



# Townhouse for sale in Marbella, Marbella

1 050 000 €

ванная комната:

Ссылка: R5250643 спальни: 4 4

Размер сборки: 254m<sup>2</sup> терраса: 60m<sup>2</sup>





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## Costa del Sol, Marbella

### Spectacular Townhouse for Sale in Marbella Centro – Privileged Location in a Tranquil, Exclusive Community

Seize this unique opportunity to own a stunning townhouse in the exclusive Urbanización El Vergel, a small and highly sought-after gated community in central Marbella on the Costa del Sol – renowned for its peaceful residential vibe, lush mature gardens with tall trees, communal pool, BBQ and relaxation areas, and maximum privacy with just a handful of neighbours. This prime spot in the geographic heart of Marbella places you minutes from the picturesque Casco Antiguo with its flower-filled plazas and historic charm, Avenida Ricardo Soriano's vibrant shopping and dining scene, and just a 7-minute walk to Playa del Faro beach. Surrounded by essential amenities like supermarkets, pharmacies, nurseries, schools, and institutes, it's ideal for families, with easy A-7 access to La Cañada shopping centre (5 minutes by car) and Marbella's bus station (3 minutes). In a market where Marbella properties have seen 15% price growth in 2025, hitting €5,258/m<sup>2</sup> on average, this home promises strong investment potential with rental yields of 6-11% in central zones.

Spanning 254 m<sup>2</sup> (as per appraisal) across ground floor, first floor, attic, and semi-basement levels, this fully exterior property boasts a private entrance with driveway, two private parking spaces, and a private garden for ultimate seclusion. The layout includes four bedrooms (two en-suite), three bathrooms plus a toilet, a spacious living-dining room with an open kitchen and heat-distributing fireplace, and a semi-basement with three additional rooms for versatile use. Partial views to the sea, Gibraltar, and African coast add to the allure, with new double-glazed aluminium exterior enclosures ensuring modern comfort. Ready to move in, with a valid energy certificate.

The intimate community fosters a welcoming atmosphere with mature, well-kept gardens and a pool, ensuring low-maintenance luxury. This spectacular home, in a quiet yet central location, is perfect for year-round living or as a savvy investment – contact us today to arrange a viewing!



## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Частная терраса  
Хранилище  
Ванная комната  
Приспособленные шкафы  
Солярий  
Wi-Fi  
Утилиты  
Барбекю  
Недалеко от церкви  
Волоконно -оптика

### Виды

Море  
Сад  
Двор  
Городской  
Улица

### Бассейн

Коммунальный

### Сад

Коммунальный  
Частный сад

### Ориентация

Юг

### Параметр

Коммерческий район  
Рядом с гольфом  
Рядом с портом  
Урбанизация  
Рядом с морем  
Рядом с магазинами  
Рядом с школами  
Город  
Рядом с Мариной

### Мебель

Полностью меблирован

### Безопасность

Закрытый комплекс

### Климат -контроль

Кондиционер  
Камин

### Состояние

Отличный

### Кухня

Полностью оснащен

### Стоянка

Гараж  
Частный  
Покрытый  
Более одного