



## Rekkehus til salgs i Marbella, Marbella

1 050 000 €

Referanse: R5250643 Soverom: 4 Bad: 4 Bebygget areal: 254m<sup>2</sup> Terrasse: 60m<sup>2</sup>





## Costa del Sol, Marbella

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!



## Egenskaper:

### Funksjoner

Dekket terrasse  
Nær transport  
Privat terrasse  
Lagerrom  
Ensuite bad  
Monterte garderober  
Solarium  
Wifi  
Verktøyrom  
Grill  
Nær kirken  
Fiberoptisk

### Utsikt

Sjø  
Hage  
Gårdsplass  
Urban  
Gate

### Basseng

Kommunal  
Hage  
Kommunal  
Privat

### Orientering

Sør

### Innstilling

Kommersielt område  
I nærheten av golf  
I nærheten av havnen  
Urbanisering  
Nær sjøen  
I nærheten av butikker  
Nær skoler  
By  
Nær marina

### Møbler

Fullt møblert

### Sikkerhet

Inngjerdet kompleks

### Klimakontroll

Klimaanlegg  
Peis

### Betingelse

Glimrende

### Kjøkken

Fullt montert

### Parkering

Garasje  
Privat  
Dekket  
Mer enn en