ALL IN real estates








Middle Floor Studio in Elviria

Bedrooms	**1**	Bathrooms	**1**	Built	**43m2**	Terrace	**15m2**

R5491492	**Middle Floor Studio**	**Elviria**	**360.000€**

STUDIO WITH TOURIST LICENCE – ELVIRIA BEACH, MARBELLA Beautifully renovated studio just steps from the beach, with an established rental history and tourist licence. Wonderful, stylish studio apartment in Romana Playa, Elviria, one of the most sought-after beachside areas of Marbella. Beautifully renovated and presented in immaculate condition, this property is ready to be enjoyed as a holiday home or continued as a successful rental investment. The current owner can also continue managing the property and its existing rentals for the new owner, offering the opportunity to generate rental income from day one with a truly turnkey investment. The studio is chique and bright and exceptionally well distributed, featuring a fully fitted kitchen with breakfast bar, a spacious bathroom and excellent storage. The highlight is the large private, sunny terrace, with partial sea views, providing the perfect setting for al fresco dining, morning coffee or relaxing in the sun. The property achieved an impressive 85–90% occupancy during 2025, demonstrating strong year-round rental demand, with an excellent guest review rating of 9+. Renovated to a high standard and exceptionally well maintained, this is a fantastic opportunity to acquire a ready-to-rent beachside property with a proven rental track record. Located just steps from the beautiful Elviria Beach, with the Marbella Dunes Ecological Reserve and its protected natural surroundings nearby. A wide choice of restaurants, chiringuitos, beach clubs and public transport are all within easy reach, while communal parking is available within the

development. Whether you are looking for a lock-up-and-leave holiday home, a coastal base in Marbella, or an income-generating investment, this studio offers an excellent combination of location, lifestyle and proven rental potential. Approximate distances: •Marbella centre – 10 minutes •Fuengirola – 15 minutes •Málaga Airport – 30 minutes Tourist licence | Proven rental history | 85–90% occupancy in 2025 | 9+ guest reviews | Large sunny terrace | Partial sea views | Steps from the beach Contact us today to arrange a viewing. The advertised price excludes applicable taxes (ITP, generally 7% in Andalusia for resale properties, ?or ?VAT ?where ?applicable), ?notary and Land ?Registry ?fees, and any financing costs. ?The amounts ?depend on ?the ?transaction and the buyer’s ?circumstances. ?Please ?contact ?us ?for ?further ?details.

Covered Terrace	Covered Terrace	Fiber Optic
Fitted Wardrobes	Lift	Near Transport
Private Terrace	WiFi	