



Продажа - Дом - Marbella

**1.050.000€**

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Ref.-ID: MIBGR5250643

Marbella

Дом

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

**ОРИЕНТАЦИЯ**

- Юг

**Состояние**

- Отличное

**бассейн**

- Общий

**Климат-контроль**

- Кондиционер
- Камин

**вид**

- Море
- Сад
- Двор
- Город
- Улица

**Особенности**

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

**Мебель**

- Полностью меблированный

**Кухня**

- Полностью оборудованная

**Сад**

- Общественный
- Приватный

**меры безопасности**

- Огражденный комплекс

**Парковка**

- Гараж
- С навесом
- Более чем один
- Приватная



































