



Ground Floor Apartment for sale in Estepona, Estepona

795,000 €

Reference: R5164714 Bedrooms: 2 Bathrooms: 2 Build Size: 121m² Terrace: 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.



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
 Panoramic
 Garden
 Pool
 Beach
 Lake

Pool

Communal
 Heated
 Indoor

Garden

Communal
Category
 Holiday Homes
 Beachfront
 Distressed
 Contemporary