



## Middle Floor Studio for sale in Marbella Town, Marbella

398.000 €

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





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## Costa del Sol, Marbella Town

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:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Armadi a muro

### Viste

Mare  
Panoramica  
Piscina

### Piscina

Condominiale  
Privata

### Giardino

Condominiale

### Categoria

Case di vacanza  
Investimento  
Fronte mare

### Orientamento

Sud

### Collocamento

Vicino alla spiaggia  
Vicino al golf  
Vicino al porto  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Sulla spiaggia  
Complesso in prima linea di spiaggia

### Mobili

Completamente arredato

### Sicurezza

Complesso residenziale privato

### Valutazione energetica

F

### Climate Control

Aria condizionata

### Condizione

Buona

### Cucina

Completamente arredata

### Parcheggio

Condominiale

### Valutazione delle emissioni di CO2

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