

# Townhouse in Marbella

Price € 1,050,000

Bedrooms	4
Bathrooms	4
Build Size	254 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Plot Size	314 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Close To Port
- ✓ Close To Schools
- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Marina
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Urbanisation

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Sea
- ✓ Urban
- ✓ Garden
- ✓ Street
- ✓ Courtyard

## FEATURES

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

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Private

## SECURITY

- ✓ Gated Complex

## PARKING

✓ Garage

✓ Covered

✓ More Than One

✓ Private

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### 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.

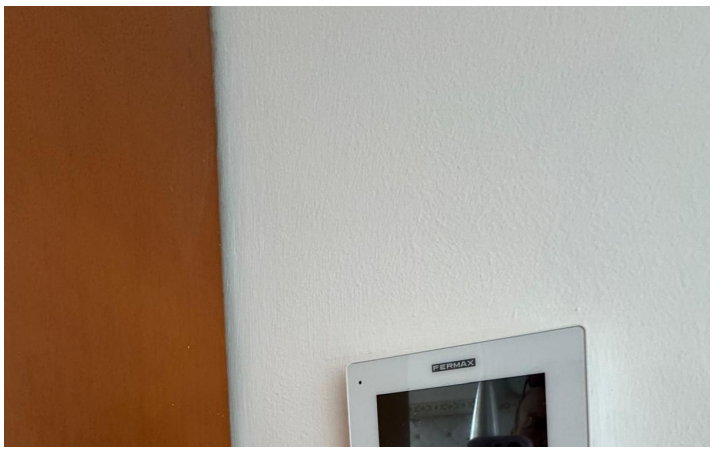
Spanning 254 m<sup>2</sup> (as per appraisal) across ground floor, first floor, attic, and semi-basement levels, this fully exterior property boasts a private entrance with driveway, two private parking spaces, and a private garden for ultimate seclusion. The layout includes four bedrooms (two en-suite), 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.

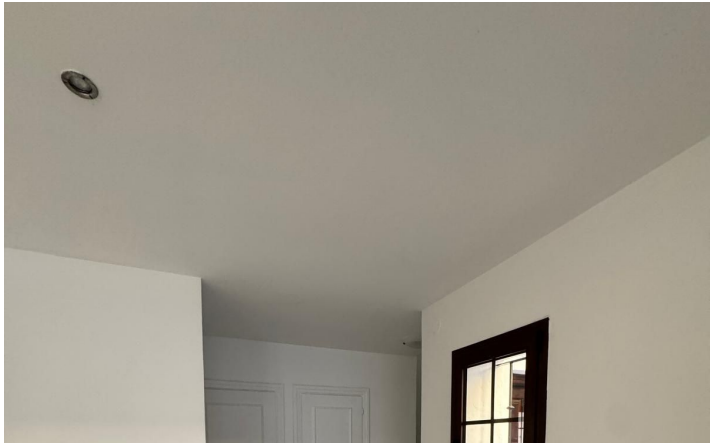
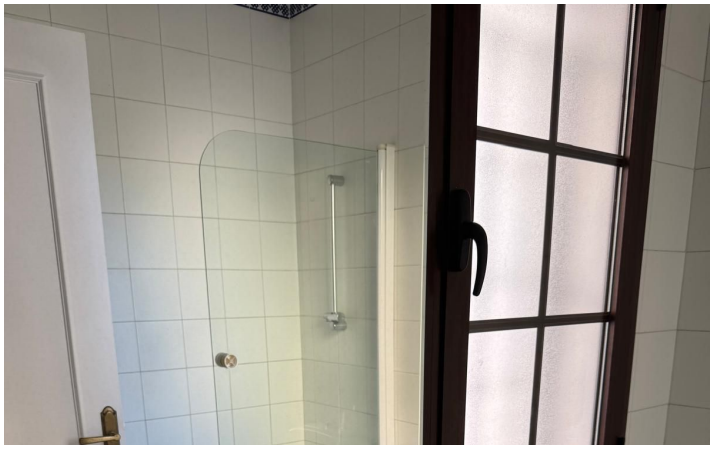
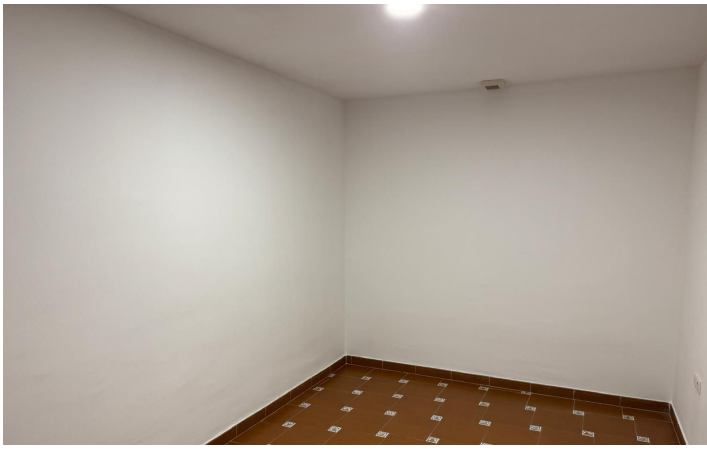
The intimate community fosters a welcoming atmosphere with mature, well-kept gardens and a pool, ensuring low-maintenance luxury. This spectacular home, in a quiet yet central location, is perfect for year-round living or as a savvy investment – contact us today to arrange a viewing!

[View Property Online](#)

# GALLERY







Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640  
Tel: +34 672 816 975  
Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)