

Apartment in Elviria – 2 bedrooms – 2 baths

Bedrooms

2

Bathrooms

2

Built

75m²

Terrace

21m²

R5351617

property

Elviria

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

LOCATION: West 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 Maria Golf: 1.5 km Marbella center: 11 km | Puerto Banús: 20 km | Malaga 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