



## House in Río Real

Bedrooms	<b>10</b>	Bathrooms	<b>10</b>	Built	<b>2600m2</b>	Plot	<b>5175m2</b>
<b>R5053180</b>		<b>House</b>		<b>Río Real</b>		<b>10.000.000€</b>	

**EXCEPTIONAL VILLA WITH PANORAMIC SEA VIEWS** Welcome to a dream villa project in Río 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 m<sup>2</sup> • Built Area: 2,422 m<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 ?

Basement  
Ensuite Bathroom  
Gym  
Private Terrace  
Staff Accommodation

Basement  
Fitted Wardrobes  
Jacuzzi  
Sauna

Covered Terrace  
Guest Apartment  
Marble Flooring  
Solarium