



Apartment mit mittlerer Etage zum Verkauf in Elviria, Marbella

549.000 €

Referenz: R5351617 Schlafzimmer: 2 Badezimmer: 2 Garten: 75m² Terrasse: 21m²





Costa del Sol, Elviria

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



Eigenschaften:

Merkmale

Überdachte Terrasse

Aufzug

Private Terrasse

Lagerraum

Badezimmer

Marmorböden

Doppelverglasung

Einstellungsschränke

W-lan

Fitnessstudio

Sauna

Versorgungsraum

Zugang für Menschen mit reduzierter

Mobilität

Ansichten

Meer

Garten

Pool

Pool

Gemeinschaft

Garten

Gemeinschaft

Kategorie

Investition

Golf

Orientierung

Südwesten

Einstellung

Gewerbegebiet

In der Nähe von Golf

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe des Waldes

Möbel

Voll eingerichtet

Sicherheit

Gated Complex

Energiebewertung

G

Klimakontrolle

Klimaanlage

Zentralheizung

Zustand

Kürzlich renoviert

Kürzlich renoviert

Küche

Voll ausgestattet

Parken

Unterirdisch

CO2 -Emissionsbewertung

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