



Grov etasje leilighet til salgs i Estepona, Estepona

795 000 €

Referanse: R5164714 Soverom: 2 Bad: 2 Bebygget areal: 121m² Terrasse: 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.



Egenskaper:

Funksjoner

Dekket terrasse

Løfte

Privat terrasse

Lagerrom

Ensuite bad

Marmorgulv

Dobbeltvindu

24 timers mottakelse

Wifi

Treningsstudio

Padle Tennis

Jacuzzi

Tilgang for personer med redusert mobilitet

Innstilling

Stranden

Nær sjøen

Strandfront

By

Front Line Beach Complex

Møbler

Fullt møblert

Sikkerhet

Inngjerdet kompleks

24 timers sikkerhet

Alarmsystem

Elektriske persienner

Inngangstelefon

Sikker

Energivurdering

C

Klimakontroll

Klimaanlegg

Pre -installert a/c

Kald a/c

Varm a/c

Sentraloppvarming

U/f/h bad

Betingelse

Glimrende

Kjøkken

Fullt montert

Parkering

Underjordisk

Garasje

Dekket

CO2 -utslippsvurdering

B

Utsikt

Sjø

Panoramisk

Hage

Basseng

Strand

Innsjø

Basseng

Kommunal

Oppvarmet

Innendørs

Hage

Kommunal

Kategori

Feriehus

Strandfront

Bekymret

Samtidig