LUNDE & NIETO

PROPERTIES -



Grov etasje leilighet til salgs i Marbella, Marbella

3 850 000 €

Referanse: R5155162 Soverom: 3 Bad: 4 Plottstørrelse: 50m² Bebygget areal: 350m² Terrasse: 70m²











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Costa del Sol, Marbella

Ground-floor Apartment in Dunique Marbella (assignment of contract) Location & Concept Dunique Marbella is a oneof-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 airconditioning 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.

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Egenskaper:

Funksjoner Klimakontroll Orientering Dekket terrasse Øst Klimaanlegg

Løfte Sørøst

Nær transport Privat terrasse Lagerrom Dobbeltvindu

Monterte garderober

Solarium Wifi

Treningsstudio

Badstue Jacuzzi Grill

Domotikere Kjeller

Fiberoptisk Tilgang for personer med redusert

mobilitet

Utsikt Innstilling **Betingelse** Glimrende Siø Stranden

Fjell I nærheten av golf

Strand Nær sjøen

I nærheten av butikker

Nær byen Nær skoler Strandfront

Front Line Beach Complex

Møbler Kjøkken **Basseng** Kommunal Del møblert Fullt montert

Innendørs **Privat**

Hage Sikkerhet

Privat Inngjerdet kompleks

24 timers sikkerhet Alarmsystem

Elektriske persienner

Kategori Investering Strandfront Luksus Av planen

Parkering

Underjordisk