



## 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 Views  
 Panoramic  
 Garden  
 Pool  
 Beach  
 Lake

**Pool**  
 Communal  
 Heated  
 Indoor

**Garden**  
 Communal  
**Category**  
 Holiday Homes  
 Frontline Beach  
 Distressed  
 Contemporary