



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** • 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

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

Orientation

- ✓ South

Condition

- ✓ Excellent

Pool

- ✓ Private

Climate Control

- ✓ Pre Installed A/C

Views

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Beach
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Gym
- ✓ Sauna
- ✓ Guest Apartment
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Staff Accommodation
- ✓ Basement

Furniture

- ✓ Fully Furnished

Kitchen

- ✓ Fully Fitted

Garden

- ✓ Private

Parking

- ✓ Garage
- ✓ More Than One

Category

- ✓ Bargain
- ✓ Cheap
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ With Planning Permission
- ✓ Contemporary









































