

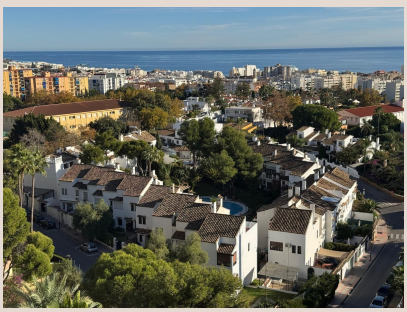
MARBELLA

850,000 €

REFERENCE R5250643

Discover Your Marbella Dream: An Exquisite Townhouse in El Vergel – A Luxury Realty Exclusive

4	4	254 m²	60 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Embrace an unparalleled lifestyle in the heart of the Costa del Sol with this exquisite townhouse, exclusively presented by Luxury Realty. Nestled within the highly coveted Urbanización El Vergel, a serene and exclusive gated community in central Marbella, southern Spain, this property offers a rare blend of tranquillity, privacy, and vibrant urban connectivity. Marbella, renowned globally for its opulent marinas, world-class golf courses, Michelin-starred dining, and an average of 320 days of sunshine a year, truly epitomises luxury Mediterranean living. This unique residence provides the perfect gateway to experience the very best of this prestigious destination.

Urbanización El Vergel stands as a testament to understated elegance. It's a small, intimate enclave celebrated for its peaceful residential atmosphere, lush mature gardens adorned with towering trees, and a beautifully maintained communal pool area. Designed for discerning individuals who value privacy, the community also features inviting BBQ and relaxation zones, fostering a friendly yet discreet environment with just a handful of esteemed neighbours. This secure, gated setting ensures maximum peace of mind, allowing residents to unwind in their personal oasis within the bustling energy of Marbella.

Unrivalled Location at Marbella's Vibrant Core

The townhouse boasts a prime, geographical heart-of-Marbella location, offering immediate access to the region's most iconic attractions. Imagine strolling through the enchanting, flower-filled plazas and cobblestone streets of the picturesque Casco Antiguo (Old Town), just minutes from your doorstep. Experience the sophistication of Avenida Ricardo Soriano, Marbella's bustling central artery, with its designer boutiques, gourmet restaurants, and vibrant café culture. For sun-drenched afternoons, the golden sands of Playa del Faro beach are an effortless 7-minute walk away, inviting you to enjoy the Mediterranean's azure embrace. The convenience extends to everyday necessities, with supermarkets, pharmacies, nurseries, schools, and institutes all within easy reach, making it an ideal choice for families seeking both luxury and practicality. Connectivity is seamless, with easy A-7 access linking you to the expansive La Cañada shopping centre in just 5 minutes by car, and Marbella’s central bus station a mere 3-minute drive.

A Sanctuary of Space and Sophistication

This magnificent townhouse offers an impressive 254 m² of meticulously designed living space, thoughtfully distributed across ground floor, first floor, attic, and semi-basement levels, as per official appraisal. As a fully exterior property, it is bathed in natural light throughout the day, creating an airy and welcoming ambiance. Privacy is paramount, starting with a private entrance featuring its own driveway, two dedicated private parking spaces, and a secluded private garden – an exclusive haven for outdoor enjoyment and ultimate relaxation.

The interior architecture gracefully combines comfort with functionality. The residence comprises four generously sized bedrooms, two of which benefit from luxurious en-suite bathrooms, alongside two additional well-appointed bathrooms and a separate guest toilet, ensuring ample comfort for residents and guests alike. The heart of the home is a spacious open-plan living-dining room, perfect for entertaining, seamlessly flowing into a contemporary open kitchen. This inviting space is further enhanced by a heat-distributing fireplace, creating a warm and intimate atmosphere during cooler evenings. The semi-basement level offers exceptional versatility, housing three additional rooms that can be transformed into a home office, private gym, media room, extra guest accommodation, or simply expansive storage, catering to diverse lifestyle needs.

Captivating Vistas and Modern Comforts

Adding to the property's allure are the tantalising partial views that extend to the sparkling Mediterranean Sea, the majestic Rock of Gibraltar, and even the mystical coastline of North Africa – a constant reminder of Marbella's unique geographical position. Modern comforts have not been overlooked, with newly installed double-glazed aluminium exterior enclosures ensuring optimal insulation, energy efficiency, and a tranquil interior environment. This exquisite home is presented in immaculate condition, ready for immediate occupancy, and comes complete with a valid energy certificate, underlining its commitment to contemporary living standards.

An Astute Investment Opportunity

Beyond its undeniable charm as a residence, this townhouse represents a truly savvy investment in a robust and ever-growing market. Marbella properties have consistently demonstrated strong appreciation, with projections indicating a substantial 15% price growth in 2025, reaching an average of €5,258/m². This trend, coupled with the central location, positions this home for significant capital appreciation. Furthermore, properties in central zones of Marbella command impressive rental yields, typically ranging from 6-11%, offering a lucrative income stream for those considering it as a holiday rental or long-term lease investment. The intimate community, with its mature, well-kept gardens and inviting pool, promises a low-maintenance luxury lifestyle, perfect for year-round living or as an exceptional holiday retreat.

This spectacular property, offering a unique blend of quiet exclusivity and central convenience, is truly an opportunity not to be missed for the discerning buyer. We invite you to experience the allure of this magnificent townhouse firsthand. Contact Luxury Realty today to arrange a private viewing and take the first step towards owning your piece of Marbella paradise.

Details

Reference	R5250643	Property Type	Terraced Townhouse
Status	Sale	Price	850,000 €
Bedrooms	4	Bathrooms	4
Build size	254 m²	Plot Size	–
Terrace	60 m²	Parking places	by request

Features

Pool, Air conditioning, Sea views, Private garden, Parking