
Apartment in Elviria**Reference: R5351617**

Bedrooms: 2

Bathrooms: 2

M²: 75

Price: 549,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

Overview: 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:

None, Frontline golf, None, Pool, Air conditioning, Sea views, Private garden, Lift, None, Parking, Frontline golf, Investment