



Ground Floor Apartment in Estepona

Bedrooms **2** Bathrooms **2** Built **121m2** Terrace **30m2**

R5164714

**Ground Floor
Apartment**

Estepona

795.000€

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.

24 Hour Reception

Covered Terrace

Gym

Marble Flooring

Storage Room

24 Hour Reception

Double Glazing

Jacuzzi

Paddle Tennis

WiFi

Access for people with reduced mobility

Ensuite Bathroom

Lift

Private Terrace