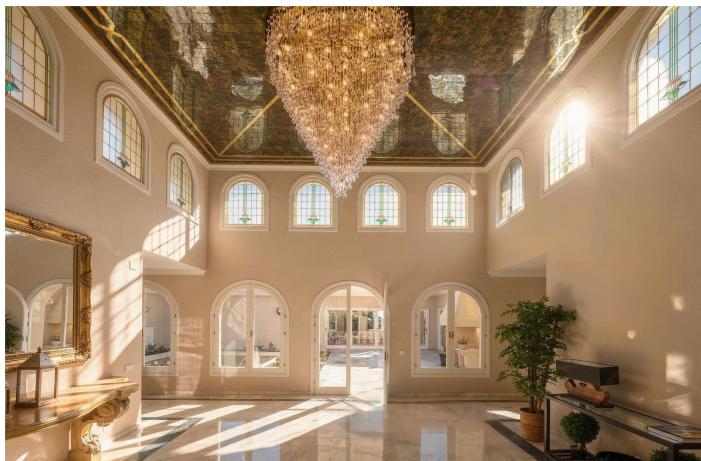




## Detached Villa for sale in Río Real, Marbella

**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.

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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

?



#### 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





## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Pre Installed A/C
Private Terrace		
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
Solarium		
Gym		
Sauna		
Guest Apartment		
Jacuzzi		
Staff Accommodation		
Basement		
Views	Setting	Condition
Sea	Close To Golf	Excellent
Mountain	Urbanisation	
Panoramic	Close To Sea	
Garden	Close To Town	
Pool		
Golf		
Beach		
Pool	Furniture	Kitchen
Private	Fully Furnished	Fully Fitted
Garden	Parking	Category
Private	Garage	Holiday Homes
	More Than One	Investment
		Bargain
		Cheap
		Luxury
		Resale
		With Planning Permission
		Contemporary