



# Ground Floor Apartment in Estepona

Price € 795,000

Bedrooms	2
Bathrooms	2
Build Size	121 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Plot Size	151 m <sup>2</sup>

## SETTING

- ✓ Beachfront
- ✓ Close To Sea
- ✓ Town
- ✓ Front Line Beach Complex
- ✓ Beachside

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Indoor
- ✓ Heated

## CLIMATE CONTROL

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

## VIEWS

- ✓ Sea
- ✓ Garden
- ✓ Beach
- ✓ Pool
- ✓ Panoramic
- ✓ Lake

## FEATURES

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

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

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

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Covered

## CATEGORY

- ✓ Beachfront
  - ✓ Distressed
  - ✓ Holiday Homes
  - ✓ Contemporary
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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.

[View Property Online](#)

# GALLERY







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