



Bottenvåning till salu i Estepona, Estepona

795 000 €

Referens: R5164714 Sovrum: 2 Badrum: 2 Bygga: 121m² Terrass: 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.



Funktioner:

Drag

Täcktt terrass
Lyfta
Privat terrass
Förråd
Badrum
Marmorgolv
Dubbelglas
24 timmars mottagning
Wifi
Gym
Paddeltennis
Jacuzzi
Tillgång för personer med minskad rörlighet

Miljö

Strandkant
Nära havet
Strandkant
Stad
Front Line Beach Complex

Möbler

Fullmöblerad

Säkerhet

Gated complex
24 timmars säkerhet
Larmsystem
Elektriska persienner
Posttelefon

Säker

Energikär

C

Klimatkontroll

Luftkonditionering
För installerad A/C
Kall A/C
Heta a/c
Centralvärme
U/f/h badrum

Skick

Excellent

Kök

Fullmonterad

Parkering

Underground
Garage
Täcktt

CO2 -utsläppsgradering

B

Åsikter

Hav
Panorama
Trädgård
Slå samman
Strand
Sjö

Slå samman

Gemensam
Uppvärmad
Inomhus

Trädgård

Gemensam

Kategori

Fritidshus
Strandkant
Bedrövad
Samtida