

## ESTEPONA

bedrooms

2

bathrooms

2

 built m<sup>2</sup>

121

 terrace m<sup>2</sup>

30

## APARTMENT IN 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 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.

community

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garbage

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ibi

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price

795,000 €

