



## 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:**

CaratteristicheOrientamentoClimate ControlTerrazza copertaEstAria condizionata

Sud -est

Ascensore

Vicino ai mezzi di trasporto

Terrazza privata Ripostiglio Doppio vetro Armadi a muro

Solarium
Wifi
Palestra
Sauna
Jacuzzi
Barbecue
Domotica
Seminterrato

Fibra ottica

Accesso per le persone con mobilità

ridotta

VisteCollocamentoCondizioneMareVicino alla spiaggiaEccellente

Montagna Vicino al golf
Spiaggia Vicino al mare
Vicino ai negozi
Vicino alla città
Vicino alle scuole

Complesso in prima linea di spiaggia

Completamente arredata

Piscina Mobilia Cucina

Sulla spiaggia

Condominiale Parzialmente arredato Interna

GiardinoSicurezzaParcheggioPrivatoComplesso residenziale privatoSotterraneo

Sicurezza 24 ore Sistema di allarme Persiane elettriche

Categoria Investimento Fronte mare Lusso

Sulla Carta

Privata

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