



**Property type :** Semi-detached house

**Location :** Estepona

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 242 m<sup>2</sup>

- ✓ frontline beach
- ✓ Close to beach
- ✓ Handicap access
- ✓ Fitted wardrobes
- ✓ Walking distance beach
- ✓ Terrace
- ✓ Furnished
- ✓ Airconditioning

- ✓ close to shops
- ✓ Close to sea
- ✓ Tennis court
- ✓ Domotics
- ✓ Central heating
- ✓ Solarium
- ✓ Pre-air conditioning

- ✓ Heated pool
- ✓ WiFi
- ✓ Gymnasium
- ✓ Storage room
- ✓ Sauna
- ✓ White goods
- ✓ Jacuzzi



Discover an exceptional opportunity to own one of only two exclusive frontline villas in The Edge, Estepona's most sought-after luxury beachfront development.

This stunning 4-bedroom, 3-bathroom villa (plus guest toilet) offers direct panoramic sea views, absolute privacy, and a private swimming pool — all within a secure gated community with world-class resort facilities.

#### Key Features

- Frontline beachfront position with uninterrupted views of the Mediterranean Sea
- Private swimming pool and generous outdoor terraces for true indoor-outdoor living
- 333 m<sup>2</sup> built area with spacious open-plan living, designer kitchen and high ceilings
- 4 large bedrooms, 3 modern bathrooms and a separate guest toilet
- Private underground parking, storage, and direct access to the beach
- Exclusive use of The Edge facilities: infinity pools, heated indoor pool, full spa with sauna, Turkish bath & Jacuzzi, state-of-the-art gym, paddle tennis court, co-working lounge and 24/7 security
- Walking distance to Estepona marina, fine dining, and golf courses

#### Why This Villa

This is not just an apartment — it is a one-of-a-kind stand-alone villa in a premium resort setting, combining the privacy of an independent house with the ease of luxury community living. Perfect for discerning buyers seeking a low-maintenance, turnkey home with exceptional rental potential or as a family retreat.

