



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 -stündiger 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