



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Estepona

REF# R5131663 – 850.000€

IBI

3971 €/YEAR

Community

7716 €/YEAR



2

Ložnice



2

Koupelny



133 m<sup>2</sup>

Built



17 m<sup>2</sup>

Terrace

Luxury Beachfront Apartment in the Prestigious "The Edge" – Estepona

This exceptional apartment, located in the complex, offers everything you would expect from a premium beachfront property – modern design, top-quality finishes, spectacular views, and access to world-class amenities.

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**D** | Avda. Ricardo Soriano, 72, Edif. Golden B, 1<sup>a</sup> Planta, (29601) Marbella, Málaga, España.

#### Property Description:

This spacious ground floor apartment offers approx. 121 m<sup>2</sup> of usable space and features 2 bedrooms, 2 elegant bathrooms, and a minimalist-style open-plan kitchen fully equipped with high-end appliances. The bright and airy living area leads directly to a 17 m<sup>2</sup> south-facing terrace with panoramic views of the Mediterranean Sea – the perfect spot to relax or enjoy al fresco dining.

The price includes two underground parking spaces and a storage room, providing added convenience and storage space.

#### Key Features of the Apartment:

- South-facing orientation – plenty of natural light throughout the day
- Sea views from the terrace
- Smart home system
- Underfloor heating, air conditioning, and energy-efficient aerothermal technology
- Electric blinds, double glazing, and high-quality finishes
- Premium kitchen appliances and an option to purchase fully furnished

#### "The Edge" Complex – A Unique Lifestyle Experience:

This luxurious beachfront development is the epitome of modern coastal living. Residents enjoy access to an impressive array of amenities:

- Infinity outdoor swimming pool with sea views
- Heated indoor pool, perfect for the winter months
- Spa area with sauna and a fully equipped modern gym
- Paddle tennis court, relaxation zones, and beautifully landscaped gardens
- Club Nido (chiringuito)
- 24-hour security, surveillance, and controlled access

#### Location:

The complex is located in the western part of Estepona, with direct beach access. Nearby you'll find shops, restaurants, international schools, pharmacies, a hospital, and the marina – plus over 70 golf courses in the region, making it the perfect place to live or holiday all year round.









