

Продажа - Апартамент - Estepona
795.000€



Ref.-ID: MIBGR5164714

Estepona

Апартамент

Коммунальные: 7,272 EUR / год

ИБИ: 903 EUR / год



2



2



121 m2

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.

Расположение ✓ Первая линия пляжа ✓ Город ✓ На побережье ✓ Рядом с морем ✓ Передняя линия комплекс	Состояние ✓ Отличное	бассейн ✓ Общий ✓ Закрытый ✓ С подогревом	Климат-контроль ✓ Кондиционер ✓ Пре-установленный ✓ Кондиционер холодного воздуха ✓ Кондиционер горячего воздуха ✓ Центральное отопление ✓ Полы с подогревом в ванной	ВИД ✓ Море ✓ Пляж ✓ Панорамный ✓ Сад ✓ Бассейн ✓ Озеро	Особенности ✓ Крытая терраса ✓ Лифт ✓ Приватная терраса ✓ WiFi ✓ Тренажерный зал ✓ Падлл теннис ✓ Кладовка ✓ Ванная комната ✓ Доступ для инвалидов ✓ Мраморные полы ✓ Джакузи ✓ Двойные стеклопакеты ✓ Круглосуточная ресепшн
Мебель ✓ Полностью меблированный	Кухня ✓ Полностью оборудованная	Сад ✓ Общественный	меры безопасности ✓ Огражденный комплекс ✓ Электрические жалюзи ✓ Домофон ✓ Сигнализация ✓ Охрана 24 часа ✓ Сейф	Парковка ✓ Подземная ✓ Гараж ✓ С навесом	Категория ✓ Первая линия пляжа ✓ Описанная за долги недвижимость ✓ Дома для отдыха ✓ Современного