

# BROMLEY ESTATES

*Marbella*



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN ELVIRIA

📍 Elviria

REF# R5351617 €549,000

BEDS

2

BATHS

2

BUILT

75 m<sup>2</sup>

TERRACE

21 m<sup>2</sup>

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.

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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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