

## Sales - Apartment - Elviria 262.000€

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Ref.-ID: R5061721

Community: 1,452 EUR / year IBI: 600 EUR / year

Elviria

Rubbish: 60 EUR / year

**Apartment** 





37 m2

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 m², Terrace 40 m². 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 Fitted. Garden: Communal. Security: Gated Complex, Entry Phone, 24 Hour Security, Safe. Parking: Street. Category: Beachfront, Resale.



24 Hour Reception Fiber Optic Category Beachfront Resale