Sales - House - Marbella

850.000€

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Ref.-ID: MIBGR5250643 **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
- Town
- Commercial Area
- Close To Golf
- Close To Port
- Close To Shops
- Close To Sea
- Close To Schools
- Close To Marina
- Urbanisation

Orientation
- South Facing

Condition
- Excellent Condition

Pool
- Communal Pool

Climate Control
- Air Conditioning
- Fireplace

Views
- Sea Views
- Garden Views
- Courtyard Views
- Urban Views
- Street Views

Features
- Covered Terrace
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Solarium
- WiFi
- Storage Room
- Utility Room
- Ensuite Bathroom
- Barbeque
- Near Church
- Fiber Optic

Furniture
- Fully Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Communal Garden
- Private Garden

Security
- Gated Complex

Parking
- Garage
- Covered Parking
- Multiple Parking Spaces
- Private Parking






































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