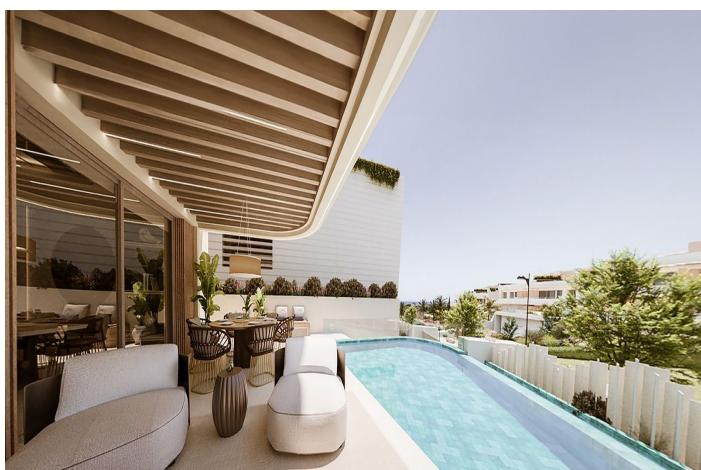




## Ground Floor Apartment for sale in Marbella, Marbella

**3.850.000 €**

Referenz: R5155162   Schlafzimmer: 3   Badezimmer: 4   Grundstücksgröße: 50m<sup>2</sup>   Garten: 350m<sup>2</sup>   Terrasse: 70m<sup>2</sup>





## Costa del Sol, Marbella

Ground-floor Apartment in Dunique Marbella (assignment of contract) Location & Concept Dunique Marbella is a one-of-a-kind beachfront development, contemporary in style and crafted with meticulous attention to detail. The community blends luxury apartments with generous terraces, private gardens, an exclusive club and on-site services. Key Features of the Apartment English Courtyard — a sunken courtyard at basement level providing extra natural light, ventilation and privacy. Finished with decorative gravel, vertical greenery and a Tramex grating structure for optimal airflow. Dark-toned kitchen — elegant design with dark grey fronts, fully fitted with Gaggenau Series 200: oven, microwave, induction hob with integrated extractor, fridge, freezer and dishwasher. Quooker system — 5-in-1 tap delivering boiling, chilled, filtered and sparkling water straight from the faucet. Premium lighting package — black 2700K LED spotlights in the living room, bedrooms and kitchen; recessed ceiling lights; LED strips along skirtings; and ambient lighting in bathroom niches. Gold Home-Automation Package — advanced KNX system with a modern visual interface controlling lighting, air-conditioning, underfloor heating and energy management. Fully operable via smartphone, tablet or smartwatch; includes Alexa voice control and pool-water quality monitoring. Premium security system — RISCO with zoned alarms, cameras in the private garage, magnetic sensors on joinery, control panel with UPS backup, dedicated video server and a high-security safe. Finishes & Equipment PORCELANOSA 100×100 cm flooring throughout. Entrance door with fingerprint reader and full-height internal doors. Primary bedroom walk-in wardrobe with smoked-glass doors and integrated LED lighting. Bathrooms with Duravit and Iconico fixtures; freestanding Solid Surface bathtub. Uponor underfloor heating, managed via the smart-home system. Mitsubishi VRF zoned air-conditioning with touch panels. Private garage with EV charging point. Outdoor Areas Terraces finished with anti-slip PORCELANOSA ceramic tiles. Private garden/patio with vertical greenery elements. LED lighting on terraces and pergolas. Pool/jacuzzi with saline chlorination system. Get in touch to receive the full dossier and discuss purchase options via assignment of contract.



## Eigenschaften:

Merkmale	Orientierung	Klimakontrolle
Überdachte Terrasse	Ost	Klimaanlage
Aufzug	Südost	
In der Nähe des Transports		
Private Terrasse		
Lagerraum		
Doppelverglasung		
Einstellungsschränke		
Solarium		
W-lan		
Fitnessstudio		
Sauna		
Whirlpool		
Grill		
Domotik		
Keller		
Glasfaser		
Zugang für Menschen mit reduzierter Mobilität		
Ansichten	Einstellung	Zustand
Meer	Strand	Exzellent
Berg	In der Nähe von Golf	
Strand	In der Nähe des Meeres	
	In der Nähe von Geschäften	
	In der Nähe der Stadt	
	In der Nähe von Schulen	
	Strand	
	Front Line Beach Complex	
Pool	Möbel	Küche
Gemeinschaft	Teil eingerichtet	Voll ausgestattet
Innenräume		
Privater Pool		
Garten	Sicherheit	Parken
Privater Garten	Gated Complex	Unterirdisch
	24 -Stunden -Sicherheit	
	Alarmanlage	
	Elektrische Jalousien	
Kategorie		
Investition		
Strand		
Luxus		
Aus Plan		