



Ground Floor Apartment for sale in Estepona, Estepona

795.000 €

Referencia: R5164714 Dormitorios: 2 Baños: 2 Construido: 121m² Terraza: 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.



Características:

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Terraza Cubierta
Ascensor
Terraza Privada
Trastero - Almacén
Baño En-Suite
Suelos de Mármol
Doble acristalamiento
24 Horas Recepción
WiFi
Gimnasio
Paddle Tennis
Jacuzzi

Access for people with reduced mobility

Posición

Lado de la Playa
Cerca del Mar
Primera línea de Playa
Ciudad
Complejo 1ª Línea de Playa

Muebles

Completamente Amueblada

Seguridad

Recinto Cerrado
Seguridad de 24 horas
Alarma
Persianas Eléctricas
Portero Automático
Caja fuerte

Calificación energética

C

Climatización

Aire Acondicionado
A/A Preinstalado
A/A Frio
A/A Caliente
Calefacción Central.
Baño

Estado

Excelente estado de conservación

Cocina

Cocina Equipada

Aparcamiento

Párking Subterráneo
Garaje
Párking Cubierto

CO2 Emission Rating

B

Vistas

Vistas al Mar
Vistas Panorámicas
Vistas a Jardín
Vistas a Piscina
Vistas a Playa
Vistas a Lago

Piscina

Piscina Comunitaria
Con Calefacción
Piscina Cubierta

Jardin

Jardín Comunitario

Categoría

Casas de vacaciones
Frente a la playa
Urge venta
Contemporáneo