

Reference: R5061721    Bathrooms: 1    Build Size: 37m<sup>2</sup>    Terrace: 40m<sup>2</sup>





## Costa del Sol, Elviria

Renovated Studio on the Beachfront – Ground Floor in Elviria, Marbella

Fantastic investment or second-home opportunity!

Beautifully south-facing ground floor studio, located in a sought-after beachfront complex in Elviria, one of Marbella's most desirable beach areas.

Just a 5-minute walk to Nikki Beach and Elviria's shopping center, with all amenities nearby. Only a short drive to Marbella town center and Cabopino Port.

The property features a bright open-plan layout with a living-sleeping area, fully equipped kitchen, modern bathroom, and a large private terrace of nearly 40 sqm – perfect for sunbathing or outdoor dining.

Set in a gated beachfront community with direct beach access, landscaped gardens, several swimming pools, and a children's playground.

Currently operating as a tourist rental with valid license and excellent occupancy rates – ready to generate income from day one.

- Beachfront location
- Tourist license in place
- South-facing large terrace
- Gated community with pools & gardens
- Walk to beach, shops & restaurants.

Middle Floor Apartment, Elviria, Costa del Sol.

1 Bedroom, 1 Bathroom, Built 37 m<sup>2</sup>, Terrace 40 m<sup>2</sup>.

Setting : Beachfront, Beachside, Close To Sea, Close To Schools, Urbanisation, Front Line Beach Complex.

Orientation : South.

Condition : Excellent.

Pool : Communal.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Garden.

Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Satellite TV, WiFi, Ensuite Bathroom, Access for people with reduced mobility, Double Glazing, 24 Hour Reception, Fiber Optic.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, Entry Phone, 24 Hour Security, Safe.

Parking : Street.

Category : Beachfront, Resale.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
WiFi  
Fiber Optic  
Access for people with reduced mobility

### Views

Garden

### Pool

Communal

### Garden

Communal

### Category

Beachfront

Resale

### Orientation

South

### Setting

Beachside  
Urbanisation  
Close To Sea  
Close To Schools  
Beachfront  
Front Line Beach Complex

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone  
Safe

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Street