

## Apartment for sale in Marbella, Costa del Sol

3 Bedrooms | 4 Bathrooms | 350 m<sup>2</sup> Interior | 70 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

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.