



Middle Floor Studio for sale in Romana Playa, Elviria, Marbella East

398,000 €

Reference: R5251003 Bathrooms: 1 Plot Size: 1m² Build Size: 35m² Terrace: 13m²





Costa del Sol, Elviria

Elviria's most attractive frontline-beach investment opportunity comes in the form of this bright, south-facing studio for sale in Romana Playa, perfectly combining an unbeatable location, recently refreshed features, and outstanding rental performance. Set within a secure gated community offering a swimming pool and private parking, the property is positioned just steps from Elviria's golden dunes and the picturesque coastal promenade. Iconic venues such as Nikki Beach are moments away, making this a highly desirable address for holidaymakers year-round. Inside, the studio is designed for comfort and effortless living. The bathroom has been recently renovated, giving the interior a fresh, modern feel. In addition, the complex has benefited from recent exterior improvements, including fully renovated terraces, ensuring both the property and the community are presented in excellent condition and ready to enjoy from day one. The lifestyle appeal is matched by strong investment fundamentals. A wide selection of restaurants, cafés, grocery shops, and everyday amenities are all within walking distance in Elviria, enhancing long- and short-term rental demand alike. Thanks to its south-facing orientation, the studio is flooded with natural light throughout the day and has established itself as a true rental performer, delivering an impressive 5-6% ROI. Whether you are searching for a stress-free income-generating property or a stylish coastal retreat in one of Marbella's most in-demand beachfront areas, this sun-soaked Elviria studio offers quality, location, and profitability in equal measure.



Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		
Private Terrace		
Fitted Wardrobes		
Views	Setting	Condition
Sea	Beachside	Good
Panoramic	Close To Golf	
Pool	Close To Port	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Beachfront	
	Front Line Beach Complex	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Private		
Garden	Security	Parking
Communal	Gated Complex	Communal
Category	Energy Rating	CO2 Emission Rating
Holiday Homes	F	F
Investment		
Beachfront		