



## 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 aero-thermal 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	Climate Control	Views
Covered Terrace	Air Conditioning	Sea
Lift	Pre Installed A/C	Panoramic
Private Terrace	Cold A/C	Garden
Storage Room	Hot A/C	Pool
Ensuite Bathroom	Central Heating	Beach
Marble Flooring	U/F/H Bathrooms	Lake
Double Glazing		
24 Hour Reception		
WiFi		
Gym		
Paddle Tennis		
Jacuzzi		
Access for people with reduced mobility		
Setting	Condition	Pool
Beachside	Excellent	Communal
Close To Sea		Heated
Beachfront		Indoor
Town		
Front Line Beach Complex		
Furniture	Kitchen	Garden
Fully Furnished	Fully Fitted	Communal
Security	Parking	Category
Gated Complex	Underground	Holiday Homes
24 Hour Security	Garage	Beachfront
Alarm System	Covered	Distressed
Electric Blinds		Contemporary
Entry Phone		
Safe		
Energy Rating	CO2 Emission Rating	
C	B	