



Ground Floor Apartment for sale in Estepona, Estepona

795.000 €

Reference: R5164714 Bedrooms: 2 Bathrooms: 2 Build Size: 121m² Terrace: 30m²





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. 📐 **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 m² terrace and a 32 m² 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. 📍 **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 en-suite) • Storage room: 7.04 m² • 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:

Caratteristiche

Terrazza coperta
Ascensore
Terrazza privata
Ripostiglio
Bagno privato
Pavimenti in marmo
Doppio vetro
Reception 24 ore
Wifi
Palestra
Tennis paddle
Jacuzzi
Accesso per le persone con mobilità ridotta

Collocamento

Vicino alla spiaggia
Vicino al mare
Sulla spiaggia
Città
Complesso in prima linea di spiaggia

Mobili

Completamente arredato

Sicurezza

Complesso residenziale privato
Sicurezza 24 ore
Sistema di allarme
Persiane elettriche
Citofono
Cassaforte

Valutazione energetica

C

Climate Control

Aria condizionata
Pre -installato a/c
Freddo a/c
Caldo a/c
Riscaldamento centrale
Riscaldamento a pavimento nei bagni

Condizione

Eccellente

Cucina

Completamente arredata

Parcheggio

Sottterraneo
Garage
Coperto

Valutazione delle emissioni di CO2

B

Viste

Mare
Panoramica
Giardino
Piscina
Spiaggia
Lago

Piscina

Condominiale
Riscaldata
Interna

Giardino

Condominiale

Categoria

Case di vacanza
Fronte mare
Distressed
Contemporary