

## Apartment for sale in Elviria, Costa del Sol

**1** Bathrooms | **37 m<sup>2</sup>** Interior | **40 m<sup>2</sup>** Terraces | **Garden** Yes | **Pool** Yes  
**€ 600** IBI | **€ 60** Rubish tax | **€ 1,452** Community fees



### Property Description

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.  
This information is presumed correct but not guaranteed. The price or sale status can be modified without prior notice.

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- Beachfront location
- Tourist license in place
- South Facing Large Terrace
- Gated community with pools & gardens
- Walk to beach, shops & restaurants."

**MARBELLA LIVING**  
Estate Agents

€ 262,000

Ref: R5061721

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.

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