



	Apartment
	795.000€
	Estepona
	2
	2
	121m ²
	0m ²

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.

E-mail (24/7): info@sempersol777.com - Tel.: +32.468.123.777 (office hours)

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Ref. R5164714



Setting

Beachfront
Town
Beachside
Close To Sea
Front Line Beach Complex

Condition

Excellent

Pool

Communal
Indoor
Heated

Climate Control

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

Views

Sea
Beach
Panoramic
Garden
Pool
Lake

Features

Covered Terrace
Lift
Private Terrace

WiFi
Gym
Paddle Tennis
Storage Room
Ensuite Bathroom
Access for people with reduced mobility
Marble Flooring
Jacuzzi
Double Glazing
24 Hour Reception

Furniture

Fully Furnished

Kitchen

Fully Fitted

Garden

Communal

Security

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

Parking

Underground
Garage
Covered

Category

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Beachfront
Distressed
Holiday Homes
Contemporary

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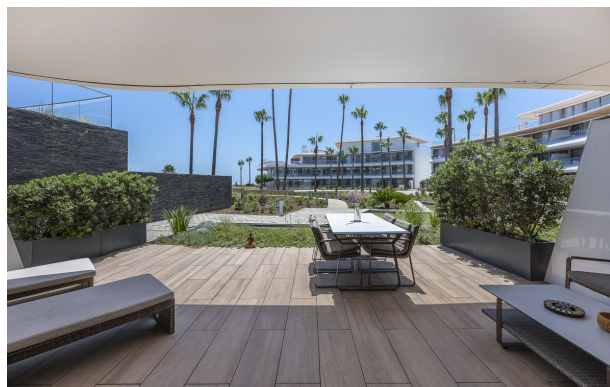
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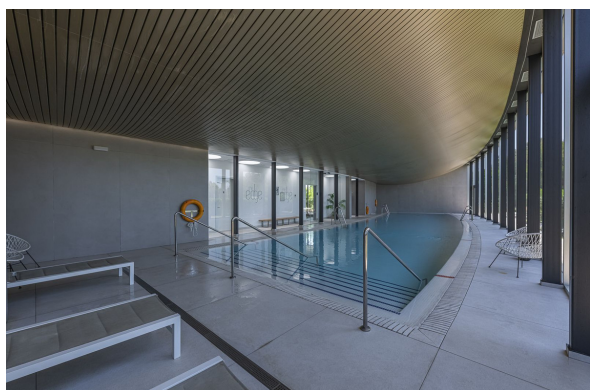
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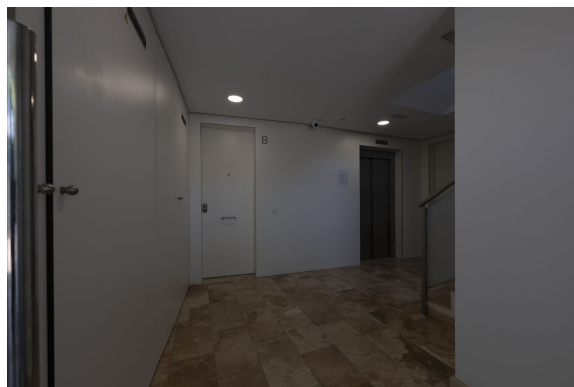
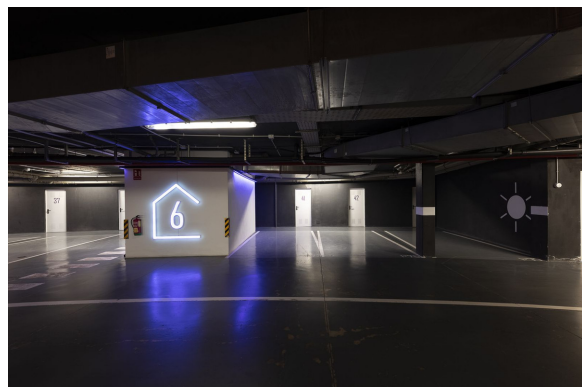
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