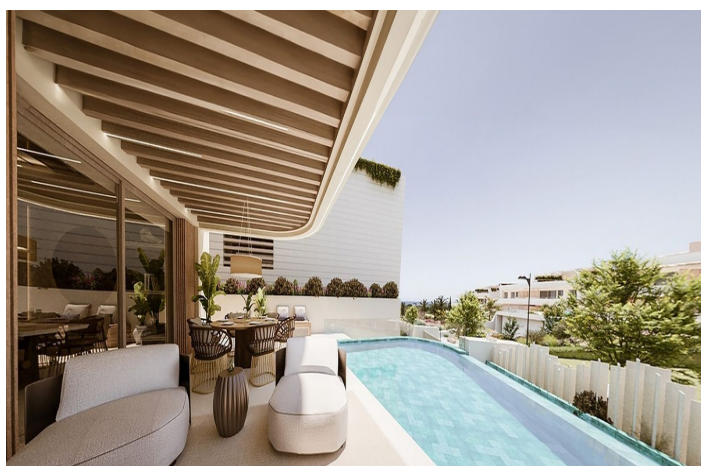
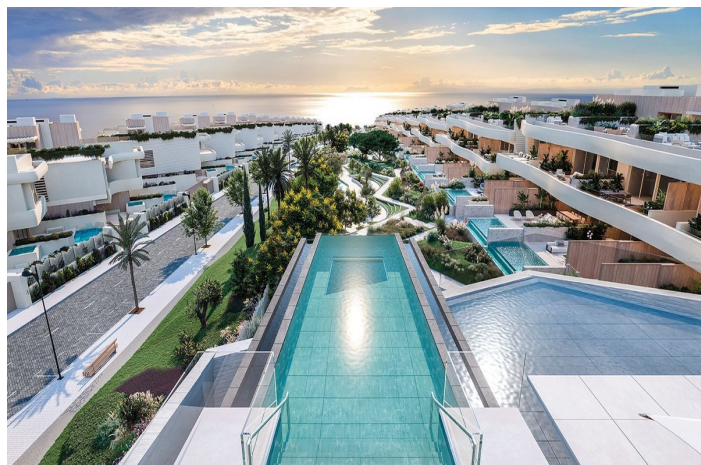




## Lejlighed i stueetagen til salg i Marbella, Marbella

3.850.000 €

Reference: R5155162   Soveværelser: 3   Badeværelser: 4   Grundstørrelse: 50m<sup>2</sup>   Byg Størrelse: 350m<sup>2</sup>   Terrasse: 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.



## Funktioner:

### Funktioner

Dækket terrasse  
Elevator  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Dobbeltvindue  
Monterede garderober  
Solarium  
Wifi  
Gymnastiksal  
Sauna  
Jacuzzi  
Grill  
Domotics  
Kælder  
Fiberoptik  
Adgang for mennesker med reduceret mobilitet

### Synspunkter

Hav  
Bjerg  
Strand

### Pool

Kommunal  
Indendørs  
Privat

### Have

Privat

### Kategori

Investering  
Beachfront  
Luksus  
OFF PLAN

### Orientering

Øst  
Sydøst

### Indstilling

Strandside  
Tæt på golf  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Beachfront  
Front Line Beach Complex

### Møbel

Del møbleret

### Sikkerhed

Gated kompleks  
24 timers sikkerhed  
Alarmsystem  
Elektriske persienner

### Klimakontrol

Aircondition

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Underjordisk