



Ground Floor Apartment for sale in Estepona, Estepona

795.000 €Referentie: R5164714 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 121m² Terras: 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.



Kenmerken:

Extra's

Overdekt terras
Tillen
Privé Terras
Berging
Ensuite badkamer
Marmeren vloeren
Dubbele beglazing
24-uurs receptie
WiFi
Sportschool
Paddle tennissen
Jacuzzi

Access for people with reduced mobility

Ligging

Dicht bij strand
Dichtbij zee
Eerstelijns strand
Stad
Eerste lijn strandontwikkeling

Meubilering

Volledig gemeubileerd

Beveiliging

Omheind complex
24 -uurs beveiliging
Alarmsysteem
Elektrische rolluiken
Deurbel met intercom
Kluis

Energiebeoordeling

C

Klimaatbeheersing

Airconditioning
Vooraf geïnstalleerde A/C
Koude A/C
Warme A/C
Centrale verwarming
Vloerverwarming Badkamers

Huidige Staat

Uitstekende conditie

Keuken

Volledig ingerichte keuken
Parkeergelegenheid
ondergrondse parkeergarage
garage
overdekte parkeerplaats

CO2 Emission Rating

B

Uitzicht

Zeezicht
Weids
Garden Views
Pool Bekeken
uitzicht op het strand
Lake Views

Zwembad

Gemeenschappelijk zwembad
verwarmd zwembad
binnenzwembad

Tuin

gemeenschappelijke tuin

Categorie

Vakantiehuis
Aan zee
Noodzakelijke verkoop
Modern