

# Ground Floor Apartment in Marbella

Price € 3,850,000

Bedrooms	3
Bathrooms	4
Build Size	350 m <sup>2</sup>
Terrace	70 m <sup>2</sup>
Plot Size	470 m <sup>2</sup>

## SETTING

- ✓ Beachfront
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Beachside
- ✓ Close To Sea
- ✓ Front Line Beach Complex
- ✓ Close To Golf
- ✓ Close To Town

## ORIENTATION

- ✓ East
- ✓ South East

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Private
- ✓ Indoor

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Beach

## FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ WiFi
- ✓ Storage Room
- ✓ Barbeque
- ✓ Basement
- ✓ Lift
- ✓ Private Terrace
- ✓ Gym
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Sauna
- ✓ Jacuzzi
- ✓ Domotics

## FURNITURE

- ✓ Part Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Electric Blinds
- ✓ Alarm System

## PARKING

- ✓ Underground

## CATEGORY

- ✓ Beachfront
  - ✓ Off Plan
  - ✓ Investment
  - ✓ Luxury
- 

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.

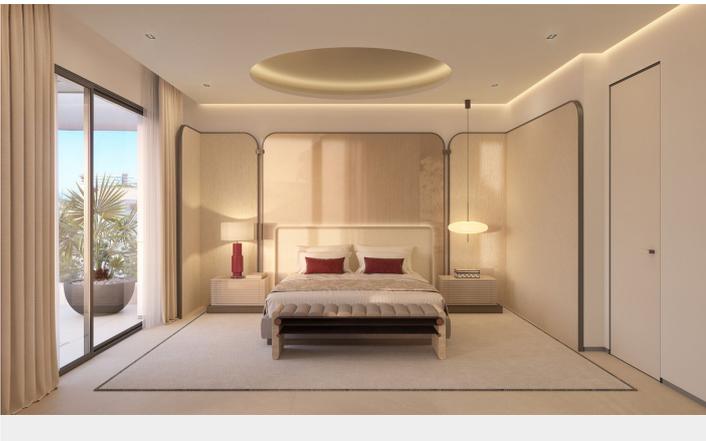
LED lighting on terraces and pergolas.

Pool/jacuzzi with saline chlorination system.

Get in touch to receive the full dossier and discuss purchase options via assignment of contract.

[View Property Online](#)

## GALLERY



Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)