



## Ground Floor Studio for sale in Romana Playa, Elviria, Marbella

289,000 €

Reference: R5048917 Bathrooms: 1 Build Size: 40m<sup>2</sup>





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## Costa del Sol, Elviria

Magnificent studio for sale in Romana Playa, a beachfront community in Elviria. Located on the second floor within the Romana Playa complex, this beachfront property offers communal parking, 5 communal pools, a restaurant, and a children's playground, with direct access to the beach. It is being sold fully furnished and has a Tourist License (currently yielding an 8% net return). It has a surface area of 40 m<sup>2</sup>, comprising a bathroom with a bathtub and a spacious living-dining room, kitchen, and bedroom with a built-in wardrobe, plus a 12 m<sup>2</sup> terrace from which to enjoy the beautiful climate of the Costa del Sol and views of the Mediterranean sea and the resort. Located in a very exclusive and private development of this highly valued tourist destination, a 20-minute drive from the centre of Marbella and the popular Puerto Banús. Situated very close to the best beaches in the area and the luxurious Marriot's Marbella Beach Resort or the Hotel Vincci Selección Estrella del Mar. This is a highly sought-after tourist destination. In addition to being able to relax in the tranquillity of the area, it is also within easy reach of all the services and facilities you could need for your enjoyment, both in terms of supplies (with Carrefour supermarkets nearby) and leisure and cultural opportunities, with the Santa María Golf Club Marbella just a 4 minute drive away. It has excellent public transport links (bus lines L-302, M-220, M-320, and line 6) and easy road access to the A-7 (500 metres from the Mediterranean motorway). A home for those who want to live in a quiet, well-connected area, as well as for those looking to invest in rental properties with excellent returns. Want to know more? Contact us for further information or to schedule your private viewing !!