



R5053180

📍 Río Real

REF# R5053180 12.000.000 €

BEDS

10

BATHS

10

BUILT

2600 m<sup>2</sup>

PLOT

5175 m<sup>2</sup>

TERRACE

700 m<sup>2</sup>

## 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.

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### 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

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- Features: Pavilion, Guest House, Massive Pool Area, Landscaped Gardens, Multiple Lounges

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## 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.

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### 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

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## 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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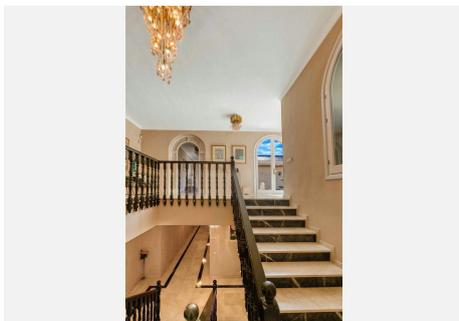
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