RÍO REAL

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
5	6	723	125	2 795

VILLA W RÍO REAL

Hidden Gem in Marbella East – A Rare Estate with Endless Potential Attention investors and dream-home seekers! In the heart of Marbella East, surrounded by peace and nature, lies a hidden estate full of charm and opportunity. Located in the exclusive Río Real area, this private property enjoys a privileged setting — within walking and cycling distance of Marbella's finest beaches and just minutes from the old town. The estate, unoccupied for several years, is ready for a visionary renovation and offers extraordinary potential. It features two independent houses — the main villa of approximately 425 m² and a guest house of around 229 m² — complemented by a garage (38 m²), storage room (31 m²), and terraces and porches of about 125 m², totalling a built area of roughly 723 m². A highlight of the property is its large 22 × 13 m swimming pool with jacuzzi and cascade, surrounded by mature gardens, terrace areas, and an outdoor dining pavilion, creating a peaceful Mediterranean oasis. The total land area is 2,795 m², consisting of three adjoining plots (Nos. 29, 30, and 31) consolidated into one property — offering multiple development opportunities: - Restore the existing estate into a remarkable private residence with guest house and spa, - Split the land into two or three independent luxury villas, or - Create an exclusive boutique project in one of Marbella's most promising zones. The property is south-facing with sea and Marbella city views, and its solid construction quality reflects the dedication and investment of the previous owner. Surrounded by beautiful trees and lush fauna, it feels like a secluded retreat just minutes from everything. Located behind the upcoming Four Seasons Resort, this area is poised for strong value growth. La Cañada Shopping Centre is just around the corner, and Málaga International Airport is only 35 minutes away. A rare opportunity to acquire an authentic Marbella estate — combining privacy, potential, and location — ideal for development, renovation, or luxury living.

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