



Ground Floor Apartment for sale in Estepona, Estepona

795.000 €

Referenz: R5164714 Schlafzimmer: 2 Badezimmer: 2 Garten: 121m² Terrasse: 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.



Eigenschaften:

Merkmale

Überdachte Terrasse
Aufzug
Private Terrasse
Lagerraum
Badezimmer
Marmorböden
Doppelverglasung
24 -ständiger Empfang
W-lan
Fitnessstudio
Paddel -Tennis
Whirlpool
Zugang für Menschen mit reduzierter
Mobilität

Einstellung

Strand
In der Nähe des Meeres
Strand
Stadt
Front Line Beach Complex

Möbel

Voll eingerichtet

Sicherheit

Gated Complex
24 -Stunden -Sicherheit
Alarmanlage
Elektrische Jalousien
Eingabetelefon
Sicher

Energiebewertung

C

Klimakontrolle

Klimaanlage
Vor installierte a/c
Kalte a/c
Heiße A/C.
Zentralheizung
U/f/h Badezimmer

Zustand

Exzellent

Küche

Voll ausgestattet

Parken

Unterirdisch
Garage
Bedeckt

CO2 -Emissionsbewertung

B

Ansichten

Meer
Panorama
Garten
Pool
Strand
See

Pool

Gemeinschaft
Erhitzt
Innenräume

Garten

Gemeinschaft
Kategorie
Ferienhäuser
Strand
Verzweifelt
Zeitgenössisch