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# Floors

Marbella



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| Rooms: 0 | Bathrooms: 1 | M²: 40 | Price: 289,000 € |
| Status: Sale | Property Type: Floors | Reference: R5048917 | Publish date: 12.06.25 |

Overview:We offer this magnificent studio for sale in the coastal town of Marbella, in the Elviria area. Located on the second floor within the Playa Romana 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 m², comprising a bathroom with a bathtub and a spacious living-dining room, kitchen, and bedroom with a built-in wardrobe, plus a 12 m² 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 center of Marbella and the popular Puerto Banús, very close to the best beaches in the area and the luxurious Marriott's Marbella Beach Resort or the Hotel Vincci Selección Estrella del Mar, in the Jardín de las Golondrinas district, a highly sought-after tourist destination. In addition to being able to relax in the tranquility 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 (500m 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? NOTICE: The information contained in this listing may be subject to errors or omissions. Properties may be subject to price changes, sale, or withdrawal from the market. For more information, please do not hesitate to contact us. CONTACT US, WE WILL BE HAPPY TO ASSIST YOU. Our agency fees are already included in the sale price, so you will not have to pay any fees for management or real estate advice. In compliance with Andalusian Regional Government Decree 218/2005 of October 11, we inform you that notary, registry, property transfer (ITP), and other expenses inherent to the sale are not included in the price.

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Features: