



Detached Villa in Río Real

Price € 12,000,000

Bedrooms	10
Bathrooms	10
Build Size	2600 m²
Terrace	700 m²
Plot Size	8475 m²

SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

ORIENTATION

- ✓ South

CONDITION

- ✓ Excellent

POOL

- ✓ Private

CLIMATE CONTROL

- ✓ Pre Installed A/C

VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Beach
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

FEATURES

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

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Private

PARKING

- ✓ Garage
- ✓ More Than One

CATEGORY

- ✓

Bargain
- ✓

Cheap
- ✓

Holiday Homes
- ✓

Investment
- ✓

Luxury
- ✓

Resale
- ✓

With Planning Permission
- ✓

Contemporary

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

- Unrivaed 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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GALLERY







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