



Middle Floor Apartment for sale in Estepona, Estepona

948,000 €

Reference: R5327596 Bedrooms: 2 Bathrooms: 2 Build Size: 95m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Estepona

Located in the prestigious The Edge development, on the seafront of Estepona's exclusive New Golden Mile, this elegant flat is part of one of the most modern and sought-after residential complexes on the Costa del Sol. The surroundings offer privacy, contemporary architecture and direct access to the beach, just a few minutes from the centre of Estepona and with excellent connections to Marbella and Puerto Banús, making it an ideal location for both a permanent residence and a second home by the sea.

This well-maintained and bright 93 m<sup>2</sup> flat stands out for its functional layout, elegance and excellent condition. Upon entering the property, a hallway leads to the private area, where the bedrooms are located, designed to offer comfort and tranquillity. The property has two full bathrooms with modern finishes and quality materials.

The heart of the flat is a spacious living room with an integrated kitchen, creating a contemporary, sophisticated and welcoming atmosphere. This room leads to the terrace, which offers fantastic sea views, making it the perfect space to relax and enjoy the Mediterranean lifestyle.

One of the great added values of this property is that it has a tourist licence, making it an excellent opportunity as a primary residence, second home or high-yield investment.

The property includes a parking space, storage room and bicycle storage area. The development offers high-end facilities such as a spa, fully equipped gym, manicured gardens, 24-hour security, concierge service and direct access to the beach, guaranteeing an exclusive residential experience.



**Features:**

**Features**

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Double Glazing  
 24 Hour Reception  
 Fitted Wardrobes  
 WiFi  
 Gym  
 Sauna  
 Paddle Tennis  
 Jacuzzi  
 Domotics  
 Fiber Optic  
 Access for people with reduced mobility

**Orientation**

South

**Climate Control**

Air Conditioning  
 Central Heating  
 U/F Heating  
 U/F/H Bathrooms

**Views**

Sea  
 Mountain  
 Garden  
 Beach

**Setting**

Commercial Area  
 Beachside  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Beachfront  
 Close To Marina  
 Front Line Beach Complex

**Condition**

Excellent  
 New Construction

**Pool**

Communal  
 Heated  
 Children`s Pool

**Furniture**

Optional

**Kitchen**

Fully Fitted  
 Kitchen-Lounge

**Garden**

Communal

**Security**

Gated Complex  
 24 Hour Security  
 Electric Blinds  
 Entry Phone  
 Safe

**Parking**

Underground  
 Garage  
 Private  
 Communal

**Utilities**

Electricity  
 Drinkable Water

**Category**

Holiday Homes  
 Investment



Telephone

Bargain  
Beachfront  
Luxury  
Resale  
Contemporary