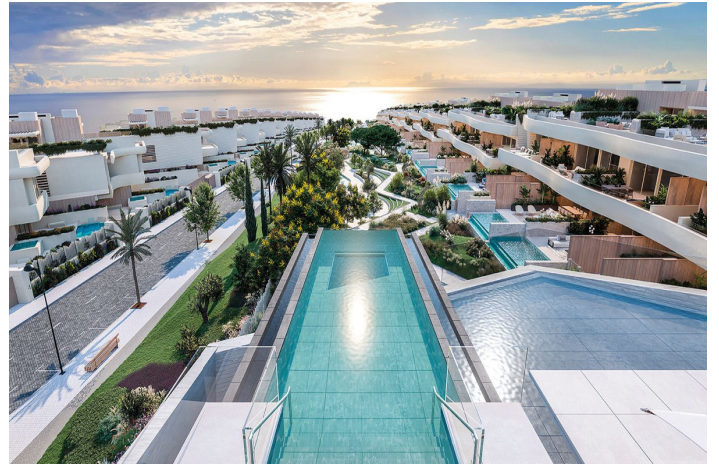




Ground Floor Apartment for sale in Marbella, Marbella

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

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:

### Features

Covered Terrace  
Lift  
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

### Orientation

East  
South East

### Climate Control

Air Conditioning

### Views

Sea  
Mountain  
Beach

### Setting

Beachside  
Close To Golf  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront  
Front Line Beach Complex

### Condition

Excellent

### Pool

Communal  
Indoor  
Private

### Furniture

Part Furnished

### Kitchen

Fully Fitted

### Garden

Private

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds

### Parking

Underground

### Category

Investment  
Beachfront  
Luxury  
Off Plan