



Ground Floor Apartment in Elviria

Bedrooms **2** Bathrooms **3** Built **190m2** Terrace **20m2**

R5406424

**Ground Floor
Apartment**

Elviria

600.000€

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.