

Sales - Apartment - Elviria  
549.000€



Ref.-ID: R5351617

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 m<sup>2</sup> + 21 m<sup>2</sup> 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 m<sup>2</sup>), climate-controlled storage (7 m<sup>2</sup>), 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><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Commercial Area</li> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South West</li> </ul>    | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Recently Renovated</li> <li>✓ Recently Refurbished</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>   | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Central Heating</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Garden</li> <li>✓ Pool</li> </ul> |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Gym</li> <li>✓ Sauna</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul> | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>   | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>                                      | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> </ul>                         |
| <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Investment</li> </ul>   |   |  |   |   |   |