



Villa détachée à vendre à Río Real, Marbella

12 000 000 €

Référence: R5053180 Chambres: 10 Bain: 10 Terrain: 5 175m² Construite: 2 600m² Terrasse: 700m²





Costa del Sol, Río Real

EXCEPTIONAL VILLA WITH PANORAMIC SEA VIEWS

Welcome to a dream villa project in Río 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



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

- Unrivalled 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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Spécification:

Caractéristiques

Terrasse couverte
Terrasse privée
Salle de bain attenante
Sol en marbre
Armoires ajustées
Solarium
Salle de sport
Sauna
Appartement
Jacuzzi
Hébergement du personnel
Sous-sol

Vues

Mer
Montagne
Panoramique
Jardin
Piscine
Golf
Plage
Piscine
Private
Jardin
Private

Orientation

Sud

Paramètre

Près du golf
Urbanisation
Près de la mer
Près de la ville

Meubles

Entièrement meublé

Parking

Garage
Plus d'un

Climatisation

A / C pré-installé

Condition

Excellent

Cuisine

Entièrement équipé

Catégorie

Maisons de vacances
Investissement
Marchander
Bon marché
Luxe
Revente
Avec permis de construire
Contemporary