

**Sales - Apartment - Elviria**  
**275.000€**

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**Ref.-ID: R5061721**

**Elviria**

**Apartment**

**Community: 1,452 EUR / year**

**IBI: 600 EUR / year**

**Rubbish: 60 EUR / year**



**1**



**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 Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, Entry Phone, 24 Hour Security, Safe. Parking : Street. Category : Beachfront, Resale.

<b>Setting</b> <div><div>✓</div>Beachfront</div> <div><div>✓</div>Beachside</div> <div><div>✓</div>Close To Sea</div> <div><div>✓</div>Close To Schools</div> <div><div>✓</div>Urbanisation</div> <div><div>✓</div>Front Line Beach Complex</div>	<b>Orientation</b> <div><div>✓</div>South</div>	<b>Condition</b> <div><div>✓</div>Excellent</div>	<b>Pool</b> <div><div>✓</div>Communal</div>	<b>Climate Control</b> <div><div>✓</div>Air Conditioning</div> <div><div>✓</div>Hot A/C</div> <div><div>✓</div>Cold A/C</div>	<b>Views</b> <div><div>✓</div>Garden</div>
<b>Features</b> <div><div>✓</div>Covered Terrace</div> <div><div>✓</div>Lift</div> <div><div>✓</div>Fitted Wardrobes</div> <div><div>✓</div>Private Terrace</div> <div><div>✓</div>Satellite TV</div> <div><div>✓</div>WiFi</div> <div><div>✓</div>Ensuite Bathroom</div> <div><div>✓</div>Access for people with reduced mobility</div> <div><div>✓</div>Double Glazing</div> <div><div>✓</div>24 Hour Reception</div> <div><div>✓</div>Fiber Optic</div>	<b>Furniture</b> <div><div>✓</div>Fully Furnished</div>	<b>Kitchen</b> <div><div>✓</div>Fully Fitted</div>	<b>Garden</b> <div><div>✓</div>Communal</div>	<b>Security</b> <div><div>✓</div>Gated Complex</div> <div><div>✓</div>Entry Phone</div> <div><div>✓</div>24 Hour Security</div> <div><div>✓</div>Safe</div>	<b>Parking</b> <div><div>✓</div>Street</div>
<b>Category</b> <div><div>✓</div>Beachfront</div> <div><div>✓</div>Resale</div>					

**Category**

✓

Beachfront

✓

Resale