



Middle Floor Apartment for sale in Elviria, Marbella

549,000 €

Reference: R5351617 Bedrooms: 2 Bathrooms: 2 Build Size: 75m² Terrace: 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



Features:

Features

Covered Terrace
Lift
Private Terrace
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
WiFi
Gym
Sauna
Utility Room
Access for people with reduced mobility

Views

Sea Views
Garden
Pool

Pool

Communal

Garden

Communal

Category

Investment
Golf

Orientation

South West

Setting

Commercial Area
Close To Golf
Urbanisation
Close To Sea
Close To Shops
Close To Forest

Furniture

Fully Furnished

Security

Gated Complex

Energy Rating

G

Climate Control

Air Conditioning
Central Heating

Condition

Recently Refurbished
Recently Renovated

Kitchen

Fully Fitted

Parking

Underground

CO2 Emission Rating

E