



Middle Floor Apartment in Elvira

Bedrooms **2** Bathrooms **2** Built **75m2** Terrace **21m2**

R5351617

**Middle Floor
Apartment**

Elvira

549.000€

APARTMENT FOR SALE — JARDINES DE DON CARLOS, MARBELLA Southwest-facing 2-bedroom apartment with active tourist license — refurbished, furnished and rental-ready in Elvira 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 Elvira, 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

Access for people with reduced mobility

Double Glazing

Gym

Private Terrace

Utility Room

Access for people with reduced mobility

Ensuite Bathroom

Lift

Sauna

WiFi

Covered Terrace

Fitted Wardrobes

Marble Flooring

Storage Room