



	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)

SEMPERSOL777 SL, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

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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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Aan zee
Noodzakelijke verkoop
Vakantiehuis
Modern

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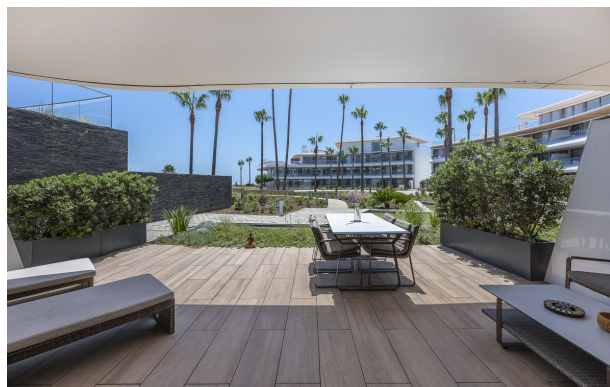
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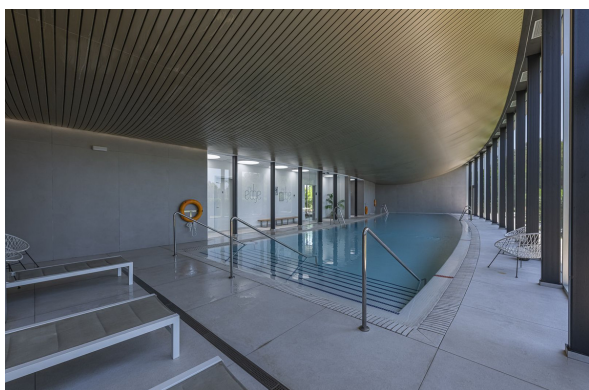
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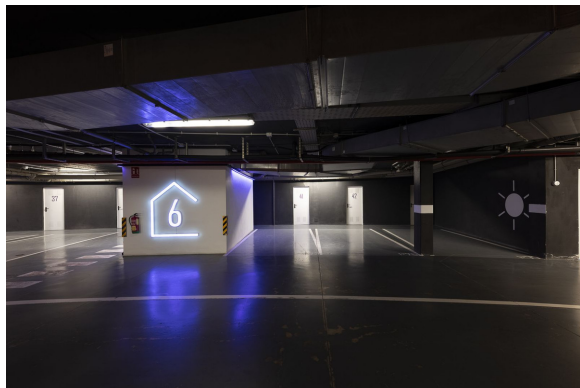
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