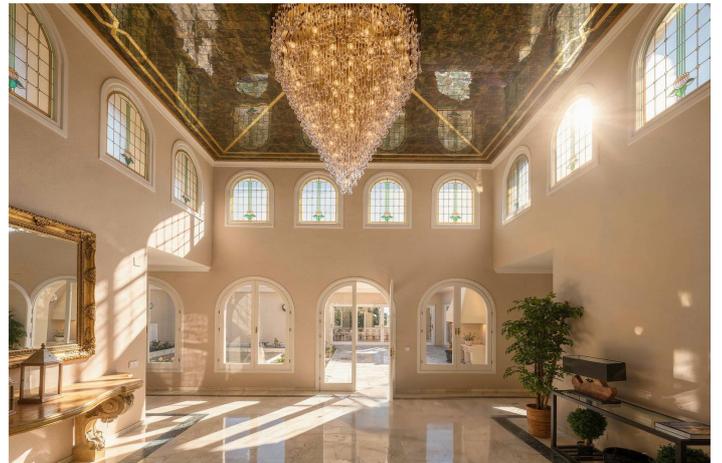




Detached Villa for sale in Río Real, Marbella

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>





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## 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.

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### 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.

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#### 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

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#### 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

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## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Solarium  
Gym  
Sauna  
Guest Apartment  
Jacuzzi  
Staff Accommodation  
Basement

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Golf  
Beach

### Pool

Private

### Garden

Private

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Town

### Furniture

Fully Furnished

### Parking

Garage  
More Than One

### Climate Control

Pre Installed A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Investment  
Bargain  
Cheap  
Luxury  
Resale  
With Planning Permission  
Contemporary