



Ground Floor Apartment in Estepona

Price € 795,000

Bedrooms	2
Bathrooms	2
Build Size	121 m ²
Terrace	30 m ²
Plot Size	151 m ²

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 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.

[View Property Online](#)

GALLERY







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