



	Appartement
	795.000€
	Estepona
	2
	2
	121m <sup>2</sup>
	0m <sup>2</sup>

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 m<sup>2</sup> terrace and a 32 m<sup>2</sup> 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 m<sup>2</sup> (dwelling + common elements) • Approx. usable area: 103.58 m<sup>2</sup> • Main terrace: 35 m<sup>2</sup> • Private garden: 32.20 m<sup>2</sup> • 2 bedrooms | 2 bathrooms (1 en-suite) • Storage room: 7.04 m<sup>2</sup> • 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](mailto:info@sempersol777.com) - Tel.: +32.468.123.777 (office hours)

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## Ligging

Eerstelijns strand  
Stad  
Aan het strand  
Dichtbij zee  
Front Line Beach Complex

## Huidige Staat

Uitstekend

## Zwembad

Gemeenschappelijk  
Binnenzwembad  
Verwarmd

## Klimaatbeheersing

Airconditioning  
Vooraf geïnstalleerde A/C  
Warme A/C  
Koude A/C  
Centrale verwarming  
Vloerverwarming Badkamers

## Uitzicht

Zee  
Strand  
Weids  
Tuin  
Zwembad  
Meer

## Extra's

Overdekt terras  
Lift  
Privé terras

## WiFi

Sportschool  
Paddle tennissen  
Berging  
Ensuite badkamer  
Gehandicapten toegang  
Marmeren vloeren  
Jacuzzi  
Dubbele beglazing  
24-uurs receptie

## Meubilering

Volledig gemeubileerd

## Keuken

Volledig ingericht

## Tuin

Gemeenschappelijk

## Beveiliging

Omheind complex  
Elektrische rolluiken  
Deurbel met intercom  
Alarmsysteem  
24-uurs beveiliging  
Kluis

## Parkeergelegenheid

Ondergronds  
Garage  
Overdekt

## Categorie

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# Estepona

Ref. R5164714



Aan zee  
Noodzakelijke verkoop  
Vakantiehuis  
Modern

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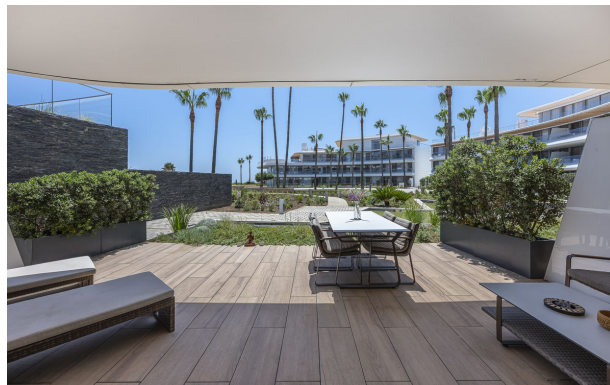
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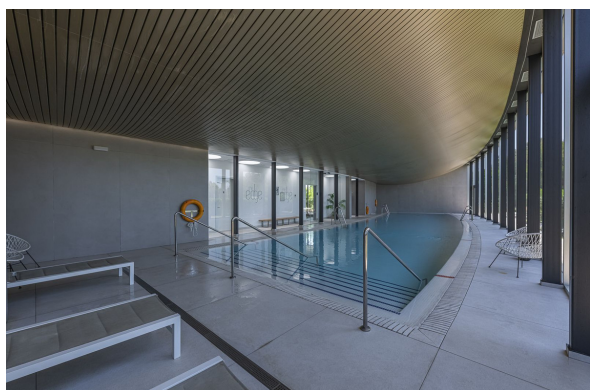
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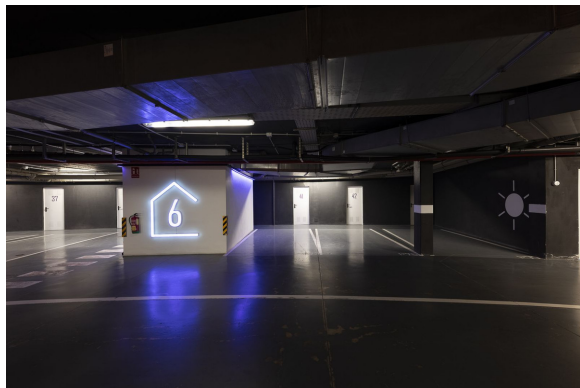
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