



## Ground Floor Apartment for sale in Elviria, Marbella

600,000 €

Reference: R5406424 Bedrooms: 2 Bathrooms: 3 Build Size: 190m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Elviria

### FOR SALE – ELVIRIA, MARBELLA

Just 2nd line from the sea – in only 2 minutes on foot you are on the beach. The apartment is located in Elviria, one of the most charming and sought-after districts of Marbella. Within walking distance, you will also find a wide choice of restaurants, tapas bars and cafés, many of which are open until late at night. Everything you need is literally at your doorstep.

The property includes an underground parking space with a private storage room. The residential complex offers a quiet and secure environment, with a large community swimming pool as well as a separate pool designed exclusively for children. Although close to the beach and vibrant Elviria's restaurant complexes, the surrounding area remains peaceful and calm, making it a perfect place both for living all year round or for a holiday retreat. Nearby you will also find some of the best golf courses on the Costa del Sol, and from here you can easily reach Marbella centre or even Malaga city.

The apartment itself is very spacious – currently kept in its original layout that has never been modified. Neighbours with identical apartments have successfully converted them into 3 by redesigning the kitchen area. This gives the new owner a fantastic opportunity to create a tailor-made layout while enjoying the existing generous dimensions.

Another great advantage: the apartment is rented to excellent tenants who extended their contract for another 11 months. They always pay on time, and the rental agreement is valid until the end of August 2026, which makes this property an attractive investment generating guaranteed income from day one.

An exceptional opportunity in Elviria, combining size, location, investment potential and lifestyle by the sea.



## Features:

### Orientation

South

### Climate Control

Air Conditioning

Cold A/C

Hot A/C

### Setting

Commercial Area

Beachside

Close To Golf

Close To Sea

Close To Shops

Close To Schools

Beachfront

Front Line Beach Complex

### Pool

Communal

### Furniture

Fully Furnished

### Garden

Communal

### Security

Gated Complex

Electric Blinds

Safe

### Kitchen

Fully Fitted

### Parking

Underground

Garage

Private

Covered

### Category

Beachfront