



Begane grond appartement te koop in Estepona, Estepona

795.000 €

Referentie: R5164714 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 121m² Terras: 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.



Kenmerken:

Extra's

Overdekt terras
Tillen
Privéterras
Opslagruimte
Ensuite badkamer
Marmeren vloeren
Dubbele beglazing
24-uurs receptie
Wifi
Sportschool
Peddeltennis
Jacuzzi
Toegang voor mensen met verminderde mobiliteit

Ligging

Strand
Dicht bij zee
Aan het strand
Dorp
Frontlinie strandcomplex

Meubilering

Volledig ingericht

Beveiliging

Gated Complex
24-uurs beveiliging
Alarmsysteem
Elektrische jaloezieën
Invoertelefoon
Veilig

Energiebeoordeling

C

Klimaatbeheersing

Airconditioning
Vooraf geïnstalleerd a/c
Koud A/C
Hete a/c
Centrale verwarming
U/f/h Badkamers

Huidige Staat

Uitstekend

Keuken

Volledig passend

Parkeergelegenheid

Ondergronds
Garage
Bedekt

CO2 Emission Rating

B

Uitzicht

Zee
Panoramisch
Tuin
Pool
Strand
Meer

Zwembad

Gemeenschappelijk
Verwarmd
Binnen-

Tuin

Gemeenschappelijk
Categorie
Vakantiehuizen
Aan het strand
Verdrietig
Modern