

Apartment for sale in Estepona, Costa del Sol

2 Bedrooms | 2 Bathrooms | 121 m² Interior | 30 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 903 IBI | € 7,272 Community fees



Property Description

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.

* This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.
Floor-to-ceiling glass, sea views, 20m² private pool and hot tub, offering a perfect harmony

with nature, the sea and landscaped grounds.

2023 Premium Living Community amenities

MARBELLA LIVING
Estate Agents

- 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

€ 795,000

Ref: VC2.12

???? 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.

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