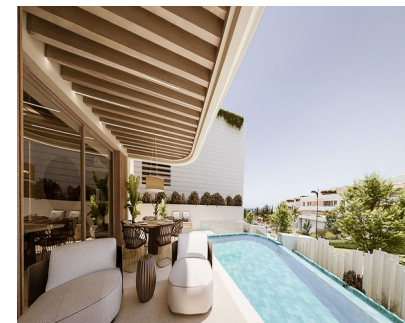
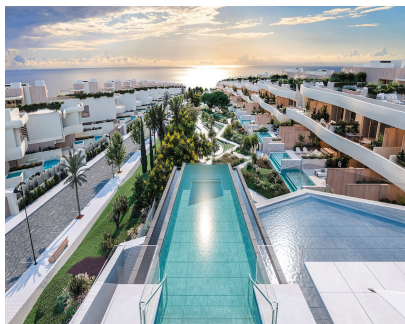


Sales - Apartment - Marbella
3.850.000€

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Marbella

Apartment



3



4



350 m2



50 m2

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.

Setting ✓ Beachfront ✓ Beachside ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Front Line Beach Complex	Orientation ✓ East ✓ South East	Condition ✓ Excellent	Pool ✓ Communal ✓ Private ✓ Indoor	Climate Control ✓ Air Conditioning	Views ✓ Sea ✓ Mountain ✓ Beach
Features ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Solarium ✓ WiFi ✓ Gym ✓ Sauna ✓ Storage Room ✓ Access for people with reduced mobility ✓ Jacuzzi ✓ Barbeque ✓ Double Glazing ✓ Domotics ✓ Basement ✓ Fiber Optic	Furniture ✓ Part Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Private	Security ✓ Gated Complex ✓ Electric Blinds ✓ Alarm System ✓ 24 Hour Security	Parking ✓ Underground
Category ✓ Beachfront ✓ Investment ✓ Luxury ✓ Off Plan					