

Продажа - Дом - Río Real

**12.000.000€**



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10

2600 м<sup>2</sup>5175 м<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 м<sup>2</sup> • Built Area: 2,422 м<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 Villa 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

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Пре-установленный

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Гольф
- ✓ Пляж
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Апартаменты для гостей
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Джакузи
- ✓ Размещение персонала
- ✓ Подвал

**Парковка**

- ✓ Гараж
- ✓ Более чем один

**бассейн**

- ✓ Приватный

**Мебель**

- ✓ Полностью меблированный

**Категория**

- ✓ Выгодное предложение
- ✓ Дешевая
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа
- ✓ С разрешением на строительство
- ✓ Современного









































