

ALL IN

real estates



House in Río Real

Bedrooms **10** Bathrooms **10** Built **2600m2** Plot **5175m2**
R5053180 **House** **Río Real** **12.000.000€**

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 • Unrivalled 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 ?

Basement
Ensuite Bathroom
Gym
Private Terrace
Staff Accommodation

Basement
Fitted Wardrobes
Jacuzzi
Sauna

Covered Terrace
Guest Apartment
Marble Flooring
Solarium