EK
ARBAT ESTATES

Sales - Apartment - Estepona

2.090.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com







Ref.-ID: R5374891 | **Estepona** | **Apartment**

Community: 10,380 EUR / year | **IBI: 970 EUR / year** | **Rubbish: 140 EUR / year** | **4** | **4** | **149 m2**

Set within the prestigious beachfront development of The Edge Estepona, this exceptional second-floor apartment combines contemporary architecture, generous interior spaces, and breathtaking panoramic sea views in one of the most exclusive communities on the Costa del Sol. Spacious, elegant, and filled with natural light, the apartment comes fully furnished and ready to move into, offering a sophisticated coastal lifestyle with seamless indoor-outdoor living. Every bedroom enjoys direct access to private terraces with beautiful Mediterranean views, creating a unique sense of openness and connection to the sea. The property features a spacious main terrace ideal for outdoor dining and entertaining, as well as additional private terraces that enhance the natural flow and brightness throughout the apartment. Floor-to-ceiling windows flood the interiors with sunlight, enhancing the open-plan layout and maximizing the spectacular views from every angle. The property features: • 4 bedrooms | 3.5 bathrooms • Frontline beach location • Panoramic Mediterranean sea views • Spacious main terrace and additional private terraces • Open-plan living and dining area • Fully equipped designer kitchen with Gaggenau appliances • Fully furnished and move-in ready • Underfloor heating and air conditioning • 2 underground parking spaces + storage room The contemporary kitchen combines elegant design with premium appliances, flowing effortlessly into the generous living and dining areas, all carefully positioned to embrace the stunning beachfront setting. The accommodation includes four well-proportioned bedrooms, with the master suite offering direct terrace access and spectacular sea views. The bathrooms are finished to an exceptional standard, complementing the refined and modern aesthetic throughout the property. Residents of The Edge benefit from an outstanding collection of resort-style amenities, including: • Direct access to the beach and coastal promenade • Outdoor swimming pools and indoor heated pool • Full spa and wellness area with sauna • Fully equipped gym with outdoor CrossFit area • Padel court • 24-hour security and concierge service • Beautifully landscaped gardens One of the standout features of the development is the renowned beachfront restaurant Nido Estepona, offering an exclusive dining and social experience just steps from the residence. A rare opportunity to own a spacious and fully furnished beachfront property that perfectly combines luxury, comfort, premium amenities, and an exceptional location in Estepona.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ South East Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Beach Views
- ✔ Panoramic Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Domotics
- ✔ 24 Hour Reception
- ✔ Restaurant On Site
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Landscaped Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Luxury