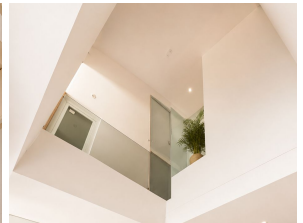
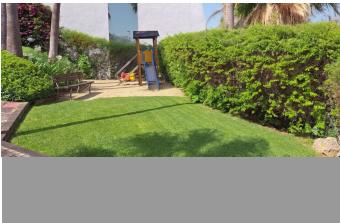


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real estates



Townhouse in San Enrique

Bedrooms	4	Bathrooms	3	Built	275m2	Plot	210m2
R5444482	Townhouse	San Enrique	649.000€				

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 polo, 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.

Basement
Double Glazing
Near Transport
Storage Room

Basement
Ensuite Bathroom
Private Terrace
Utility Room

Covered Terrace
Fitted Wardrobes
Solarium