



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

398,000 €

Reference: R5251003    Bathrooms: 1    Plot Size: 1m<sup>2</sup>    Build Size: 35m<sup>2</sup>    Terrace: 13m<sup>2</sup>





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## 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

Covered Terrace  
Near Transport  
Private Terrace  
Fitted Wardrobes

### Views

Sea  
Panoramic  
Pool

### Pool

Communal  
Private

### Garden

Communal

### Category

Holiday Homes  
Investment  
Beachfront

### Orientation

South

### Setting

Beachside  
Close To Golf  
Close To Port  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Front Line Beach Complex

### Furniture

Fully Furnished

### Security

Gated Complex

### Energy Rating

F

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Communal

### CO2 Emission Rating

F