



Ground Floor Apartment for sale in Estepona, Estepona

795 000 €

Référence: R5164714 Chambres: 2 Bain: 2 Construite: 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.



Spécification:

Caractéristiques

Terrasse couverte
Ascenseur
Terrasse privée
Salle de stockage
Salle de bain attenante
Sol en marbre
Double vitrage
Réception 24 heures
Wifi
Salle de sport
Paddle tennis
Jacuzzi
Accès aux personnes à mobilité réduite

Paramètre

En bord de mer
Près de la mer
En bord de mer
Ville
Complexe de plage de première ligne

Meubles

Entièrement meublé

Sécurité

Complexe fermé
Sécurité 24 heures
Système d'alarme
Stores électriques
Téléphone d'entrée
Safe

Cote d'énergie

C

Climatisation

Climatisation
A / C pré-installé
Cold A / C
A / C chaud
Chauffage central
Salles de bain U / F / H

Condition

Excellent

Cuisine

Entièrement équipé

Parking

Souterrain
Garage
Covered

Cote d'émission de CO2

B

Vues

Mer
Panoramique
Jardin
Piscine
Plage
Lac

Piscine

Communautaire
Chauffé
Indoor

Jardin

Communautaire

Catégorie

Maisons de vacances
En bord de mer
Affligé
Contemporary