



## Middle Floor Apartment for sale in Elviria, Marbella

549,000 €

Reference: R5351617 Bedrooms: 2 Bathrooms: 2 Build Size: 75m<sup>2</sup> Terrace: 21m<sup>2</sup>





## 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 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



## 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