



Semi-Detached House in San Enrique

Bedrooms **3** Bathrooms **5** Built **220m2** Plot **40m2**

R5447374

Semi-Detached House

San Enrique

740.000€

Modern Design Townhouse with Private Rooftop Pool – Polosur, San Enrique de Guadiaro
 Tourist rental licence with excellent summer returns Architecturally striking modern home for sale in the exclusive Polosur urbanisation, next to Ayala Polo in San Enrique de Guadiaro. This high-quality townhouse (chalet pareado) of 275 m² has been cleverly redistributed to create three generous bedrooms, each with its own en-suite bathroom, offering far more comfort than the original four-bedroom layout of most houses in the development. Key Features 275 m² built over 4 floors 3 bedrooms (each with en-suite bathroom) 4 bathrooms + guest toilet Two spacious living rooms (one easily convertible into a 4th bedroom) Kitchen Spectacular private rooftop terrace with private swimming pool, BBQ area and open countryside views Underfloor heating throughout Central fireplace with ventilation system that heats the whole house quickly Air conditioning in every room (mostly recently renewed) Electric blackout blinds in all bedrooms Currently runs on 100% renewable energy (solar panels can be installed in the future) Small private rear garden (maintenance included via community gardener) Fitted wardrobes Urbanisation & Location Polosur is a secure residential community with maintained communal gardens. Each house benefits from its own private rooftop pool. Convenient location next to Ayala Polo, close to Sotogrande, beaches and all services. A unique modern property combining architectural quality,

privacy and strong rental potential in a peaceful yet well-connected setting. Viewing highly recommended.

Barbeque

Domotics

Fiber Optic

Near Church

Solarium

WiFi

Barbeque

Double Glazing

Fitted Wardrobes

Near Transport

Storage Room

Covered Terrace

Ensuite Bathroom

Marble Flooring

Private Terrace

Utility Room