



	Appartement
	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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Situation

Bord de mer
Ville
Près de la plage
Mer à proximité
Complex en Bord de Mer

Etat

Excellent

Piscine

Collective
Intérieure
Chauffée

Régulateur de température

Climatisation
Clim. préinstallée
Clim. chaud
Clim. froid
Chauffage central
SDB sol chauffant

Vues

Mer
Plage
Panoramique
Jardin
Piscine
Lac

Caractéristiques

Terrasse couverte
Ascenseur
Terrasse privée

WiFi

Salle de sport
Paddle-tennis
Débarras
Salle de bains attenante
Accès pour personnes à mobilité réduite
Sol en marbre
Jacuzzi
Doubles-vitrages
Réception 24 h sur 24

Mobilier

Entièrement meublé

Cuisine

Entièrement équipée

Jardin

Collectif

Sécurité

Complexe sécurisé
Stores électriques
Interphone
Système d'alarme
Surveillance 24 h / 24
Coffre-fort

Parking

Souterrain
Garage
Couvert

Catégorie

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Face à la plage
Propriétés affligées
Maisons de vacances
Contemporain

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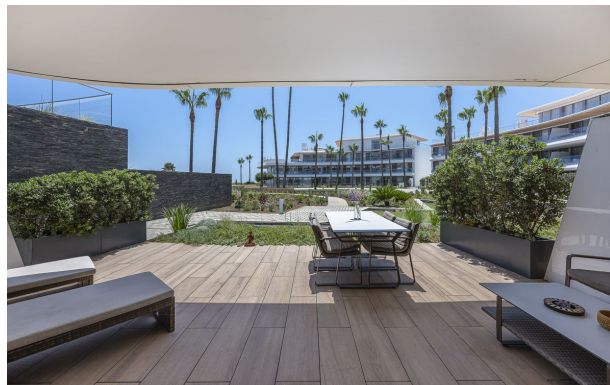


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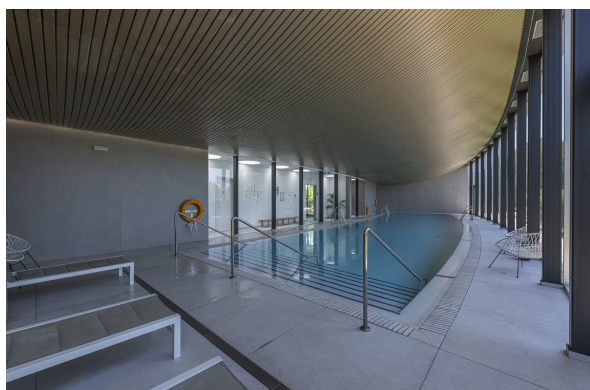
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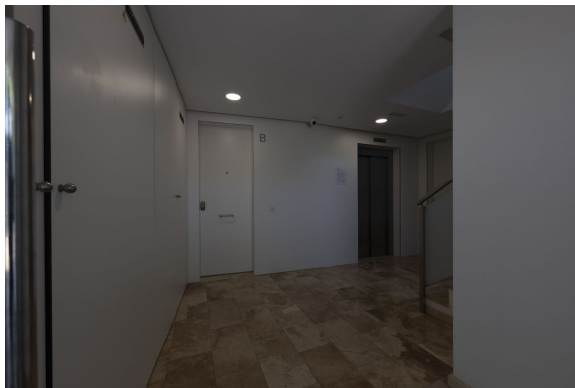
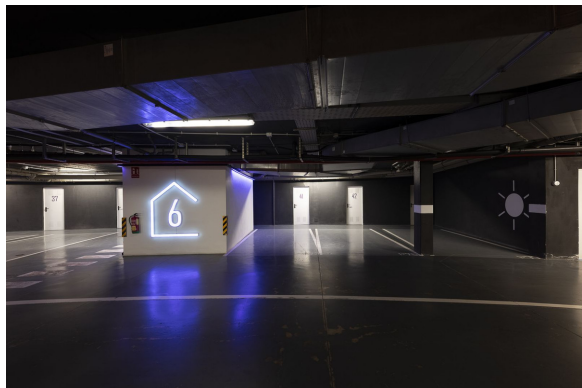
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