



DUNIQUE

MARBELLA

BEACHFRONT LIVING





**E X P E R I E N C E**  
of *architecture & nature*

Located next to the protected dune ecosystem where the sound of the waves and the breeze lulls the soul, **DUNIQUE** stands as a magnificent residential complex with contemporary lines that embraces its surroundings.

Each home has been carefully designed to offer a quiet, intimate life in full connection with nature. With an immediate environment of gardens of indigenous flora, swimming pools and a social club that serves as a link with the surrounding nature.



*Welcome to the incomparable world of*

# D U N I Q U E

M A R B E L L A

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Dunique is an exceptional place that offers a unique living experience where sophistication meets nature in perfect balance.





## VERY CLOSE

to the iconic places of the  
*Costa del Sol*

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Marbella, elegance and tradition in every corner. Its streets are filled with energy while preserving its charm but bathed in its characteristic sophistication. Its immediate surroundings are not far behind... Twenty-eight kilometres of coastline, four marinas, fourteen golf courses and a privileged climate make it an incomparable destination...

In Puerto Banús, the docks are home to the most sophisticated yachts, icons of elegance and opulence. Internationally renowned shops adorn their windows with unique and exclusive pieces, while the trendy restaurants and bars of the Golden Mile awaken the senses with exquisite flavours and signature cocktails. Here, the nights come alive to the rhythm of music, creating a symphony of fun that never stops.





The Costa del Sol rises like a magnet for golf lovers. Its courses, silent witnesses of great sporting feats, stretch out like green carpets that disappear into the horizon.

There is no better way to explore the calm waters of the Mediterranean Sea that bathe Marbella than by sailing along the coastline, admiring a sunset with Gibraltar and Morocco in the background or enjoying dolphin watching. In this coastal city, the possibilities are endless.

Marbella is *culture, leisure and glamour*, one of the most exclusive cities in the Mediterranean and the pride of the *Costa del Sol*.



# LOCATION



**DUNIQUE**  
MARBELLA

MEDITERRANEAN SEA





# OUTDOOR

Natural fusion between architecture and landscape,  
the privilege of having a magnificent protected  
coastal ecosystem, integrated into its property.





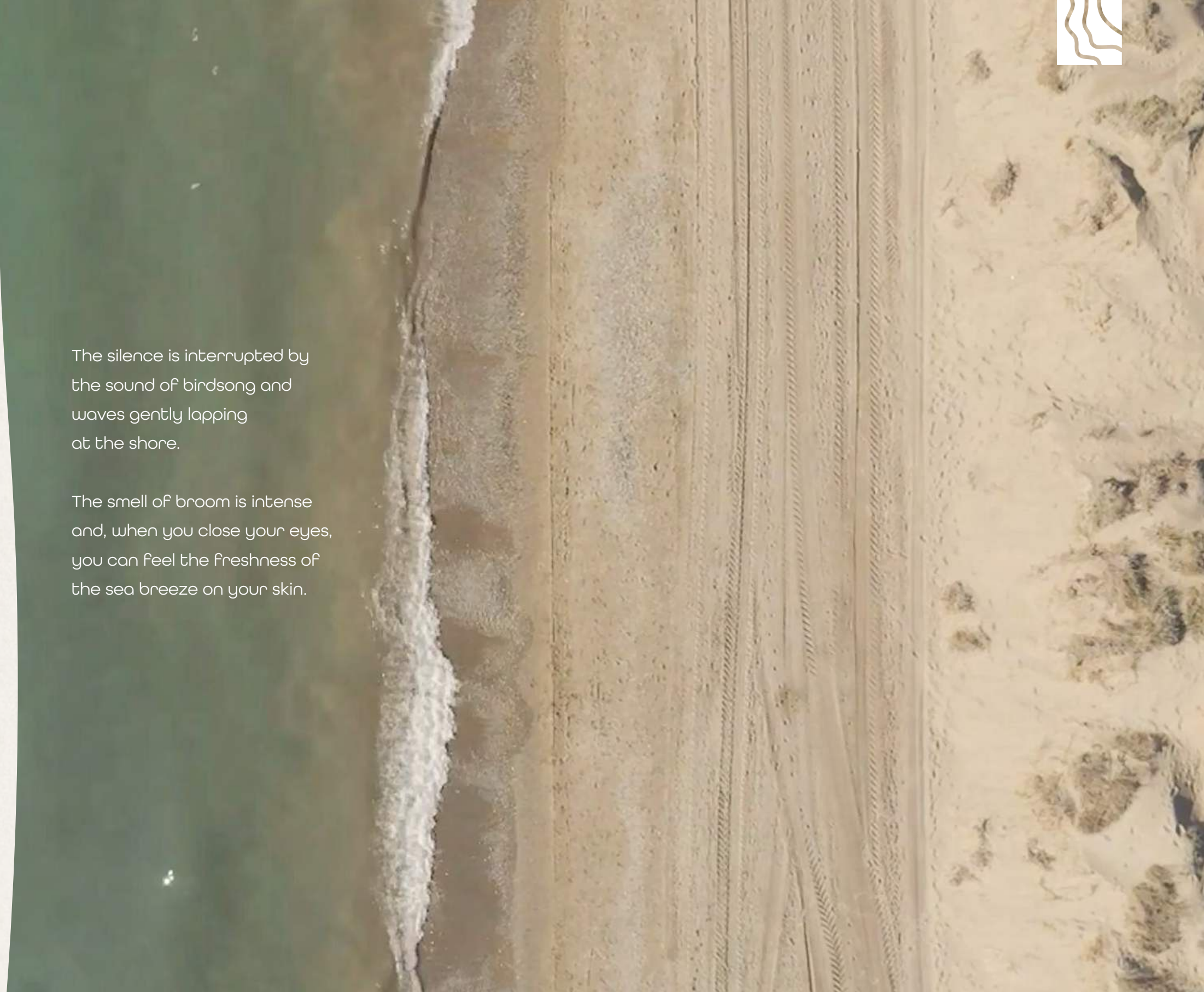


**THE PROTECTED**  
*environment* of the dunes

Dunique is perfectly integrated,  
offering an experience where  
nature becomes the protagonist;  
a rare ecological jewel that  
captivates the senses.

El Barronal de la Morena is a dune  
system of high ecological value  
due to its unique Mediterranean  
character, located within the area  
of El Rosario - Las Chapas.

It covers about 36.000 sqm with  
a length of 200m parallel to the  
beach. An ecosystem rich in animal  
and plant species.



The silence is interrupted by  
the sound of birdsong and  
waves gently lapping  
at the shore.

The smell of broom is intense  
and, when you close your eyes,  
you can feel the freshness of  
the sea breeze on your skin.





ETERNALLY  
united to the *sand*

The coexistence of plant and animal species in this environment forms a unique ecosystem. We present some of the stars of this community, emblematic plants of the Mediterranean climate, origin of stories and legends.



*Phoenix canariensis.*

CANARY PALM. Due to its beauty, ease of adaptation and resistance, it is one of the most widely used palms in gardening.



*Olea Europaea Silvestris.*

ACEBUCHE. The wild olive tree is known as the acebuche. It is an evergreen tree that can reach 8 metres in height.



*Olea Europaea.*

OLIVE TREE. Long-lived, it can reach up to 15 m in height, with a wide crown and a thick, twisted trunk. It is a typical Mediterranean species.



*Juniperus sabina.*

SABINA. It is a stunted woody plant, which grows more in width than in height. It can form a small tree with a twisted trunk.



*Retama dasycarpa.*

RETAMA. It is found in junipers, scrublands, and pine groves in the mobile or semi-fixed coastal dunes.



*Pistacia lentiscus.*

LENTISCO. Evergreen, as it ages it develops thick trunks and a large number of branches. In suitable areas, it can grow into a tree of up to 7m.



*Pancratium maritimum.*

SEA LILY is found on sandbanks and fixed dunes. The flowers are large and showy, white, very similar to daffodils and very aromatic.



*Phoenix dactylifera.*

DATE PALM. Single trunk, often with shoots at the base, up to 30 m high and 20 to 50 cm in diameter, covered with the remains of old leaves.

## T H E G A R D E N

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Dunique is nestled in extensive gardens that slope down towards the sea. A place to relax and socialise, revel in the majesty of the ocean and reconnect with nature. A magical corner where peace and serenity intertwine.





The advantages of this tiered garden are innumerable. The visual fusion of dunes, beach and vegetation creates a perfect harmony. The carefully designed meadow and shaded areas invite you to relax and contemplate.

The viewpoints overlooking the sea are selected points from which to contemplate the landscape that ends on the maritime horizon.

The native, low-water consumption vegetation is masterfully interwoven forming a tapestry of colours and textures that blend in with the natural surroundings.



*Common chaffinch*



*Greenfinch*



*Goldfinch*



But it is **T H E W A T E R** that is the true architect of this garden that meanders between the levels, creating pools, small waterfalls and ponds that refresh the atmosphere. The gentle sound of flowing water becomes a *symphony that accompanies the walk.*



W A T E R as the leading *character*



## S O C I A L   H U B

A multifunctional complex dedicated to wellness that promotes a healthy and relaxed lifestyle in contact with nature. The different spaces comprise:

Turkish Bath & Sauna

Indoor Heated Pool

Avant-garde Indoor Gym

Fully Equipped Outdoor Gym

Meditation & Yoga area

Suspended infinity pool

Rooftop lounge & Bar

Co-working Space





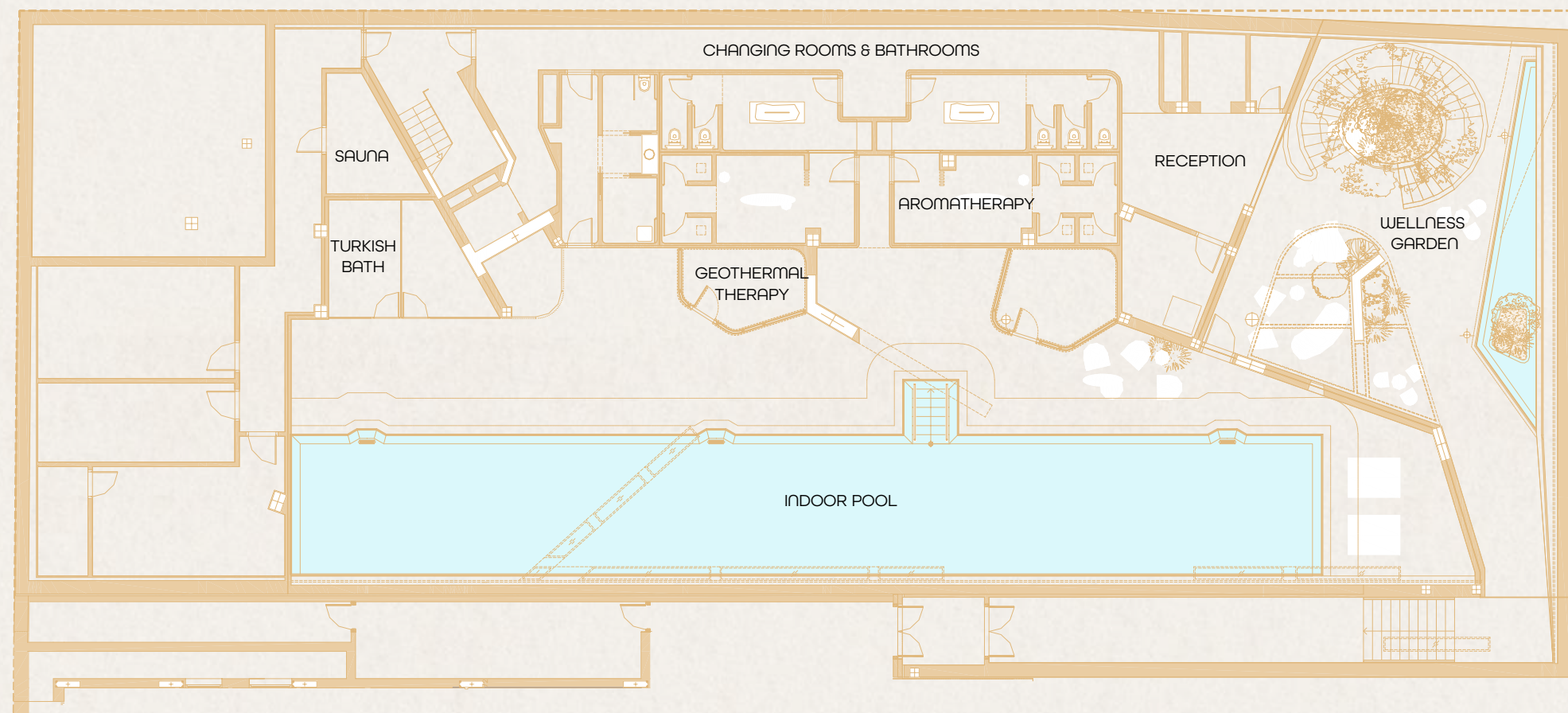
**A N I C O N I C**  
space inspired by the  
connection between  
the mountain, the *dunes*  
and the sea.







## Social Hub LOWER LEVEL



## HEALTH CENTRE

Sophisticated and designed for wellness, discover the advantages of a professional SPA just a few steps from home.

Welcome to this sublime refuge designed to offer you an experience of relaxation and renewal in a serene and silent environment, ideal for escaping the hustle and bustle of the outside world and finding inner harmony.

Functional spaces that *cater to the soul*.

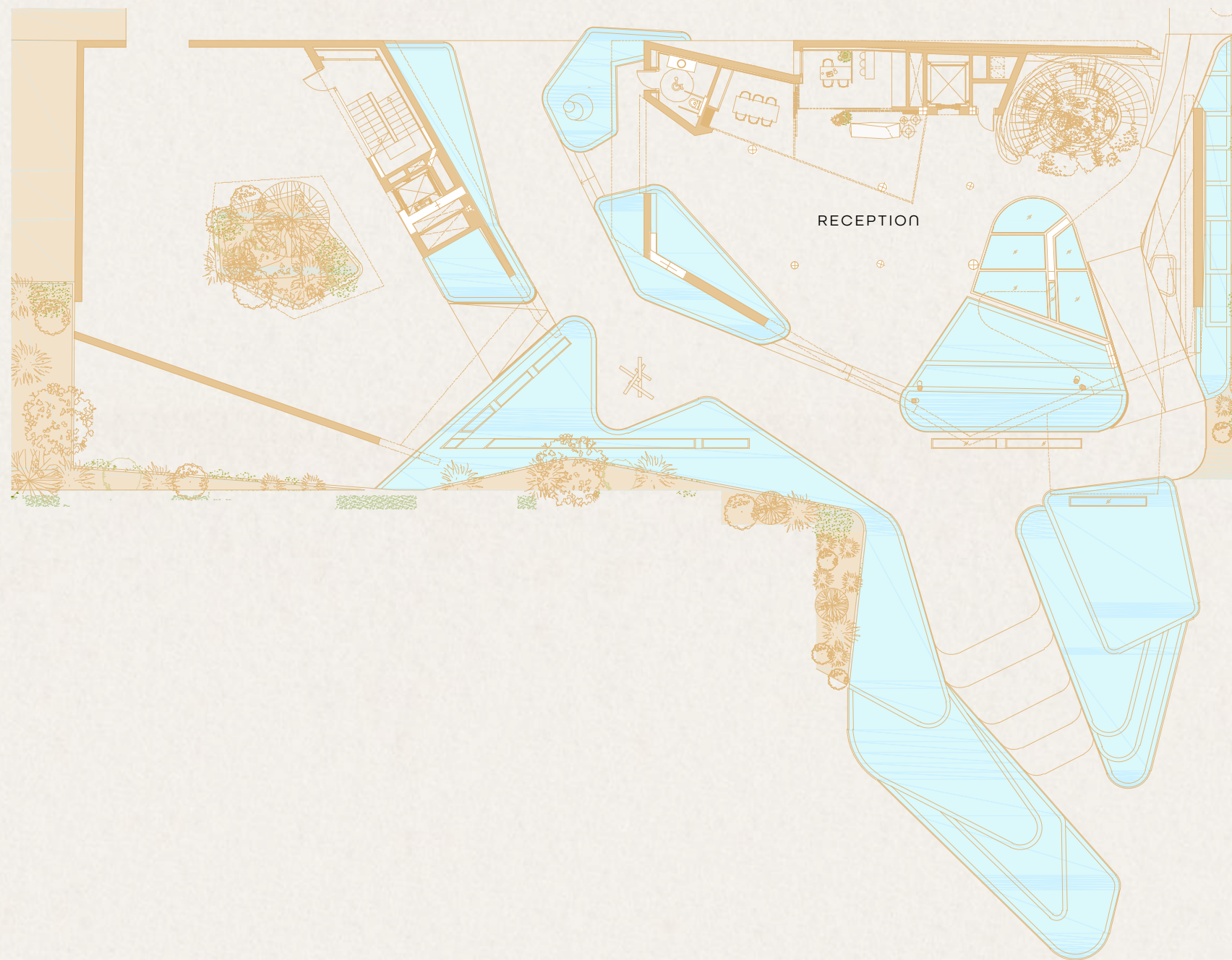




Choose between **RELAXING OR EXERCISING**  
in the indoor swimming pool of almost Olympic dimensions. A conditioned space  
*to enjoy all year round.*



## Social Hub **FIRST LEVEL**

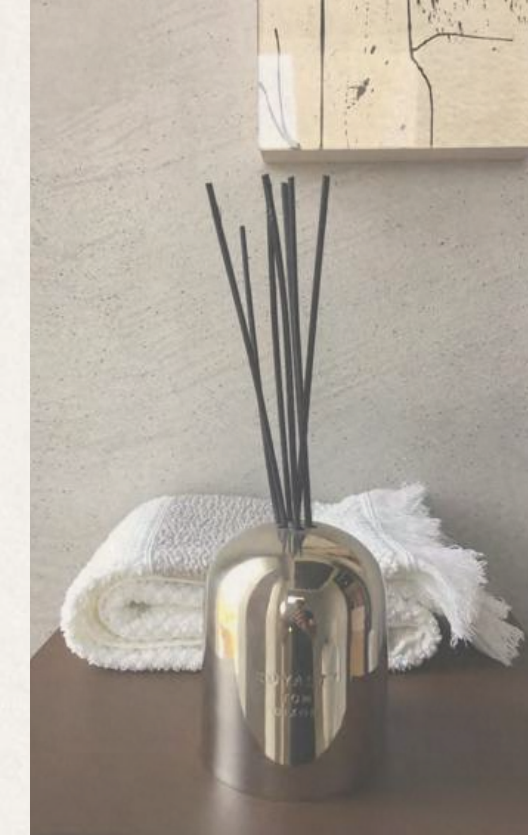


### Indoor & Outdoor **G Y M**

Your ultimate destination to get your body in shape and cultivate a healthy lifestyle. Our indoor and outdoor facilities are equipped with the best exercise machines, designed to help you achieve your goals in a peaceful and uplifting environment.

### **M E D I T A T I O N & Y O G A**

The Yoga Garden is a sanctuary of tranquillity and harmony designed to nourish your body, mind and spirit. Our space is strategically located at the top of the Social Club and will boast breathtaking views of the Mediterranean Sea and the beauty of the surrounding nature. Immerse yourself in an atmosphere of peace and serenity while practicing yoga and meditation.





Social Hub **UPPER LEVEL**



Social Hub **ROOFTOP LEVEL**





## ROOFTOP lounge & bar

An ideal spot to take refuge at nightfall, when the last rays of sunlight fall over the immensity of the sea.

Take a dip and cool off in the impressive infinity pool suspended more than 8 meters above the ground or end the day relaxing on the Balinese beds in the chill-out area.

Enjoy original cocktails in a relaxed atmosphere, while marvelling at the beauty of the sea and the endless views.





# INDOOR

Pure lines, ample spaces, and finishes to please the touch. Light as an architect who kindly manages the clarity of southern Spain.



32 semi detached *villas*







## *The* VILLAS

A multifunctional complex dedicated to enjoying life, promoting a healthy and relaxed lifestyle in contact with nature.

The abundant Mediterranean light is maximised through large windows and open spaces, creating a feeling of brightness and spaciousness throughout the villa.





From the double-height entrance hall, you will be greeted by an architecture that stands out for its elegance and contemporary style. The semi-detached villas are distributed over several floors to provide a spacious and functional space.



## *Sunny* TERRACES

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The perfect place for a get-together with friends, spend the day by the pool or simply relax and enjoy a delicious meal.

The spacious and sunny terraces are perfect spaces to enjoy the open air and the Mediterranean climate. A private garden, swimming pool and jacuzzi complete the outdoor offer.





The ground floor welcomes you with an open-plan layout, where the living room, dining room and kitchen merge into a *welcoming* and *bright* environment.



A spacious social area becomes the perfect setting to delight the senses and share experiences.

Spectacular kitchens equipped with state-of-the-art appliances and cutting-edge features. Here, you can awaken your culinary passion.





## PRIVATE *area*

The first floor houses the bedrooms,  
designed for maximum comfort.

Whether you choose a 3 or 4-bedroom  
villa, each room is carefully designed  
and equipped with high-quality finishes.





The well-being of residents is a priority at Dunique, that's why bedrooms offer a quiet and relaxing space in which to rest and recharge your batteries.







The bathrooms are designed with *exquisite finishes and textures* that envelop you in a luxurious ambience. From ceramics and stone to elegant accessories, every detail has been carefully selected to offer you an exceptional intimate experience.



## S O L A R I U M

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A magical place where to enjoy  
magnificent sunny days.

One of the jewels of these semi-detached  
villas is the solarium. This space is the  
perfect place to hold meetings, enjoy  
outdoor dining or simply unwind.





## MULTIFUNCTIONAL *space*

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This area adapts to your needs and gives you the chance to enjoy unforgettable moments of leisure. Turn it into your own private cinema, including a wine cellar, a games room or a cosy bar where you can share moments of fun.

The possibilities are endless.



Villa

## GROUND FLOOR - A3

Situation by semi-detached

Main elevation



4 bedrooms | 4 bathrooms | 1 toilet

Private pool and garden

Solarium with terrace and jacuzzi

Garage | Multi-purpose area

Total villa built area: 436,96 sqm

Total villa usable area: 339,82 sqm

Total outdoor usable area: 352,54 sqm

Usable area according to decree 218/2005: 373,81 sqm



Villa

## FIRST FLOOR - A3

Situation by semi-detached

Main elevation



4 bedrooms | 4 bathrooms | 1 toilet

Private pool and garden

Solarium with terrace and jacuzzi

Garage | Multi-purpose area

Total villa built area: 436,96 sqm

Total villa usable area: 339,82 sqm

Total outdoor usable area: 352,54 sqm

Usable area according to decree 218/2005: 373,81 sqm



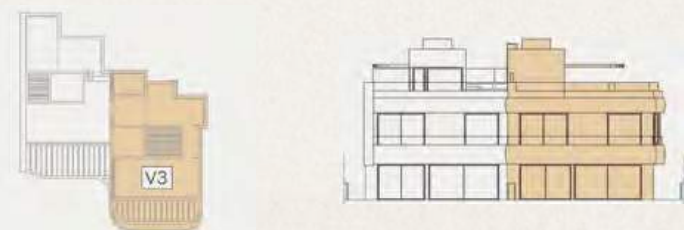


*Villa*

## BASEMENT FLOOR - A3

Situation by semi-detached

Main elevation



4 bedrooms | 4 bathrooms | 1 toilet

Private pool and garden

Solarium with terrace and jacuzzi

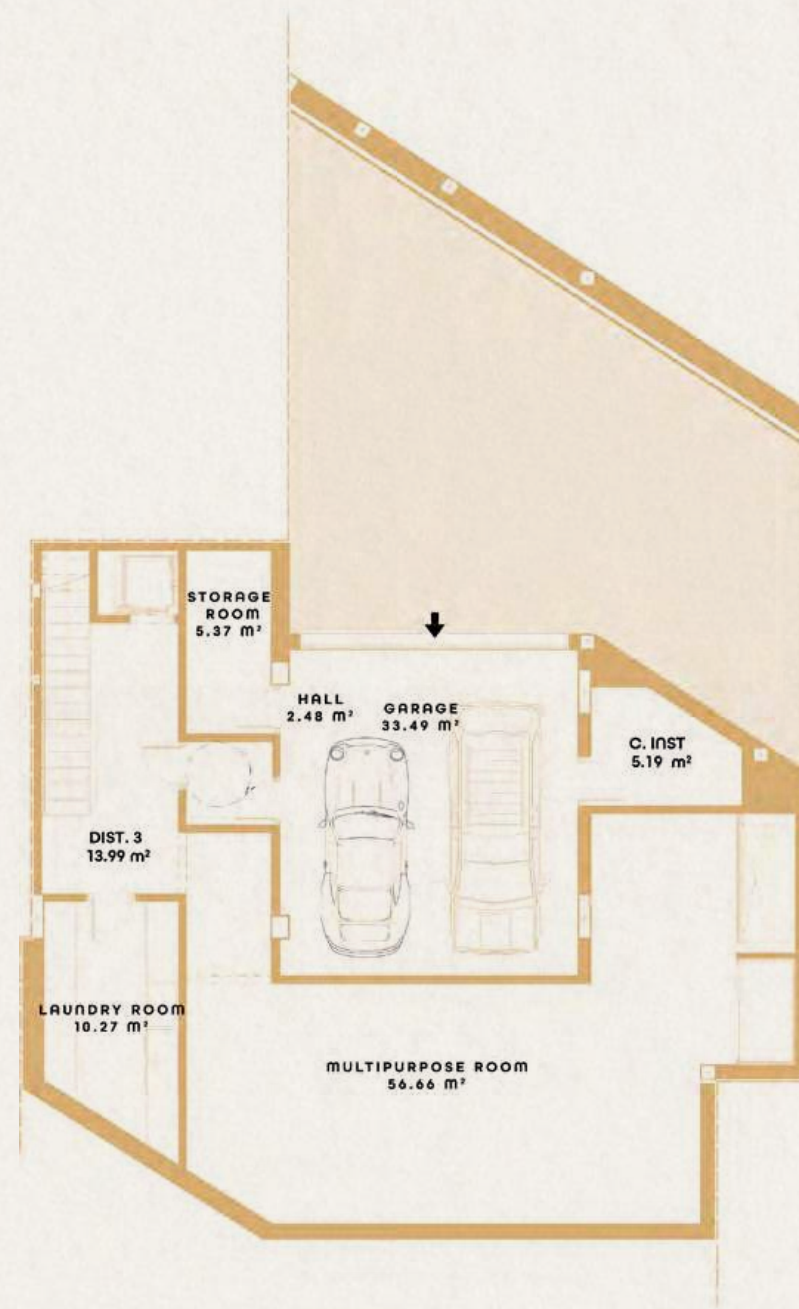
Garage | Multi-purpose area

Total villa built area: 436,96 sqm

Total villa usable area: 339,82 sqm

Total outdoor usable area: 352,54 sqm

Usable area according to decree 218/2005: 373,81 sqm



*Villa*

## SOLARIUM - A3

Situation by semi-detached

Main elevation



4 bedrooms | 4 bathrooms | 1 toilet

Private pool and garden

Solarium with terrace and jacuzzi

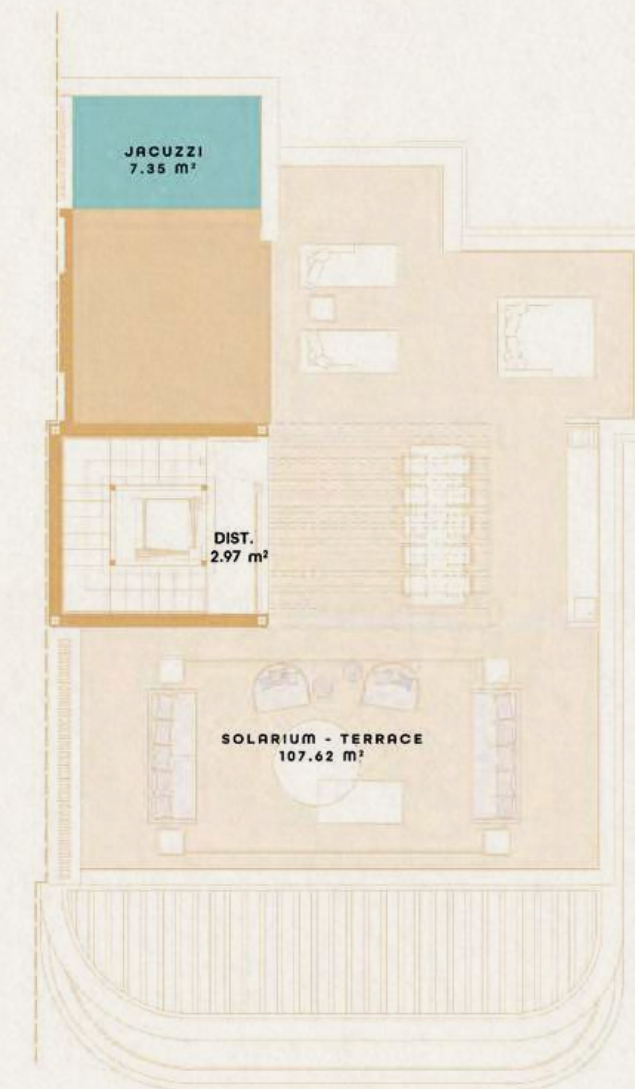
Garage | Multi-purpose area

Total villa built area: 436,96 sqm

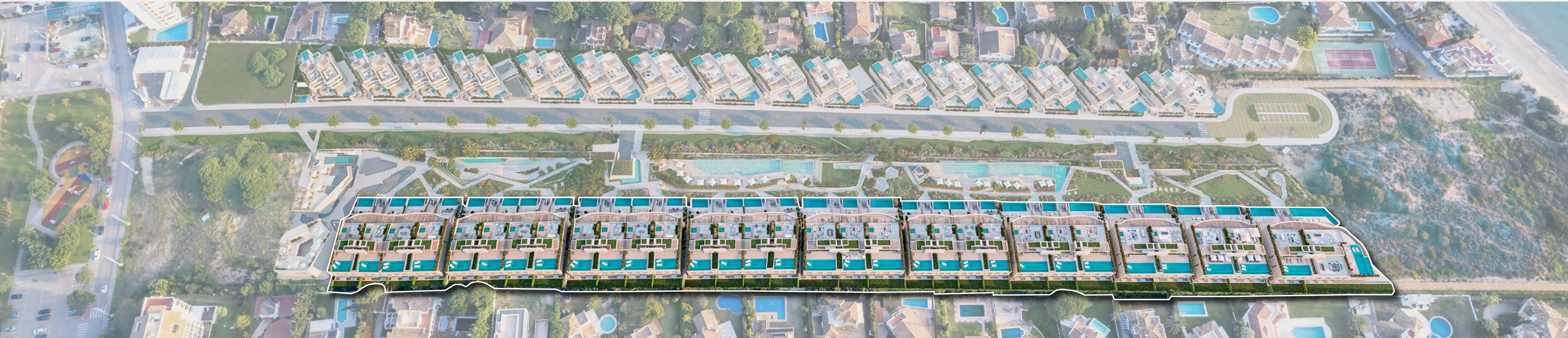
Total villa usable area: 339,82 sqm

Total outdoor usable area: 352,54 sqm

Usable area according to decree 218/2005: 373,81 sqm



64 stunning *apartments*





## *The* APARTMENTS

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Imagine waking up every morning immersed in the natural music of the sound of gently flowing water in the gardens, while the first rays of sunlight stream through your windows.

Step out onto the terrace, breathe deeply and feel how the sea breeze caresses you, transporting you to a state of serenity and tranquillity.





The interiors reflect a perfect blend of elegance and sophistication, with top-quality finishes that honour a life of true luxury.





Enjoy the *discreet elegance, exceptional privacy and unpretentious luxury* that only **DUNIQUE** can offer.



The apartments at **DUNIQUE** have been meticulously designed to offer an *unparalleled living experience*. Spaces open to the surrounding landscape and connected to each other to foster communication.





*Large* TERRACES





## PRIVATE *area*

All bedrooms at DUNIQUE are open to the Mediterranean, designed for comfort and inspired by 6-star resorts.





A haven of *privacy* and *tranquillity* surrounded by evocative shapes, textures and high-quality materials. In this setting of elegance, your private moments will come to life in an environment uniquely designed to satisfy your most intimate desires.



Welcome to a space where  
*sophistication blends with calm,*  
giving you a unique home to enjoy  
beauty at every moment.





## SOLARIUM

A spectacular private solarium also crowns each penthouse and invites you to delight in magnificent views and make the most of the southern Andalusian sun. Relax by the outdoor swimming pool, creating unforgettable moments in an atmosphere of unparalleled elegance.





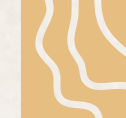




## MULTIFUNCTIONAL *space*

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All ground-floor apartments will feature a multifunctional area that provides you with endless possibilities when it comes to deciding on a configuration. Let your imagination run wild and create a versatile and elegant space to suit your leisure preferences.



# PENTHOUSE - B3

Location by block



4 bedrooms | 4 bathrooms | 1 toilet

Private swimming pool

Solarium with terrace and Jacuzzi

Garage

Total built area:	397,88 sqm
Total usable area:	264,62 sqm
Total outdoor usable area:	239,82 sqm
Usable area according to decree 218/2005:	291,08 sqm

## FIRST FLOOR

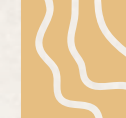


## GROUND FLOOR

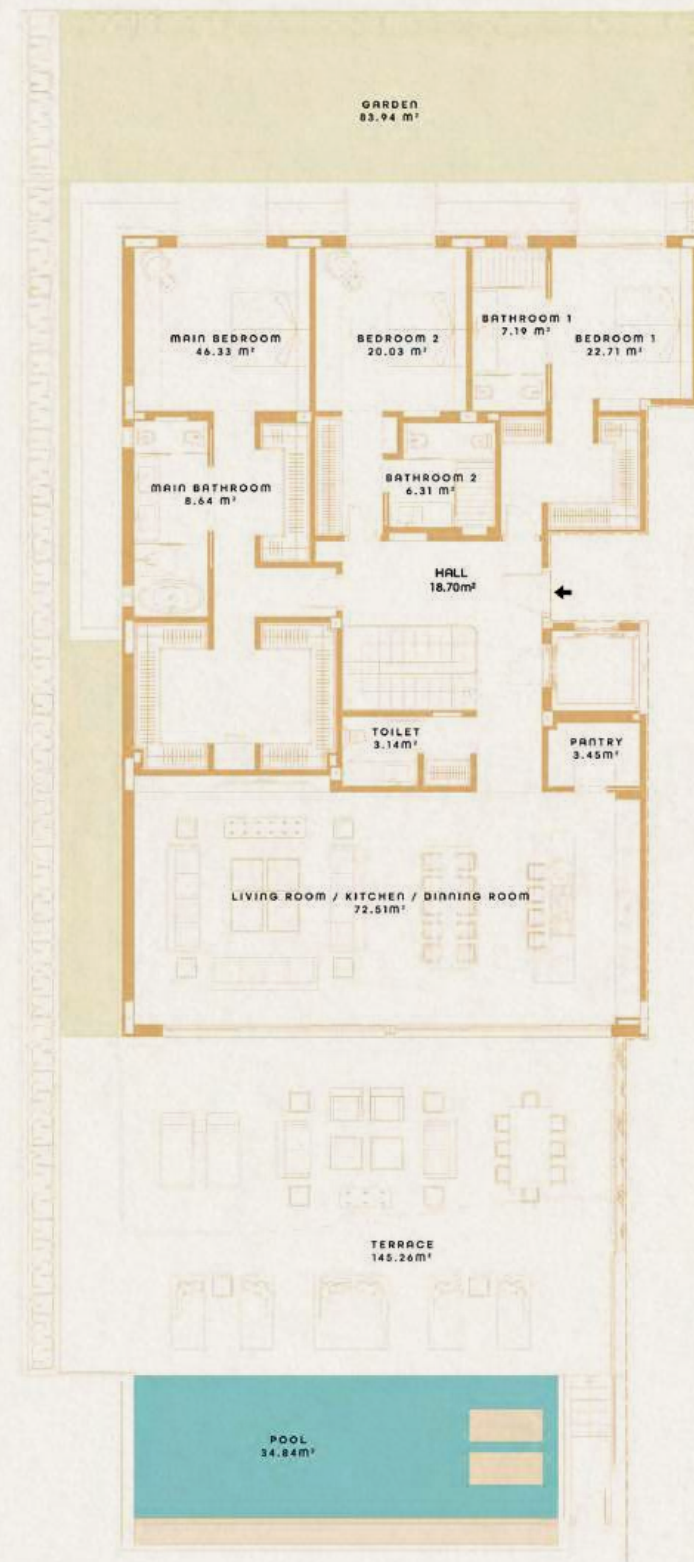


## SOLARIUM





## GROUND FLOOR



## BASEMENT FLOOR



## GARDEN APARTMENT - B2

Location by block



3 bedrooms | 3 bathrooms | 1 toilet

Private swimming pool & garden

Garage

Total built area: 487,08 sqm

Total usable area: 264,62 sqm

Total outdoor usable area: 380,68 sqm

Usable area according to decree 218/2005: 418,75 sqm



Personal **CRITERIA**  
as a very relevant point.

Exceptional level of personalisation in the first phase: distribution of spaces, so that you can create the home of your dreams to suit you.





### MAIN ARCHITECTURAL DESIGN

Maíz & Díaz Arquitectos, led by architects Miguel Maíz Córdova and Jesús Díaz Merino, accumulate more than 20 years of experience carrying out projects of great interest along the Costa del Sol. Luxury villas, residential projects, hotels, shopping centres, and a lengthy list of other projects bear their mark.

Its architecture is present in more than 25 cities and its cosmopolitan clientele brings together more than 15 different nationalities, giving its designs a unique style as a result of the sum of all its experiences.

[maizydiaz.com](http://maizydiaz.com)

**MAIZ & DIAZ**  
ARQUITECTOS



### SOCIAL CLUB AND LANDSCAPE CONCEPT

After developing their professional careers separately, Chema Sobrado and Álvaro Estuñiga joined forces in 2017 to consolidate all these backgrounds under the name Archidom Studio. Today the studio is the meeting place where architects, designers, creatives, technicians and consultants work on the development of unique projects that reflect the philosophy of the office.

[archidomstudio.com](http://archidomstudio.com)

**ad**  
archidomstudio



### #INTERIORDESIGN

Pedro Peña Interior Design is a family company founded in 1972. The firm designs and implements interior design solutions at all levels, through a private and international tailored service motivated to exceed the expectations of the most demanding owners around the world. Pedro Peña has produced and implemented Interior Design projects in Amsterdam, Bahrain, Bahamas, Belgium, Berlin, Doha, Dubai, Kuwait, London, Madrid, Moscow, New York and Qatar.

[pedropena.com](http://pedropena.com)

**PEDRO PEÑA**  
INTERIOR DESIGN



### #INTERIORDESIGN

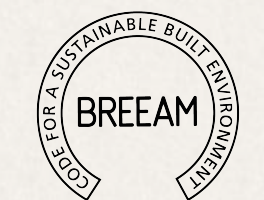
Jose Antonio Flores is a Malaga-born designer, based in Marbella, with extensive experience and exposure on the international scene. He has worked on important projects in the Arab Emirates, London, Iran, Paris, and Miami. His designs can be distinguished by his passion, enthusiasm, and continuous search for perfection in the details. Lighting is an essential element in all his work, allowing him to create sensorial experiences in spaces.

[@jaflores\\_design](https://www.instagram.com/jaflores_design)

**JAFLORES**  
EXCLUSIVE DESIGN

This dossier, as well as the CGI's and plans, are merely indicative, and NORTIA reserves the right to make any modifications that, for technical or legal reasons, are indicated by the architect or the project management as necessary or convenient for the correct execution of the building, or that are ordered by the competent public bodies, in which case they will be replaced by others of equal or superior quality. The images in this brochure are for guidance only and are not contractual in nature.

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