



## Ground Floor Apartment for sale in Estepona, Estepona

795,000€

Reference: R5164714 Bedrooms: 2 Bathrooms: 2 Build Size: 121m<sup>2</sup> Terrace: 30m<sup>2</sup>















## Costa del Sol, Estepona

Discover a rare gem in the prestigious The Edge development, one of the most exclusive complexes on the New Golden Mile. This elegant ground-floor 2-bedroom residence blends contemporary design, exceptional specifications and an unbeatable location, with direct beach access and open views over the gardens, pools and the Mediterranean Sea. 2 Layout & spaces From the moment you enter, the sense of space and natural light stands out. The generous living-dining room flows onto a superb 35 m<sup>2</sup> terrace and a 32 m<sup>2</sup> private garden-perfect for enjoying the Costa del Sol climate year-round. The modern open-plan kitchen is fully fitted with high-end appliances. The principal suite features an en-suite bathroom, fitted wardrobes and direct access to the terrace. The second bedroom, also very spacious, enjoys its own private terrace and access to a full bathroom. \* Outdoor living Floor-to-ceiling glazing seamlessly connects indoors and out, offering a relaxed lifestyle in harmony with nature, the sea and landscaped grounds. ???? Premium community amenities • 24-hour security • Infinity pool with sea views • Heated indoor pool • Spa with sauna and steam room ● Fully equipped gym ● Direct access to the seafront promenade and the beach ???? Location Set in Arroyo Enmedio, Estepona, just minutes from the town centre, supermarkets, restaurants and all services—an exclusive and tranquil setting with excellent connections to Marbella, Puerto Banús and Sotogrande. 2 Investment opportunity The property holds a tourist rental licence, making it an excellent choice both as a primary residence and a high-yield investment. ???? Technical details • Built area: 121.28 m² (dwelling + common elements) • Approx. usable area: 103.58 m² • Main terrace: 35 m² • Private garden: 32.20 m² • 2 bedrooms | 2 bathrooms (1 ensuite) • Storage room: 7.04 m<sup>2</sup> • Underground parking space included • Ducted air conditioning + underfloor heating via aerothermal system • Home automation, motorised blinds, premium finishes • South-facing ground floor Living here is a privilege. For further information or to arrange a viewing, please contact us today.





## **Features:**

FeaturesClimate ControlViewsCovered TerraceAir ConditioningSea

LiftPre Installed A/CPanoramicPrivate TerraceCold A/CGardenStorage RoomHot A/CPoolEnsuite BathroomCentral HeatingBeachMarble FlooringU/F/H BathroomsLake

Double Glazing 24 Hour Reception

WiFi Gym Paddle Tennis

Access for people with reduced

mobility

Jacuzzi

SettingConditionPoolBeachsideExcellentCommunalClose To SeaHeatedBeachfrontIndoor

Town

Front Line Beach Complex

FurnitureKitchenGardenFully FurnishedFully FittedCommunalSecurityParkingCategory

Gated Complex Underground Holiday Homes
24 Hour Security Garage Beachfront
Alarm System Covered Distressed
Electric Blinds Contemporary

Entry Phone

Safe

Energy Rating CO2 Emission Rating

C B