



Tussenverdieping Appartement te koop in Elviria, Marbella

549.000 €

Referentie: R5351617 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 75m² Terras: 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



Kenmerken:

Extra's

Overdekt terras
Tillen
Privé Terras
Berging
Ensuite badkamer
Marmere vloeren
Dubbele beglazing
Inbouwkasten
WiFi
Sportschool
Sauna
Bijkeuken
Access for people with reduced mobility

Uitzicht

Zeezicht
Garden Views
Pool Bekeken

Zwembad

Gemeenschappelijk zwembad

Tuin

gemeenschappelijke tuin

Categorie

Investering

Golf

Zonorientatie

South West Orientation

Ligging

Commerciële omgeving
Dichtbij golfbaan
Urbanisatie
Dichtbij zee
Dicht bij winkels
Dichtbij bos

Meubilering

Volledig gemeubileerd

Beveiliging

Omheind complex

Energiebeoordeling

G

Klimaatbeheersing

Airconditioning
Centrale verwarming

Huidige Staat

Onlangs gerenoveerd
Onlangs gerenoveerd

Keuken

Volledig ingerichte keuken

Parkeergelegenheid

ondergrondse parkeergarage

CO2 Emission Rating

E