



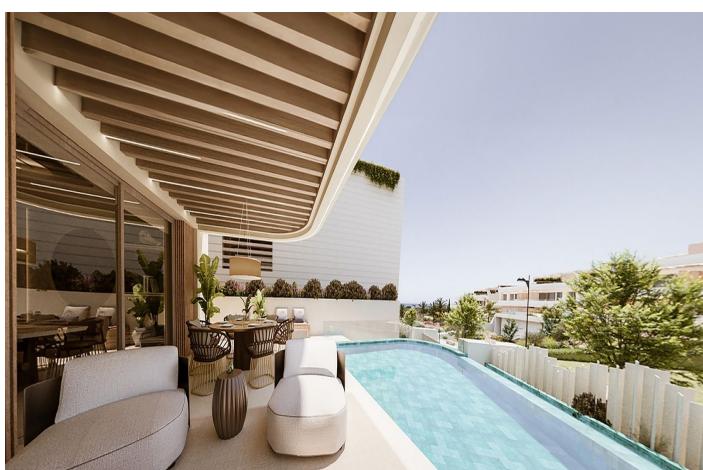
## Ground Floor Apartment for sale in Marbella, Marbella

3 850 000 €

ванная комната:

Ссылка: R5155162 спальни: 3 4

Размер участка: 50м<sup>2</sup> Размер сбоки: 350м<sup>2</sup> Терраса: 70м<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 100x100 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.



## Характеристики:

Функции	Ориентация	Климат -контроль
Покрытая терраса	Восток	Кондиционер
Поднимать	Юго -Восток	
Рядом с транспортом		
Частная терраса		
Хранилище		
Двойное остекление		
Приспособленные шкафы		
Солярий		
Wi-Fi		
Спортзал		
Сауна		
Джакузи		
Барбекю		
Domotics		
Подвал		
Волоконно -оптика		
Доступ для людей с уменьшенной мобильностью		
<b>Виды</b>	<b>Параметр</b>	<b>Состояние</b>
Море	Пляжный	Отличный
Гора	Рядом с гольфом	
Пляж	Рядом с морем	
	Рядом с магазинами	
	Рядом с городом	
	Рядом с школами	
	Пляж	
	Пляжный комплекс	
<b>Бассейн</b>	<b>Мебель</b>	<b>Кухня</b>
Коммунальный	Часть меблирована	Полностью оснащен
В помещении		
Частный бассейн		
<b>Сад</b>	<b>Безопасность</b>	<b>Стоянка</b>
Частный сад	Закрытый комплекс	Подполье
	24 -часовая безопасность	
	Система тревоги	
	Электрические жалюзи	
<b>Категория</b>		
Инвестиции		
Пляж		
Роскошь		
Вне плана		