



**Sales - Apartment - Estepona**  
**1.745.000€**

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**Ref.-ID: MIBGR5079970**

**Estepona**

**Apartment**

**Community: 6,000 EUR / year**

**IBI: 950 EUR / year**

**Rubbish: 180 EUR / year**



**4**



**3**



**189 m<sup>2</sup>**

Welcome to this luxurious apartment located in the exclusive beachfront residential complex The Edge. This 2nd floor home offers four bedrooms and two bathrooms with exclusive Dornbracht finishes. The open concept living room and kitchen create a social and welcoming atmosphere, and the kitchen is fully equipped with high-end Gaggenau appliances. The property also includes a garage, storage room and 24-hour security for greater peace of mind and comfort. All this in a privileged location with first-class facilities: a home out of the ordinary. Live in a paradise surrounded by tropical gardens, an infinity pool, gym, paddle tennis court and a relaxing spa area with a heated indoor pool, jacuzzi, hamam and sauna. For those who work remotely or need meeting space, conference rooms are also available. Come see it, the best option on the market.

**Setting**

- ✓ Beachfront
- ✓ Country
- ✓ Commercial Area
- ✓ Beachside
- ✓ Village
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina
- ✓ Urbanisation
- ✓ Front Line Beach Complex

**Orientation**

- ✓ East

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal
- ✓ Indoor
- ✓ Heated

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Views**

- ✓ Sea
- ✓ Beach
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Courtyard
- ✓ Ski

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Gym
- ✓ Sauna
- ✓ Games Room
- ✓ Paddle Tennis
- ✓ Tennis Court
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Double Glazing
- ✓ Domotics
- ✓ 24 Hour Reception
- ✓ Restaurant On Site
- ✓ Near Mosque
- ✓ Near Church

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Furniture**

- ✓ Optional

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal
- ✓ Landscaped
- ✓ Easy Maintenance

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Communal

**Category**

- ✓ Resale