



Sales - Apartment - Elviria
549.000€

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Ref.-ID: MIBGR5351617

Elviria

Apartment

Community: 1,920 EUR / year

Rubbish: 90 EUR / year



2



2



75 m2

APARTMENT FOR SALE — JARDINES DE DON CARLOS, MARBELLA Southwest-facing 2-bedroom apartment with active tourist license — refurbished, furnished and rental-ready in Elviria TURN-KEY RENTAL OPPORTUNITY A rare combination on today's Marbella market: active tourist license (increasingly difficult to obtain), recent high-standard refurbishment, and fully furnished — ready to generate rental income from day one. LOCATION Gated Jardines de Don Carlos community in prestigious Elviria, just 300 m from Playa del Real de Zaragoza. A second-line position keeps the beach within walking distance while avoiding beachfront pricing. Beach: 300 m | Santa María Golf: 1.5 km Marbella center: 11 km | Puerto Banús: 20 km | Málaga Airport: 40 km Supermarkets, restaurants and pharmacies within walking distance. The adjacent Amazonia Adventure Park is a strong family draw. THE PROPERTY Built area 75 m² + 21 m² private terrace Layout: Living-dining, separate kitchen with laundry terrace, 2 bed, 2 bath Orientation: Southwest — afternoon sun Condition: Refurbished, contemporary finishes, fully furnished Tourist license: Active and transferable Entry via an enclosed glazed terrace flowing into the living area, which opens onto the main southwest-facing terrace overlooking communal gardens. Separate kitchen with laundry terrace. Master bedroom with en-suite and private terrace; second bedroom and bathroom off a small hallway. Air conditioning throughout. Included: underground parking (13 m²), climate-controlled storage (7 m²), gated security. THE COMMUNITY Three year-round pools, fitness center, sauna and landscaped gardens, professionally managed. Community fees: €160/month. WHY IT WORKS Active tourist license in a tightening market Walking distance to the beach at second-line prices Refurbished, furnished, ready to rent Low community fees relative to facilities Proven year-round demand in one of Costa del Sol's most desirable micro-locations

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| <p>Setting</p> <ul style="list-style-type: none"> ✓ Commercial Area ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Forest ✓ Urbanisation | <p>Orientation</p> <ul style="list-style-type: none"> ✓ South West | <p>Condition</p> <ul style="list-style-type: none"> ✓ Recently Renovated ✓ Recently Refurbished | <p>Pool</p> <ul style="list-style-type: none"> ✓ Communal | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Air Conditioning ✓ Central Heating | <p>Views</p> <ul style="list-style-type: none"> ✓ Sea ✓ Garden ✓ Pool |
| <p>Features</p> <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ WiFi ✓ Gym ✓ Sauna ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Access for people with reduced mobility ✓ Marble Flooring ✓ Double Glazing | <p>Furniture</p> <ul style="list-style-type: none"> ✓ Fully Furnished | <p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted | <p>Garden</p> <ul style="list-style-type: none"> ✓ Communal | <p>Security</p> <ul style="list-style-type: none"> ✓ Gated Complex | <p>Parking</p> <ul style="list-style-type: none"> ✓ Underground |
| <p>Category</p> <ul style="list-style-type: none"> ✓ Golf ✓ Investment | | | | | |