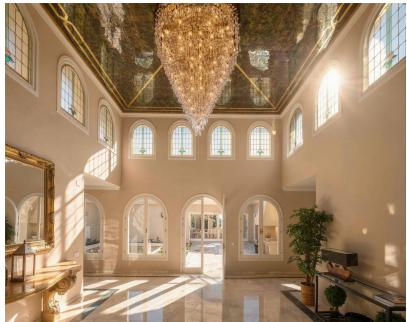


**Sales - House - Río Real**  
**12.000.000€**



**Ref.-ID: MIBGR5053180**

**Río Real**

**House**



**10**



**10**



**2600 m<sup>2</sup>**



**5175 m<sup>2</sup>**

**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

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