



## Detached Villa for sale in Río Real, Marbella

10,000,000€

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. ② 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





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouthPre Installed A/C

Private Terrace Ensuite Bathroom Marble Flooring Fitted Wardrobes

Solarium Gym Sauna

**Guest Apartment** 

Jacuzzi

**Staff Accommodation** 

**Basement** 

ViewsSettingConditionSea ViewsClose To GolfExcellent

Mountain Urbanisation
Panoramic Close To Sea
Garden Close To Town

Pool

**Golf Views** 

Beach

PoolFurnitureKitchenPrivateFully FurnishedFully FittedGardenParkingCategory

Private Garage Holiday Homes
More Than One Investment

Bargain Cheap Luxury Resale

With Planning Permission

Contemporary