

**Sales - Commercial - Elviria**  
**35.000€**

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**Ref.-ID: R5317000**

**Elviria**

**Commercial**

**Community: 300 EUR / year**

**IBI: 60 EUR / year**



**10 m2**

FOR SALE: Large 10m<sup>2</sup> Storage Room (Trastero) in Elviria – Prime Location next to Nikki Beach Address: AV JARDINES LAS GOLONDRINAS, EDF LOS ARRAYANES, 29604 Marbella. This is a fantastic opportunity to own a spacious storage room in one of the best locations on the coast. · Size: 10 m<sup>2</sup> of usable floor space. · Height: 4 meters high, offering ample storage capacity (you can stack items high!). · Access: Very easy access for loading and unloading. Located within a gated, private urbanization. · Security: The complex features 24-hour security, ensuring your belongings are always safe. · Location: Situated right next to Nikki Beach in Elviria, this is a highly sought-after area. Ideal for local residents, restaurant/boutique owners or anyone needing extra space in Marbella.

**Setting**

- ✓ Beachfront
- ✓ Suburban
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Street
- ✓ More Than One

**Category**

- ✓ Bargain
- ✓ Beachfront
- ✓ Cheap
- ✓ Holiday Homes
- ✓ Investment
- ✓ Off Plan
- ✓ Reduced
- ✓ Resale