

MARBELLA - RIO REAL

28 BEDROOM LARGE ESTATE

28 Bedrooms | 45 Guests | 8 Bathrooms | 9,000 m² Plot | 2.644 m² Built



ABOUT THE VILLA

Set within the prestigious Río Real area of Marbella, this exceptional private estate unfolds across a single expansive property comprising three independent villas, surrounded by mature gardens with open views across the golf course and toward the Mediterranean.

Designed in a classic Andalusian style, the estate combines traditional architecture with generous outdoor living areas, shaded terraces, and shared gardens that create a natural sense of flow between the three residences. The setting offers privacy and scale while remaining close to Marbella's coastline, golf courses, and key lifestyle destinations.

The estate accommodates up to 45 guests across 28 bedrooms arranged in flexible configurations, allowing groups to stay together while retaining independence. Large communal gardens and adaptable outdoor areas make the property particularly suited to major celebrations, events, and multi-day gatherings within a refined residential environment.





GOLF-SIDE SETTING WITH SEA VIEWS

Set within the green surroundings of Río Real, the estate enjoys open views across palm lined landscapes toward the Mediterranean. Terraces and gardens are positioned to capture light throughout the day, creating a serene outlook that blends greenery, sea, and sky.

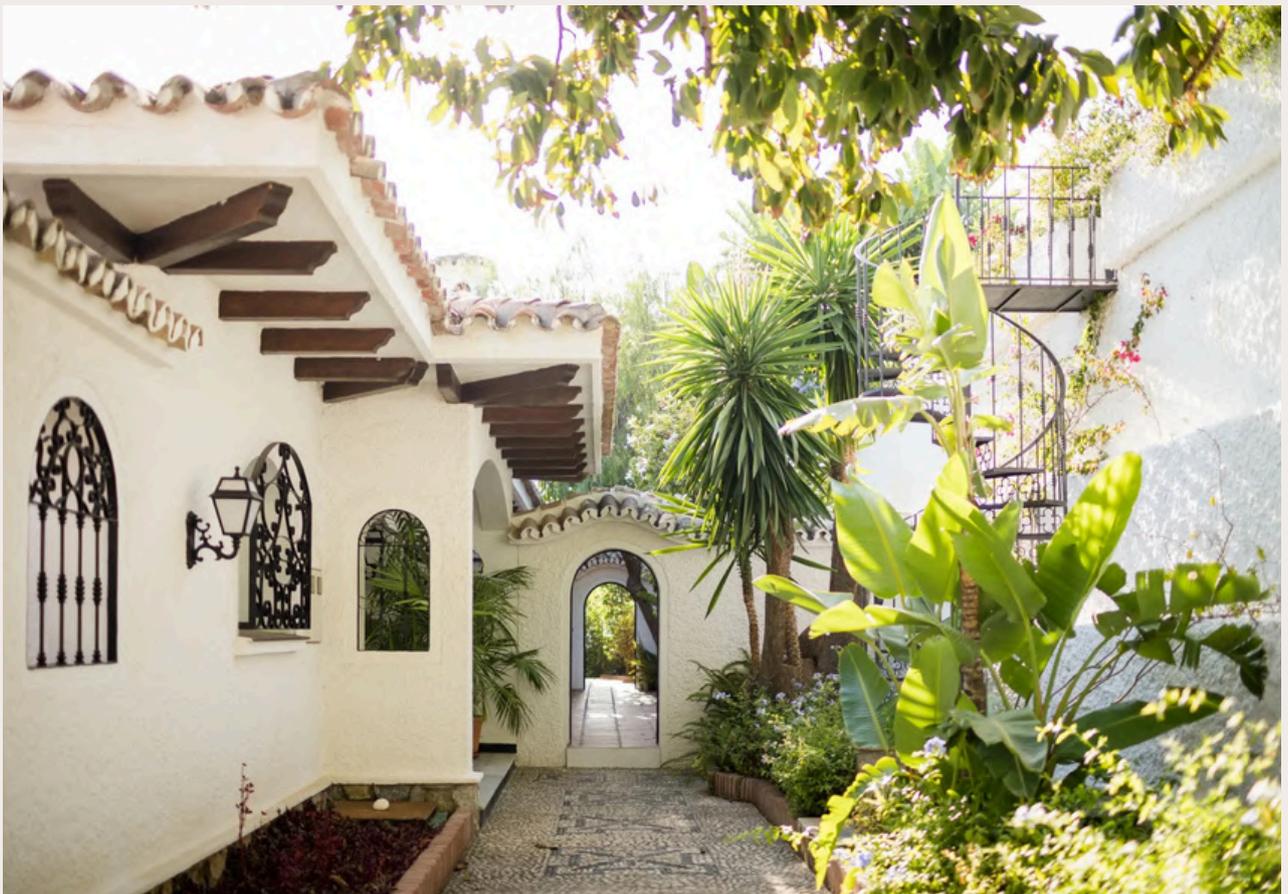


Generous outdoor spaces unfold across lawns and shaded terraces, offering calm areas for relaxation, group activities, or open air gatherings. The setting combines a tranquil residential environment with close proximity to Marbella's coastline and nearby golf courses, allowing life to flow naturally between nature, leisure, and shared moments.



Framed by mountain views, the estate sits within lush, mature gardens. Two swimming pools are set across the grounds, offering separate spaces for relaxation and social moments, while terraces and lawns open toward green landscapes and distant peaks.

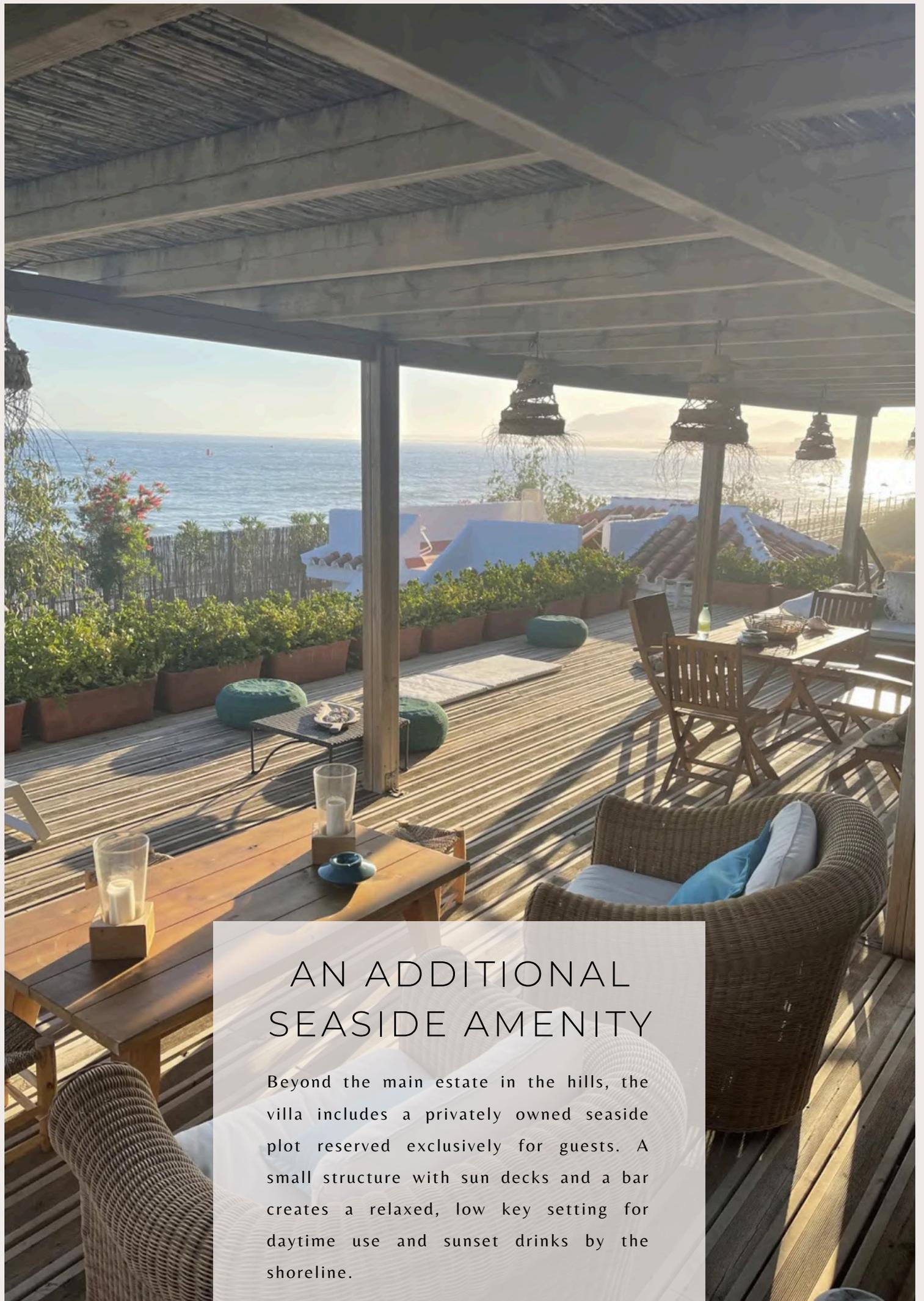






Warm, characterful interiors combine natural materials with generous proportions, creating inviting living spaces that open directly onto terraces and garden areas. Soft furnishings, timber details, and abundant natural light frame views toward the pool and surrounding greenery, shaping a relaxed, elegant atmosphere designed for shared living and quiet moments alike.





AN ADDITIONAL SEASIDE AMENITY

Beyond the main estate in the hills, the villa includes a privately owned seaside plot reserved exclusively for guests. A small structure with sun decks and a bar creates a relaxed, low key setting for daytime use and sunset drinks by the shoreline.



The beachfront setting extends beyond relaxation, complemented by a dedicated massage room located within the main house. Flexible outdoor areas near the shoreline allow treatments to be arranged outdoors for larger groups, combining wellbeing experiences with fresh air, sea views, and a calm coastal atmosphere.





HOSTING AT SCALE, WITH STYLE

The estate is exceptionally well suited to hosting large group gatherings, from weddings and celebrations to retreats and incentive programs. Its scale, privacy, and residential setting allow events to unfold seamlessly over multiple days while remaining discreet and self contained.

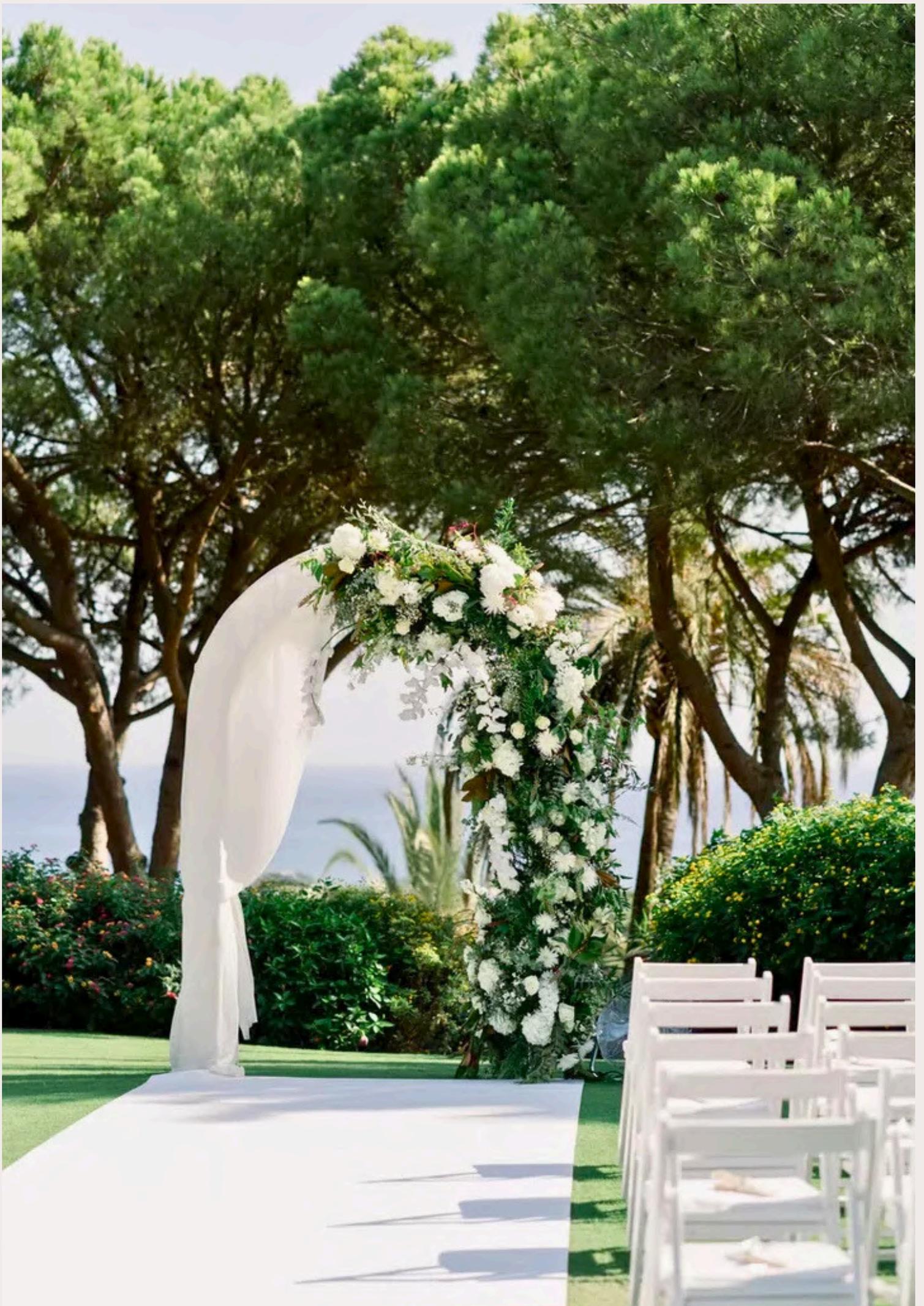


Expansive gardens and pool areas provide a flexible canvas for a wide range of formats, including ceremonies, gala dinners, wellness sessions, and social receptions. Open lawns, terraces, and courtyards adapt easily to different layouts, guest numbers, and event styles.





Temporary structures allow both intimate meetings and larger productions within the same property, supporting events that evolve from relaxed daytime gatherings to atmospheric evenings.





28 ROOMS ACROSS THREE VILLAS

The estate comprises three independent villas with a total of 28 bedrooms accommodating up to 45 guests. Flexible configurations allow large groups to stay together while preserving privacy, making the property ideal for multi-family stays, retreats, and events.













BEDROOM	LOCATION	FLOOR	GUESTS	SQM.	DETAILS
Bedroom #1	Villa 1	Upper floor	2	87	Suite with sea view and a large terrace
Bedroom #2	Villa 1	Upper floor	2	30	Master bedroom with sea view and a large terrace
Bedroom #3	Villa 1	Upper floor	2	32	Double bedroom
Bedroom #4	Villa 1	Upper floor	2	20	Double bedroom with single beds and balcony with sea view
Bedroom #5	Villa 1	Upper floor	4	22	Bedroom with 4 bunk beds and balcony with sea view
Bedroom #6	Villa 1	Main floor	2	19	Double bedroom with sea view and terrace, independent apartment
Bedroom #7	Villa 1	Main floor	4	38	Bedroom with 4 bunk beds and sea view, independent apartment
Bedroom #8	Villa 2	Upper floor	2	34	Master bedroom with sea view and a large terrace
Bedroom #9	Villa 2	Upper floor	2	27	Double bedroom
Bedroom #10	Villa 2	Main floor	2	25	Double bedroom with terrace
Bedroom #11	Villa 2	Main floor	2	19	Double bedroom with single beds and terrace
Bedroom #12	Villa 2	Main floor	2	23	Bedroom with single beds
Bedroom #13	Villa 2	Main floor	4	29	Independent double bedroom with a kids room with two beds
Bedroom #14	Villa 3	Lower floor	2	21	Double bedroom with terrace and sea view
Bedroom #15	Villa 3	Lower floor	2	23	Twin beds with terrace and sea view
Bedroom #16	Villa 3	Lower floor	2	22	Double bedroom with terrace and sea view
Bedroom #17	Villa 3	Lower floor	2	22	Double bedroom with terrace and sea view
Bedroom #18	Villa 3	Lower floor	2	22	Double bedroom with terrace and sea view
Bedroom #19	Villa 3	Lower floor	2	25	Master bedroom with sea view
Bedroom #20	Villa 3	Lower floor	2	31	Double bedroom with terrace and sea view
Bedroom #21	Villa 3	Upper floor	2	33	Master bedroom with sea view
Bedroom #22	Villa 3	Upper floor	2	33	Master bedroom with sea view
Bedroom #23	Villa 3	Upper floor	8	41	Dormitory, 8 single beds with sea view
Bedroom #24	Villa 3	Upper floor	4	29	Dormitory, 4 single beds with sea view
Bedroom #25	Villa 3	Upper floor	2	18	Double bedroom with sea view
Bedroom #26	Villa 3	Upper floor	4	26	Family room with 1 double bedroom and 1 twins bedroom
Bedroom #27	Villa 3	Annex	2	20	Double bedroom with garden view
Bedroom #28	Villa 3	Annex	2	n/a	Cosy double bedroom with terrace

AMENITIES



POOLS & OUTDOOR LIVING

- Two outdoor swimming pools
- Large terraces and shaded areas
- Landscaped gardens designed for events, wellness activities, and celebrations
- Open views across toward the sea

WELLNESS & RELAXATION

- Dedicated massage room
- Outdoor areas for yoga, fitness sessions, and group activities
- Soundproof nightclub space for late night events with external setup



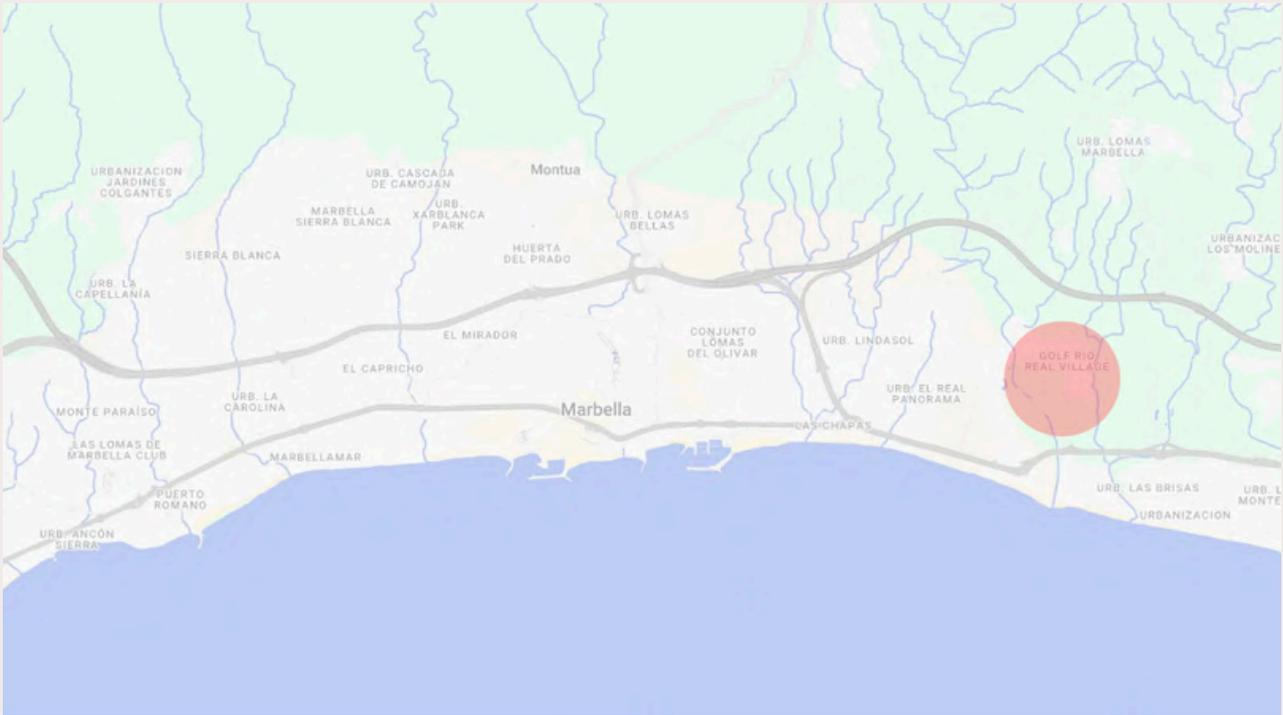
IN-ROOM COMFORTS & SECURITY

- 28 bedrooms accommodating up to 45 guests across three villas
- Air conditioning throughout
- Fireplaces in main living areas
- Living rooms opening onto terraces and gardens

ESTATE & SERVICES

- Approx. 9,000 m² plot | 2,644 m² built
- Three independent villas within one private estate
- Professional kitchens for catering and large groups
- Gardens designed for large scale events
- Private estate with parking and controlled access

LOCATION



The estate is set in East Marbella, near Río Real Golf, within a quiet residential community known for open views, greenery, and proximity to the coast.

This location combines privacy with easy access to Marbella's centre, nearby beach clubs, and several leading golf courses in East Marbella. In addition to the main estate, guests enjoy access to a privately owned beachfront plot with direct sea access, offering a rare extension of the property by the shoreline.

Nearest airport: Málaga Airport approx. 48 km (around 38 min drive).

