

MARBELLA
SUNSET

UNIT 10



UNIT 10

· Mediterranean Lifestyle ·

MARBELLA SUNSET

*A one-of-a-kind
apartment with the
feel of a villa in one
of Marbella's most
sought-after areas.*



Price
1.150.000 €



FURNITURE
INCLUDED



AREA 164 m²



3 BEDROOMS



GARDEN & SEA VIEWS



PARKING 2 CARS



TERRACE 82,3 m²



2+1 BATHROOMS



2 POOLS



1 STORAGE ROOMS



*Large windows that
create a sense of
continuity with the
large terrace and
outdoor spaces.*









Floor Plan

BUILT AREA

Total Built Area	164,10 m ²
Covered Terrace	68,35 m ²
Uncovered Terrace	13,95 m ²
Garden	19,45 m ²

USABLE AREA

Hall	6,90 m ²
Hallway	4,70 m ²
Main room-dining-kitchen	45,10 m ²
Guest bathroom	3,45 m ²
Bathroom 1	4,40 m ²
Main bathroom	5,10 m ²
Bedroom 1	11,20 m ²
Bedroom 2	13,45 m ²
Master Bedroom	21,20 m ²
Private Garden	16,65 m ²
Covered Terrace	66,95 m ²
Uncovered Terrace	11,20 m ²



Qualities & Brands

Top qualities in a privileged area of Marbella



FLOORING

Interior floors acoustically insulated and tiled by Grupo Porcelanosa.

All exterior floors and wet-rooms inside the property are antislip tiles by Grupo Porcelanosa.



HOME-AUTOMATION INSTALLATION

'Free@home' *home automation* system for the whole house, including:

- *Control of all lighting with brightness control in living room and master bedroom.*
- *General off-switch for the whole house.*
- *Centralised switch-off for electric window blinds.*
- *Flood-sensor in wet-areas.*
- *Smoke-detector in kitchen.*
- *Viewing screen and control at house entrance.*

Control of the whole installation via smartphone, tablet or computer.



INTERIOR JOINERY

Entrance doors with a special *design, with vertical staves in wengé colour, made of iroko wood or similar, with a multi-anchor security lock and hidden anti-crowbar hinges.*

Room doors:

- **Option A:** With texturized wood veneer
- **Option B:** Smooth, white lacquered and windowless with hidden hinges.



KITCHENS

Kitchens by BD Appliances Siemens



BATHROOMS

All bathroom fittings, wall-mounted toilets, taps and accessories by Grupo Porcelanosa.





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