



# Middle Floor Apartment in Elviria

Price € 549,000

Bedrooms	2
Bathrooms	2
Build Size	75 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Plot Size	96 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ South West

## CONDITION

- ✓ Recently Renovated
- ✓ Recently Refurbished

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating

## VIEWS

- ✓ Sea
- ✓ Garden
- ✓ Pool

## FEATURES

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

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex

## PARKING

✓ Underground

## CATEGORY

✓ Golf

✓ Investment

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### 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

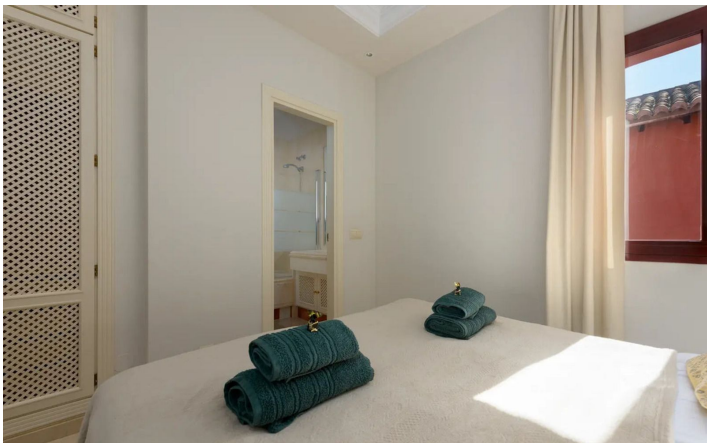
Low community fees relative to facilities

Proven year-round demand in one of Costa del Sol's most desirable micro-locations

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# GALLERY







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