



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:

Özellikler

Kapalı teras
Kaldırmak
Özel teras
Depo
Ensuite Banyo
Mermer döşeme
Çift cam
24 saat alım
Wifi
Spor salonu
Kürek tenisi
Jakuzi
Hareketliliği azaltılmış kişiler için erişim

Ayar

Sahil kenarında
Denize yakın
Sahil
Şehir
Ön cephe plaj kompleksi

Mobilya

Tamamen mobilyalı

Güvenlik

Kapılı kompleks
24 saatlik güvenlik
Alarm sistemi
Elektrikli panjur
Giriş telefonu
Güvenli

Enerji derecesi

C

İklim kontrolü

Klima
Önceden yüklenmiş klima
Soğuk klima
Sıcak klima
Kalorifer
U/f/h banyo

Durum

Harika

Mutfak

Tam takılmış
Otopark
Yeraltı
Garaj
Kapalı

CO2 Emisyon Derecesi

B

Görüşler

Deniz
Panoramik
Bahçe
Havuz
Sahil
Göl

Havuz

Ortak
Isıtmalı
Kapalı

Bahçe

Ortak
Kategori
Tatil Evleri
Sahil
Sıkıntılı
Modern