

## Wohnung zum Verkauf in Elviria, Costa del Sol

2 Schlafzimmer | 2 Badezimmer | 75 m<sup>2</sup> Wohnfläche | 21 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 90 Rubish tax | € 1,920 Community fees



### Beschreibung der Immobilie

#### 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