



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
Jacuzzi
Paddle Tennis
Access for people with reduced mobility

Setting

Beachside
Close To Sea
Town
Beachfront
Front Line Beach Complex

Furniture

Fully Furnished

Security

Gated Complex
24 Hour Security
Alarm System
Electric Blinds
Entry Phone
Safe

CO2 Emission Rating

B

Climate Control

Air Conditioning
Pre Installed A/C
Cold A/C
Hot A/C
U/F/H Bathrooms
Central Heating

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground
Garage
Covered

Energy Rating

C

Views

Sea
Panoramic
Garden
Pool
Beach
Lake

Pool

Communal
Heated
Indoor

Garden

Communal
Category
Holiday Homes
Distressed
Beachfront
Contemporary