



## Ground Floor Apartment for sale in Marbella Town, Marbella

3,850,000 €

Reference: R5155162 Bedrooms: 3 Bathrooms: 4 Plot Size: 50m<sup>2</sup> Build Size: 350m<sup>2</sup> Terrace: 70m<sup>2</sup>















## Costa del Sol, Marbella Town

Ground-floor Apartment in Dunique Marbella (assignment of contract) Location & Concept Dunique Marbella is a oneof-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 airconditioning 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.





## **Features:**

Orientation **Climate Control Features Covered Terrace East** Air Conditioning

Lift South East

**Near Transport Private Terrace** Storage Room **Double Glazing Fitted Wardrobes** 

Solarium WiFi Gym Sauna Jacuzzi Barbeque **Domotics Basement** Fiber Optic Access for people with reduced

mobility

Condition Views **Setting** Sea Beachside Excellent

Mountain Close To Golf Beach Close To Sea Close To Shops Close To Town Close To Schools

Front Line Beach Complex

Pool **Furniture** Kitchen Communal Part Furnished **Fully Fitted** 

Beachfront

Indoor **Private** 

Garden Security **Parking Private Gated Complex** Underground

> 24 Hour Security Alarm System **Electric Blinds**

Category Investment **Beachfront** Luxury Off Plan