



## Ground Floor Apartment for sale in Estepona, Estepona

795,000 €

Reference: R5164714 Bedrooms: 2 Bathrooms: 2 Build Size: 121m<sup>2</sup> Terrace: 30m<sup>2</sup>





## 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 m<sup>2</sup> terrace and a 32 m<sup>2</sup> 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 m<sup>2</sup> (dwelling + common elements) • Approx. usable area: 103.58 m<sup>2</sup> • Main terrace: 35 m<sup>2</sup> • Private garden: 32.20 m<sup>2</sup> • 2 bedrooms | 2 bathrooms (1 en-suite) • Storage room: 7.04 m<sup>2</sup> • 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.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
WiFi  
Gym  
Paddle Tennis  
Jacuzzi  
Access for people with reduced mobility

### Setting

Beachside  
Close To Sea  
Beachfront  
Town  
Front Line Beach Complex

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Energy Rating

C

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Central Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Covered

### CO2 Emission Rating

B

### Views

Sea  
Panoramic  
Garden  
Pool  
Beach  
Lake

### Pool

Communal  
Heated  
Indoor

### Garden

Communal

### Category

Holiday Homes  
Beachfront  
Distressed  
Contemporary