



# 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>




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## Costa del Sol, Marbella Town

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.



## Features:

### Caratteristiche

Terrazza coperta  
 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

### Viste

Mare  
 Montagna  
 Spiaggia

### Piscina

Condominiale  
 Interna  
 Privata

### Giardino

Privato

### Categoria

Investimento  
 Fronte mare  
 Lusso  
 Sulla Carta

### Orientamento

Est  
 Sud -est

### Collocamento

Vicino alla spiaggia  
 Vicino al golf  
 Vicino al mare  
 Vicino ai negozi  
 Vicino alla città  
 Vicino alle scuole  
 Sulla spiaggia  
 Complesso in prima linea di spiaggia

### Mobilia

Parzialmente arredato

### Sicurezza

Complesso residenziale privato  
 Sicurezza 24 ore  
 Sistema di allarme  
 Persiane elettriche

### Climate Control

Aria condizionata

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo