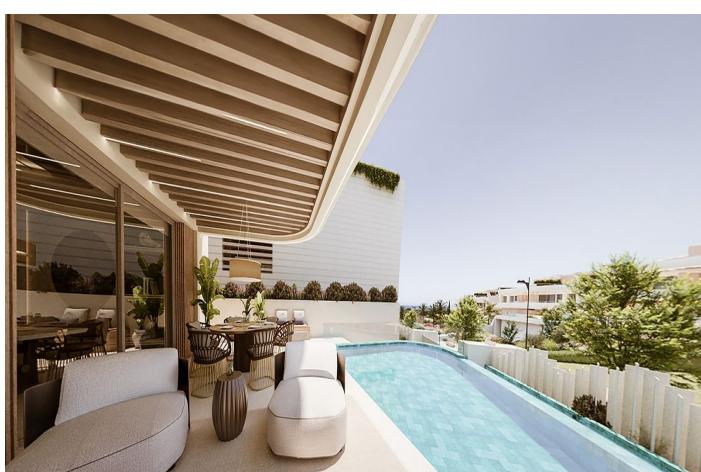




## Ground Floor Apartment for sale in Marbella, Marbella

**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	Orientation	Climate Control
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		
Views	Setting	Condition
Sea	Beachside	Excellent
Mountain	Close To Golf	
Beach	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Beachfront	
	Front Line Beach Complex	
Pool	Furniture	Kitchen
Communal	Part Furnished	Fully Fitted
Indoor		
Private		
Garden	Security	Parking
Private	Gated Complex	Underground
	24 Hour Security	
	Alarm System	
	Electric Blinds	
Category		
Investment		
Beachfront		
Luxury		
Off Plan		