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Ground Floor Apartment in Elviria

Bedrooms	2	Bathrooms	2	Built	104m2	Terrace	15m2
R5472451		**Ground Floor Apartment**		**Elviria**		**634.900€**	

PROPERTY WITH VALID AND TRANSFERABLE TOURISTIC LICENSE! This brand-new ground floor apartment in the sought-after Estrella del Mar development in Elviria is a perfect beachside escape, located just 200 meters from the sandy shores and beautiful dunes of Elviria Beach. All daily amenities such as shops, restaurants and cafes are within short walking distance, so you won’t even need a car most days. The apartment offers 2 bedrooms and 2 bathrooms, with a bright open-plan kitchen, dining, and living area that flows directly onto a private terrace and garden. Both the living room and the master bedroom have direct access to the outdoor space, creating a lovely indoor–outdoor living feel. There is plenty of storage with built-in wardrobes, and the master bathroom is en-suite and includes a bathtub. Thanks to its west-facing orientation, the apartment enjoys sunlight from midday all the way through to sunset — perfect for long outdoor dinners or relaxed evenings on the terrace. The fully fitted kitchen comes with quality appliances including a wine fridge, and there is also a separate laundry room with a washing machine. If you're looking for a turnkey property, the apartment can be sold fully furnished, allowing you to move in or start renting it out immediately. Residents of Estrella del Mar also enjoy access to a swimming pool and a gym within the community. Additional features include air conditioning, underfloor heating, a private parking space in the underground garage, and a storage room, all included in the

price. The location offers a great balance between peace and convenience. Marbella centre is just 10 minutes away, and Malaga Airport can be reached in around 30 minutes. With easy access to the A7 motorway, you're also close to Puerto Banús, top golf courses, great restaurants, beach clubs, and everything the Costa del Sol lifestyle has to offer. The apartment already has a touristic licence and has been generating strong rental income with many excellent guest reviews. This makes it a very attractive option for buyers looking for a property with proven rental potential. At the same time, it works perfectly as a second home under the sun, as everything is ready to enjoy from day one. We are happy to provide detailed yield calculations, including rental income ?and ?running ?costs, ?so ?you can clearly ?understand ?the potential return on investment. Interested ?to see ?it in ?person? ?Get in touch and ?we'll ?be ?happy ?to ?arrange ?a ?viewing.

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Fitted Wardrobes	Gym
Lift	Near Transport	Private Terrace
Storage Room	Utility Room	WiFi