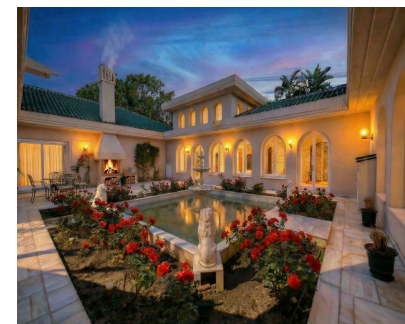
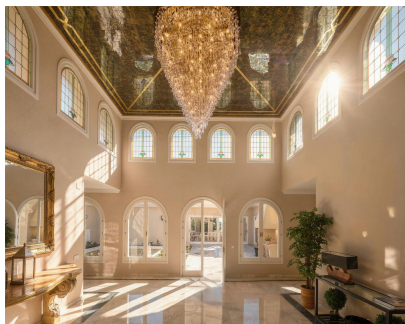


**Sales - House - Río Real**  
**12.000.000€**



**Ref.-ID: MIBGR5053180**

**Río Real**

**House**



**10**



**10**



**2600 m2**



**5175 m2**

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

▢ 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 • Unrival 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 ▢

<b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Golf</li><li>✔ Close To Sea</li><li>✔ Close To Town</li><li>✔ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✔ South</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✔ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✔ Private</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Pre Installed A/C</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✔ Sea</li><li>✔ Mountain</li><li>✔ Golf</li><li>✔ Beach</li><li>✔ Panoramic</li><li>✔ Garden</li><li>✔ Pool</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✔ Covered Terrace</li><li>✔ Fitted Wardrobes</li><li>✔ Private Terrace</li><li>✔ Solarium</li><li>✔ Gym</li><li>✔ Sauna</li><li>✔ Guest Apartment</li><li>✔ Ensuite Bathroom</li><li>✔ Marble Flooring</li><li>✔ Jacuzzi</li><li>✔ Staff Accommodation</li><li>✔ Basement</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✔ Fully Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✔ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✔ Private</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✔ Garage</li><li>✔ More Than One</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✔ Bargain</li><li>✔ Cheap</li><li>✔ Holiday Homes</li><li>✔ Investment</li><li>✔ Luxury</li><li>✔ Resale</li><li>✔ With Planning Permission</li><li>✔ Contemporary</li></ul>