



# Middle Floor Studio for sale in Marbella

398,000 €

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





## 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:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Fitted Wardrobes

### Setting

Beachside  
Close To Golf  
Close To Port  
Close To Shops  
Close To Schools  
Close To Town

### Climate Control

Air Conditioning

### Pool

Communal  
Private

### Views

Sea  
Panoramic  
Pool

### Furniture

Fully Furnished