



# Appartement au rez-de-chaussée à vendre à Estepona, Estepona

**795 000 €**

Référence: R5164714    Chambres: 2    Bain: 2    Construite: 121m<sup>2</sup>    Terrasse: 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.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Réception 24 heures  
Wifi  
Salle de sport  
Paddle tennis  
Jacuzzi  
Accès aux personnes à mobilité réduite

### Paramètre

En bord de mer  
Près de la mer  
En bord de mer  
Ville

Complexe de plage de première ligne

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Stores électriques  
Téléphone d'entrée  
Safe

### Cote d'énergie

C

### Climatisation

Climatisation  
A / C pré-installé  
Cold A / C  
A / C chaud  
Chauffage central  
Salles de bain U / F / H

### Condition

Excellent

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Garage  
Covered

### Cote d'émission de CO2

B

### Vues

Mer  
Panoramique  
Jardin  
Piscine  
Plage  
Lac

### Piscine

Communautaire  
Chauffé  
Indoor

### Jardin

Communautaire

### Catégorie

Maisons de vacances  
En bord de mer  
Affligé  
Contemporary