



## Detached Villa for sale in Río Real, Marbella

**12.000.000 €**

Referenz: R5053180    Schlafzimmer: 10    Badezimmer: 10    Grundstücksgröße: 5.175m<sup>2</sup>    Garten: 2.600m<sup>2</sup>    Terrasse: 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

?



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Private Terrasse

Badezimmer

Marmorböden

Einstellungsschränke

Solarium

Fitnessstudio

Sauna

Gastwohnung

Whirlpool

Personalunterkunft

Keller

### Ansichten

Meer

Berg

Panorama

Garten

Pool

Golf

Strand

### Pool

Privater Pool

### Garten

Privater Garten

### Orientierung

Süden

### Einstellung

In der Nähe von Golf

Urbanisierung

In der Nähe des Meeres

In der Nähe der Stadt

### Möbel

Voll eingerichtet

### Parken

Garage

Mehr als eins

### Klimakontrolle

Vor installierte a/c

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Kategorie

Ferienhäuser

Investition

Schnäppchen

Billig

Luxus

Wiederverkauf

Mit Baugenehmigung

Zeitgenössisch