

**Продажа - Дом - Marbella**

**990.000€**

Коммунальные: 1,200 EUR / год



4



4



254 m<sup>2</sup>

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!

**Расположение**

- ✓ Город
- ✓ Коммерческая зона
- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Камин

**Кухня**

- ✓ Полностью оборудованная

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

- ✓ Море
- ✓ Сад
- ✓ Двор
- ✓ Город
- ✓ Улица

**Сад**

- ✓ Общественный
- ✓ Приватный

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Возле церкви
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Огражденный комплекс

**бассейн**

- ✓ Общий

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Гараж
- ✓ С навесом
- ✓ Более чем один
- ✓ Приватная

































