



Detached Villa for sale in Río Real, Marbella

12,000,000 €

Reference: R5053180 Bedrooms: 10 Bathrooms: 10 Plot Size: 5,175m² Build Size: 2,600m² Terrace: 700m²





Costa del Sol, Río Real

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.

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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

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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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Features:

Features

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

Orientation

South

Climate Control

Pre Installed A/C

Sauna

Views

Sea
 Mountain
 Panoramic
 Garden
 Pool
 Beach
 Golf

Setting

Close To Golf
 Urbanisation
 Close To Sea
 Close To Town

Condition

Excellent

Pool

Private

Furniture

Fully Furnished

Kitchen

Fully Fitted

Garden

Private

Parking

Garage
 More Than One

Category

Holiday Homes
 Investment
 Resale
 Bargain
 Luxury
 Contemporary
 Cheap
 With Planning Permission