



## Detached Villa for sale in Río Real, Marbella

## 10 000 000 €















## 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





## Характеристики:

Гостевая квартира

Джакузи

Функции Ориентация Климат -контроль

Покрытая терраса Юг Предварительно установлен

Частная терраса кондиционер Ванная комната

A A

Мраморные полы Приспособленные шкафы

Солярий Спортзал Сауна

Штат жилье

Подвал **Виды** Параметр Состояние

Море Рядом с гольфом Отличный Гора Урбанизация

Панорамный Рядом с морем Сад Рядом с городом Бассейн

Гольф Пляж Бассейн Мебель Кухня

Частный бассейн Полностью меблирован Полностью оснащен

 Сад
 Стоянка
 Категория

 Частный сад
 Гараж
 Праздничные дома

Более одного Инвестиции

Торговаться Дешевый Роскошь

С разрешения на планирование

Современный

Перепродажа