Townhouse in San Enrique

€649,000

San Enrique, San Enrique, Cádiz

Bedrooms: 4 | Plot: 210 m² | Built: 275 m²









Overview

Polo Sur occupies a unique position in the surroundings of Sotogrande. Integrated in the natural landscape of San Enrique de Guadiaro, it allows to live surrounded by countryside and, at the same time, to stay a few minutes from the sea, the marina, the polo clubs, the golf courses, the Sotogrande International College and the main services of the area.

Its location functions as a meeting point among the different scenarios that define life in this part of southern Andalusia. From here it is easy to get closer to Sotogrande, enjoy the beach, practice golf, attend the pole, maintain a daily relationship with the equestrian world or just stroll through the countryside, all without giving up the comfort of having shops, restaurants and services near home.

It is precisely this balance that makes South Pole special. In the interior of San Enrique de Guadiaro, a nucleus of marked local identity, appears the only residential complex of these characteristics in the area: closed, contemporary and clearly differentiated from its surroundings by its architectural design.

The residential complex was conceived by A-cero, the study founded by Joaquín Torres and Rafael Llamazares, recognized by an architectural language based on geometric lines, defined volumes and spaces away from the most conventional schemes.

This identity is reflected in a semi-detached house of marked personality, distributed on different levels and characterized by its high ceilings, its open environments and a remarkable sense of breadth. The vertical organization of the house allows the natural separation of the zones of coexistence, rest and leisure, providing independence and versatility to each plant.

The nucleus of the house brings together the living room, the dining room and the kitchen in an open concept conceived for daily life, family meetings and shared moments. The height of the ceilings and the entrance of natural light reinforce the dimension of space and its contemporary character.

The property also incorporates a second living room and a multipurpose stay, capable of adapting to different life forms. You can go to office, TV room, gym, games area, guest space or a more independent atmosphere for different family members.

The bedroom area is located at a differentiated level, favouring a greater separation between social areas and rest spaces.

On the upper floor is the most special element of the house: a private pool accompanied by a private solarium. From this level you open the views to the surrounding countryside landscape, creating an intimate space to sunbathe, relax or share outdoor time.

The luminous and temperate climate in southern Europe allows you to enjoy this plant for much of the year and make it a natural extension of the house.

The location is especially attractive for international families. The Sotogrande International College is within walking distance, while Ayala Polo Club, equestrian facilities, golf courses, Mediterranean beaches and marina are just a few minutes' drive away.

San Enrique de Guadiaro provides the comfort of a practical daily life, with restoration, shops and services nearby. This adds good communications with Gibraltar, Marbella and Malaga, as well as access to the airports of Gibraltar and Malaga to facilitate international travel.

Polo Sur thus offers a difficult combination of finding: contemporary architecture within a natural environment, immediate proximity to Sotogrande and a location from which to choose each day between the countryside, the sea, the pole, the golf and the social life of the area.

A different way of living together with Sotogrande, connected with nature and with everything that makes special to the south of Andalusia.

Amenities

Setting: Close To Port, Close To Shops, Close To Sea, Close To Schools

Orientation: North West Orientation

Condition: Good Condition

Pool: Private Pool

Climate Control: Air Conditioning, Fireplace, U/F Heating

Views: Country Views, Panoramic Views, Garden Views

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Storage Room, Utility Room, Ensuite Bathroom, Double Glazing, Basement

Furniture: Not Furnished

Kitchen: Partially Fitted Kitchen

Garden: Private Garden

Security: Gated Complex, Electric Blinds

Parking: Multiple Parking Spaces, Private Parking

Utilities: Electricity

Category: Luxury

Taxes & Fees

IBI: €600 per year
Rubbish: €237 per year

Contact

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