



Apartamento Planta Baja en venta en 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
 Elevar
 Terraza
 Trastero
 Baño privado
 Piso de mármol
 Doble acristalamiento
 Recepción las 24 horas
 Wifi
 Gimnasia
 Tenis de remo
 Jacuzzi
 Acceso para personas con movilidad reducida

Posición

Junto a la playa
 Cerca del mar
 Frente a la playa
 Ciudad
 Complejo de playa de primera línea

Muebles

Completamente Amueblada

Seguridad

Complejo cerrado
 Seguridad de 24 horas
 Sistema de alarma
 Persianas
 Teléfono de entrada
 Caja fuerte

Calificación energética

C

Climatización

Aire acondicionado
 A/C pre instalado
 Fría de aire acondicionado
 A/C caliente
 Calefacción central
 Baños u/f/h

Estado

Excelente

Cocina

Cocina Equipada

Aparcamiento

Parking Subterráneo
 Cochera
 Parking Cubierto

CO2 Emission Rating

B

Vistas

Mar
 Vistas Panorámicas
 Jardín
 Piscina
 Playa
 Lago

Piscina

Comunal
 Con Calefacción
 Interior

Jardin

Comunal

Categoría

Casas de vacaciones
 Frente a la playa
 Urge venta
 Contemporáneo