Sales - House - Marbella

1.050.000€
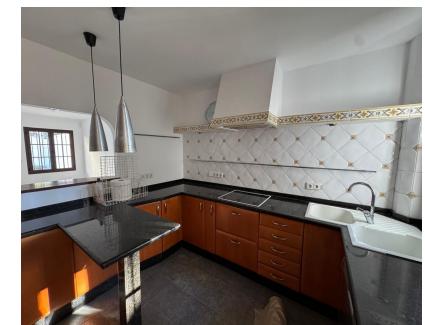
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Marbella

House

Community: 1,200 EUR / year

🛏 4   🛁 4   ▦ 254 m2

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/m² on average, this home promises strong investment potential with rental yields of 6-11% in central zones. Spanning 254 m² (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!

Setting	Orientation	Condition	Pool	Climate Control	Views
✔ Town	✔ South	✔ Excellent	✔ Communal	✔ Air Conditioning	✔ Sea
✔ Commercial Area				✔ Fireplace	✔ Garden
✔ Close To Golf					✔ Courtyard
✔ Close To Port					✔ Urban
✔ Close To Shops					✔ Street
✔ Close To Sea					
✔ Close To Schools					
✔ Close To Marina					
✔ Urbanisation					

Features	Furniture	Kitchen	Garden	Security	Parking
✔ Covered Terrace	✔ Fully Furnished	✔ Fully Fitted	✔ Communal	✔ Gated Complex	✔ Garage
✔ Fitted Wardrobes			✔ Private		✔ Covered
✔ Near Transport					✔ More Than One
✔ Private Terrace					✔ Private
✔ Solarium					
✔ WiFi					
✔ Storage Room					
✔ Utility Room					
✔ Ensuite Bathroom					
✔ Barbeque					
✔ Near Church					
✔ Fiber Optic					