



Detached Villa for sale in Río Real, Marbella

10.000.000€

Reference: R5053180 Bedrooms: 10 Bathrooms: 10 Plot Size: 5.175m² Build Size: 2.600m² Terrace: 700m²















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 m² • Built Area: 2,422 m² • Bedrooms: Up to 12 • Bathrooms: Up to 12 • Garage: Space for 4 cars • Features: Pavilion, Guest House, Massive Pool Area, Landscaped Gardens, Multiple Lounges 2 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. 2 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 2 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 2





Features:

Caratteristiche Orientamento **Climate Control** Sud Pre -installato a/c

Terrazza coperta

Terrazza privata Bagno privato

Pavimenti in marmo

Armadi a muro

Solarium

Palestra

Sauna

Appartamento ospiti

Jacuzzi

Alloggio per il personale

Seminterrato

Viste Collocamento Condizione Vicino al golf **Eccellente** Mare

Zona urbana Montagna Panoramica Vicino al mare Vicino alla città Giardino

Piscina Golf

Spiaggia

Piscina Mobilia Cucina

Privata Completamente arredato Completamente arredata

Giardino Parcheggio Categoria

Privato Garage Case di vacanza Più di uno Investimento

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Contemporary