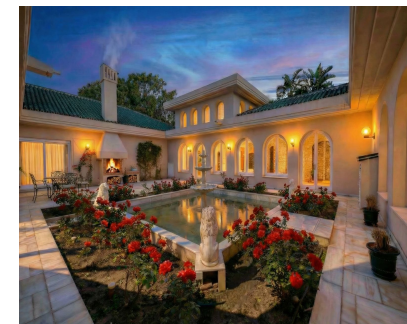
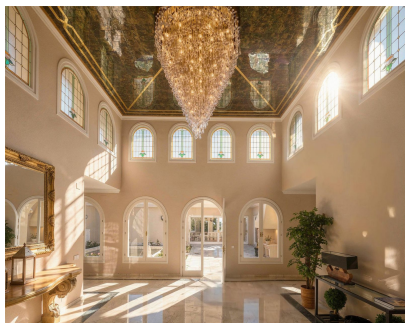


Sales - House - Río Real
12.000.000€

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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 ▢

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