



# Begane grond appartement te koop in Marbella, Marbella

3.850.000 €

Referentie: R5155162 Slaapkamers: 3 Badkamers: 4 Plotgrootte: 50m<sup>2</sup> Perceelgrootte: 350m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Berging  
Dubbele beglazing  
Inbouwkasten  
Zonbank  
WiFi  
Sportschool  
Sauna  
Jacuzzi  
Barbecue  
Domotics  
Kelder  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Mountain Bekeken  
uitzicht op het strand

### Zwembad

Gemeenschappelijk zwembad  
binnenzwembad  
private Pool

### Tuin

private Garden

### Categorie

Investering  
Aan zee  
Luxe  
Off Plan

### Zonorientatie

Oosten  
Zuidoost Zonoriëntatie

### Ligging

Dicht bij strand  
Dichtbij golfbaan  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Eerstelijns strand  
Eerste lijn strandontwikkeling

### Meubilering

Gedeeltelijk gemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Alarmsysteem  
Elektrische rolluiken

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage