



GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN ESTEPONA

 Estepona

REF# R5215270 840.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
2	2	121 m ²	32 m ²	35 m ²

Discover this spectacular ground-floor apartment in the exclusive beachfront urbanisation of The Edge, nestled in the serene Guadalobón area of Estepona on the sun-kissed Costa del Sol. This frontline beach gem offers the ultimate in luxury coastal living, with direct access to golden sands and the shimmering Mediterranean Sea, just a short drive from Estepona's charming town centre—renowned for its flower-adorned streets, historic old town, and vibrant promenade. Ideally positioned near supermarkets like Mercadona, gourmet restaurants, prestigious golf courses such as Valle Romano and Finca Cortesín, and the Hospiten Estepona hospital, it combines tranquillity with convenience. With a tourist licence in place, this property promises high rental yields, making it a savvy investment in one of the region's most sought-after developments, designed by acclaimed architect Rafael de La-Hoz for seamless integration with nature.

Spanning 121 m² of built space (103.58 m² usable), this bright and spacious south-facing residence boasts uninterrupted sea views and effortless accessibility via a lift, perfect for all ages. The open-plan living-dining area flows seamlessly onto a generous 35 m² terrace and a private 32.2 m² garden, creating an idyllic outdoor oasis for relaxation or entertaining. The fully equipped kitchen features premium Gaggenau

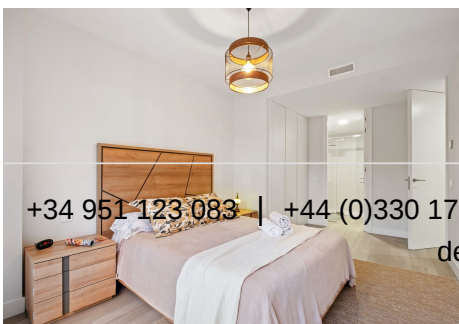
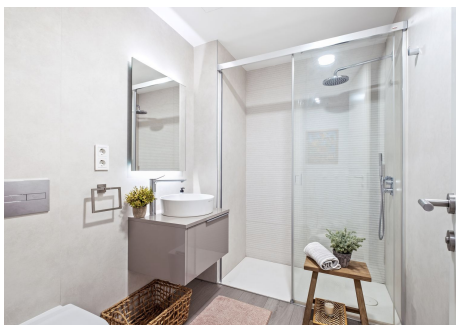
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appliances, while the master bedroom includes an en-suite bathroom, built-in wardrobe, and direct garden access. The second bedroom offers a fitted wardrobe and similar garden entry. All high-end furniture is included, complemented by aerothermal energy systems, underfloor heating, air conditioning, and domotic-controlled blinds for modern efficiency and comfort. Additional perks include a 7 m² storage room and dedicated parking space.

Residents enjoy world-class amenities in this gated community: 24-hour security, a state-of-the-art gym, luxurious spa with dry and wet saunas, a heated indoor pool, two outdoor infinity pools with sea vistas, paddle tennis courts, and a dedicated coworking space. Embrace the 'Garden of the Costa del Sol' lifestyle with over 300 sunny days a year, cultural festivals, and proximity to Marbella's glamour. This unique, turnkey property is ready for immediate enjoyment or lucrative rentals—your slice of paradise awaits; contact us today.



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