



# Wohnung im Erdgeschoss zum Verkauf in Marbella, Marbella

3.850.000 €

Referenz: R5155162 Schlafzimmer: 3 Badezimmer: 4 Grundstücksgröße: 50m<sup>2</sup> Garten: 350m<sup>2</sup> Terrasse: 70m<sup>2</sup>





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## 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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
 Aufzug  
 In der Nähe des Transports  
 Private Terrasse  
 Lagerraum  
 Doppelverglasung  
 Einstellungsschränke  
 Solarium  
 W-lan  
 Fitnessstudio  
 Sauna  
 Whirlpool  
 Grill  
 Domotik  
 Keller  
 Glasfaser  
 Zugang für Menschen mit reduzierter  
 Mobilität

### Orientierung

Ost  
 Südost

### Klimakontrolle

Klimaanlage

### Ansichten

Meer  
 Berg  
 Strand

### Einstellung

Strand  
 In der Nähe von Golf  
 In der Nähe des Meeres  
 In der Nähe von Geschäften  
 In der Nähe der Stadt  
 In der Nähe von Schulen  
 Strand  
 Front Line Beach Complex

### Zustand

Exzellent

### Pool

Gemeinschaft  
 Innenräume  
 Privat

### Möbel

Teil eingerichtet

### Küche

Voll ausgestattet

### Garten

Privat

### Sicherheit

Gated Complex  
 24 -Stunden -Sicherheit  
 Alarmanlage  
 Elektrische Jalousien

### Parken

Unterirdisch

### Kategorie

Investition  
 Strand  
 Luxus  
 Aus Plan