



## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



**A habitable work of art in the timeless landscape of Ronda.**

**Málaga**

**Ref. S231**

Designed by architect Kourosh Mohsenipour, an irreproducible property immersed in landscape, light and life, just five minutes from Ronda.

**Precio €2.450.000**

**4 habitaciones**

**5 baños**

**580 m<sup>2</sup> de superficie**

**1.2 Ha de terreno**

Set within the vast and monumental landscape surrounding Ronda—one of Andalusia's most internationally admired cities—La Mandaluz is an extraordinary estate conceived as a habitable work of art. Designed in 2007 by architect

Kourosh Mohsenipour for a pair of art collectors, the property emerges from a conscious dialogue between architecture, artistic creation and nature, within a protected setting that will never be developed, just one kilometre from the historic centre.

There are houses that are built, and houses that are composed. La Mandaluz is the result of a cultivated and deeply artistic vision, where every space has been conceived as an aesthetic experience.

From the private entrance, the house reveals its true essence: a serene balance between sculptural design and landscape, where every architectural decision responds to both aesthetic and emotional intent. Open views over the Sierra de Grazalema Natural Park embrace the home, reinforcing a profound sense of retreat and connection with the natural surroundings.

Arranged over two levels, the house has been crafted with exquisite attention to detail, integrating site-specific artworks, bespoke architectural elements and carefully selected materials that echo the identity of the Andalusian landscape. On the entrance floor, a spectacular seven-metre-high window frames the mountains as a living artwork. This level houses two en-suite bedrooms and the main suite, featuring a fireplace, dressing room and full bathroom, all in perfect balance of proportion and light.

The heart of the house unfolds around a double-height winter living room with fireplace and sweeping mountain views, crowned by a three-dimensional fresco by Portuguese artist Pedro Calapez and a sculptural French-designed lamp. This floor also accommodates the kitchen with office and dining area—connected to the outdoor summer living space—the library, an intimate room filled with life and memory, a guest cloakroom, an additional en-suite bedroom, and a wellness area with an authentic hammam. Together, these interiors are designed for comfort and a slow, deliberate enjoyment of time.

Each space has been conceived as an expression of harmony: expansive windows that dissolve the boundary between inside and out, air conditioning and underfloor heating throughout, handcrafted ceramics by artists, hand-painted tiles in the bathrooms, and sculptural wrought-iron railings and balconies that reinforce the home's unique artistic character.

The terraces extend daily life outdoors, where a large pergola with metal pillars creates shifting patterns of light and shade, ideal for gatherings and al fresco dining. A ceramic-lined courtyard crossed by a sheet of water leads to the swimming-lane pool, suspended between sky and mountains, finished in slate and possessing an almost theatrical presence. At the highest point of the garden, a Mongolian yurt houses an art library and an intimate reading space.

The estate is equipped with an advanced and sustainable water management system that allows full garden irrigation through rainwater collection, significantly reducing reliance on external resources. The property also benefits from municipal water from Ronda, additional storage tanks and excellent insulation.

With direct rail connections to Málaga, Seville and Madrid, and within easy reach of the coast, this is a property that offers something truly exceptional: landscape, culture, authenticity and an architecture that cannot be replicated.



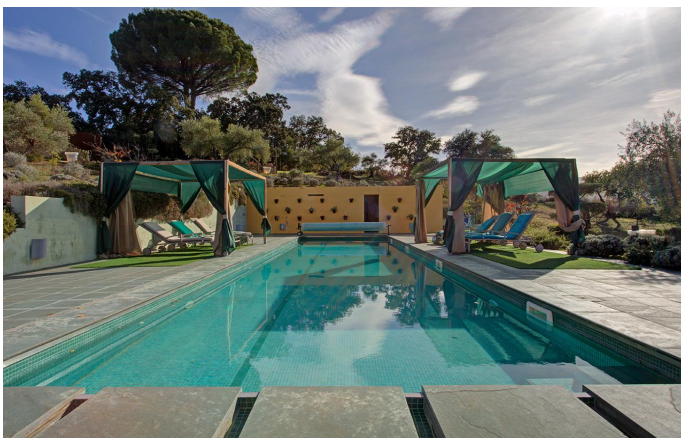
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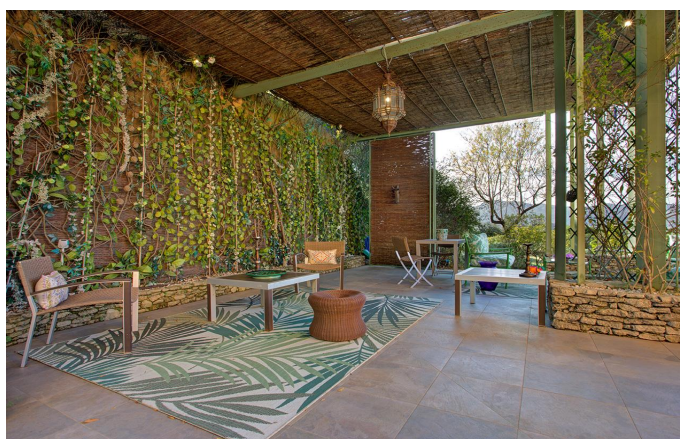
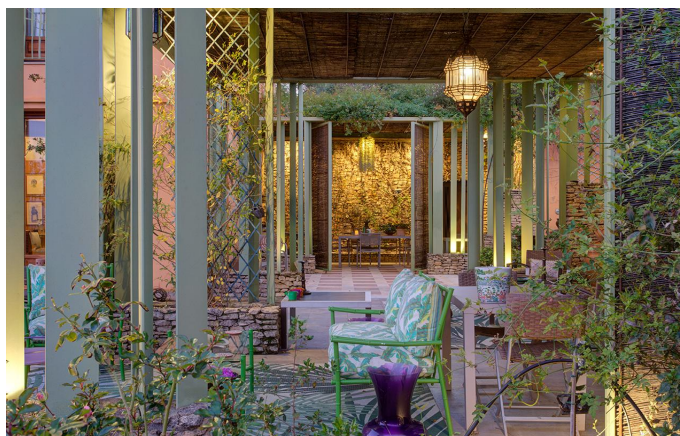
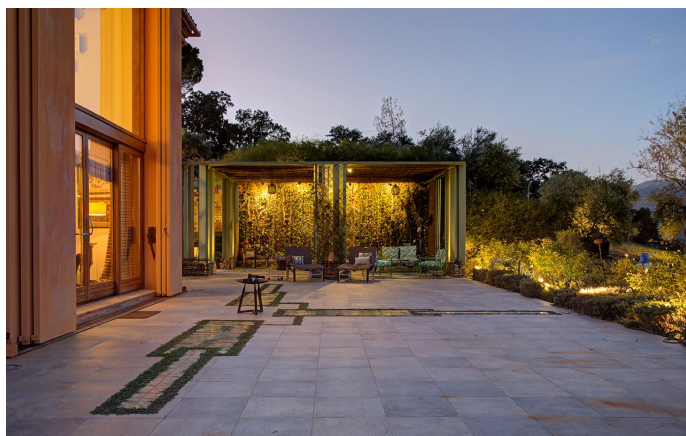
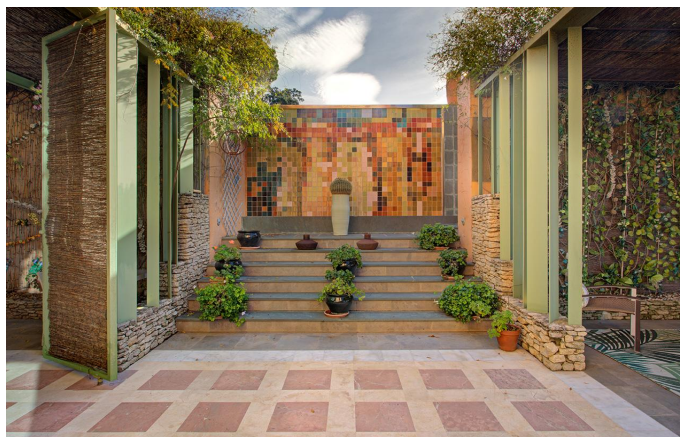
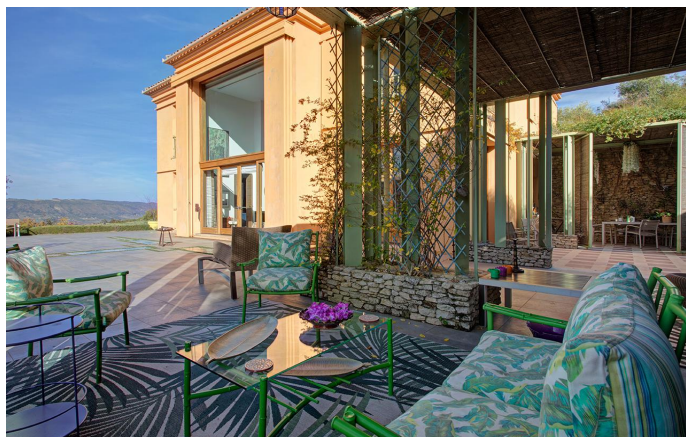






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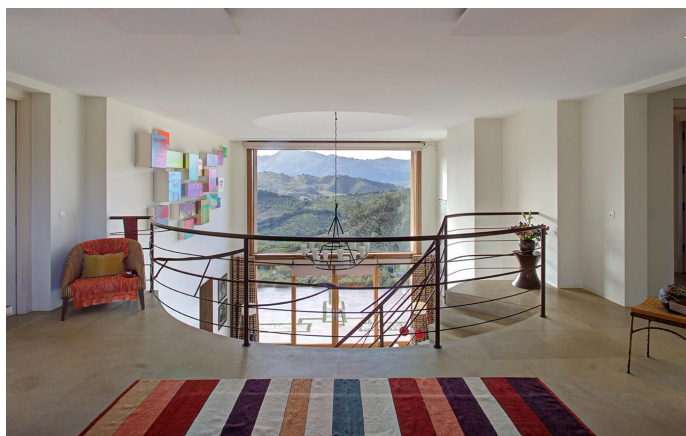
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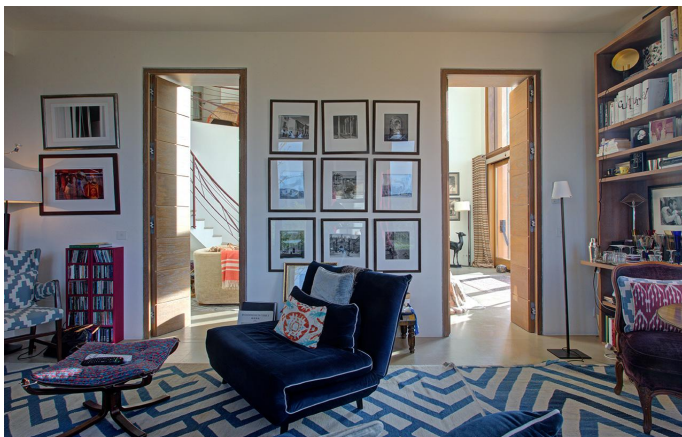
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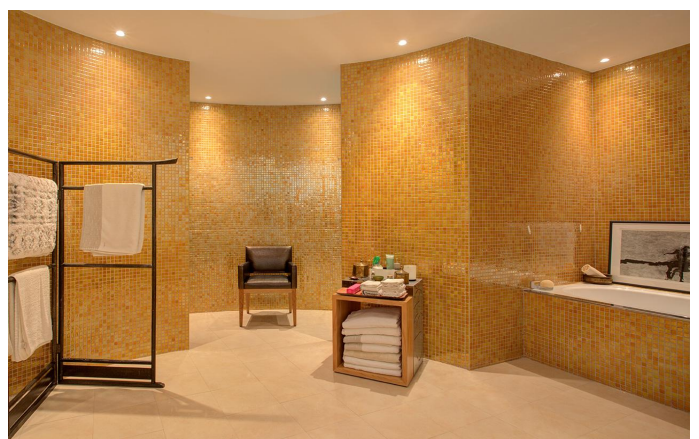
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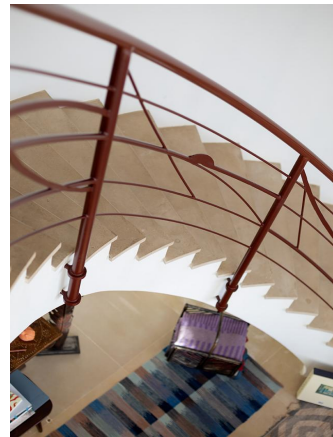
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