



## Middle Floor Studio for sale in Marbella, Marbella

**398,000 €**

Reference: R5251003 Bathrooms: 1 Plot Size: 1m<sup>2</sup> Build Size: 35m<sup>2</sup> Terrace: 13m<sup>2</sup>





## Costa del Sol, Marbella

Elviria's most attractive frontline-beach investment opportunity: a bright, south-facing studio that combines unbeatable location, newly refreshed features, and exceptional rental performance. Set within a secure gated community with a swimming pool and private parking, this property sits just steps from Elviria's golden dunes, the scenic sandy beach walk, and world-famous beach clubs like the always-vibrant Nikki Beach. Inside, the studio is designed for comfort and effortless living. The bathroom has been recently renovated, giving the space a fresh, modern feel. The exterior upgrades have just been completed as well, including newly renovated terraces, ensuring the property – and the entire complex – is in excellent condition and ready to enjoy from day one. The lifestyle offering is as strong as the investment. Restaurants, cafés, grocery shops, and everyday conveniences are all within walking distance, creating a highly desirable setting for both short-term renters and owners. Flooded with natural light throughout the day, this gem has earned its reputation as a rental machine with a truly impressive 5-6% ROI. Whether you're seeking a stress-free income property or a stylish coastal retreat in one of Marbella's most in-demand areas, this sun-soaked Elviria studio delivers quality, location, and profitability in equal measure.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		
Private Terrace		
Fitted Wardrobes		
Views	Setting	Condition
Sea Views	Beachside	Good
Panoramic	Close To Golf	
Pool	Close To Port	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Beachfront	
	Front Line Beach Complex	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Private		
Garden	Security	Parking
Communal	Gated Complex	Communal
Category	Energy Rating	CO2 Emission Rating
Holiday Homes	F	F
Investment		
Frontline Beach		