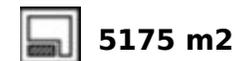




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Río Real

House



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** • 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

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| <p>Setting</p> <ul style="list-style-type: none"> ✓ Close To Golf ✓ Close To Sea ✓ Close To Town ✓ Urbanisation | <p>Orientation</p> <ul style="list-style-type: none"> ✓ South | <p>Condition</p> <ul style="list-style-type: none"> ✓ Excellent | <p>Pool</p> <ul style="list-style-type: none"> ✓ Private | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Pre Installed A/C | <p>Views</p> <ul style="list-style-type: none"> ✓ Sea ✓ Mountain ✓ Golf ✓ Beach ✓ Panoramic ✓ Garden ✓ Pool |
| <p>Features</p> <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 | <p>Furniture</p> <ul style="list-style-type: none"> ✓ Fully Furnished | <p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted | <p>Garden</p> <ul style="list-style-type: none"> ✓ Private | <p>Parking</p> <ul style="list-style-type: none"> ✓ Garage ✓ More Than One | <p>Category</p> <ul style="list-style-type: none"> ✓ Bargain ✓ Cheap ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale ✓ With Planning Permission ✓ Contemporary |