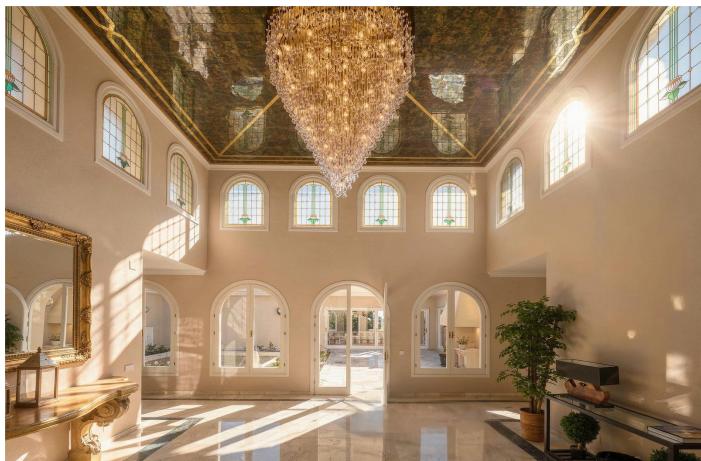




## Detached Villa for sale in Río Real, Marbella

**12.000.000 €**Reference: R5053180   Bedrooms: 10   Bathrooms: 10   Plot Size: 5.175m<sup>2</sup>   Build Size: 2.600m<sup>2</sup>   Terrace: 700m<sup>2</sup>



## Costa del Sol, Río Real

**EXCEPTIONAL VILLA WITH PANORAMIC SEA VIEWS** Welcome to a dream villa project in Rio Real, a truly unique villa estate perched at the pinnacle of a private hilltop, offering unparalleled views of the Mediterranean Sea and surrounding golf courses. This luxurious property combines classic Andalusian charm with the opportunity for modern reinvention – all within a secure and serene setting. **ESTATE OVERVIEW** • Plot Size: 5,175 m<sup>2</sup> • Built Area: 2,422 m<sup>2</sup> • Bedrooms: Up to 12 • Bathrooms: Up to 12 • Garage: Space for 4 cars • Features: Pavilion, Guest House, Massive Pool Area, Landscaped Gardens, Multiple Lounges **TWO DISTINCT PURCHASING OPTIONS** Option 1 – Existing Estate | € 10,000,000 • 10 Bedrooms | 10 Bathrooms • Full-scale classic layout as per floor plans: • Main House (Ground Floor): Expansive living and dining areas, central patio with fountain, multiple suites, and access to terraces and pool. • Main House (First Floor): Large master suite with private terrace and several bedrooms, designed with privacy and flow in mind . • Guest House: Self-contained with additional bedrooms, lounges, and kitchen facilities across two floors . • Pavilion: Detached building ideal for a wellness space, entertaining lounge, or retreat-style bar . This version keeps the traditional architecture, perfect for those who appreciate character, volume, and timeless quality. **Option 2 – Fully Refurbished Luxury Villa** | €15,000,000 • 12 Bedrooms | 12 Bathrooms • Complete architectural redesign available, turning existing Vila into a sleek, modern residence • Open-plan living, integrated indoor-outdoor flow, redesigned pavilion, and upgraded wellness & entertainment spaces • Perfect opportunity to create a flagship home with personal styling and state-of-the-art systems **KEY SELLING POINTS** • Unrivaled Privacy with commanding elevation • Panoramic Views over sea, golf, and lush green valleys • Full Guest House & Pavilion – ideal for multigenerational living or entertaining • Architectural Flexibility – keep the elegance or reinvent as a modern masterpiece • Luxury Lifestyle Investment – residence, rental asset, or retreat venue **KEY SELLING POINTS**



## Features:

**Caratteristiche**

Terrazza coperta

Terrazza privata

Bagno privato

Pavimenti in marmo

Armadi a muro

Solarium

Palestra

Sauna

Appartamento ospiti

Jacuzzi

Alloggio per il personale

Seminterrato

**Viste**

Mare

Montagna

Panoramica

Giardino

Piscina

Golf

Spiaggia

**Piscina**

Privata

**Giardino**

Privato

**Orientamento**

Sud

**Climate Control**

Pre -installato a/c

**Collocamento**

Vicino al golf

Zona urbana

Vicino al mare

Vicino alla città

**Condizione**

Eccellente

**Mobilia**

Completamente arredato

**Parcheggio**

Garage

Più di uno

**Cucina**

Completamente arredata

**Categoria**

Case di vacanza

Investimento

Affare

Cheap

Lusso

Rivendita

Con licenza di opera approvata

Contemporary