



Ground Floor Apartment in Ronda

Bedrooms **3** Bathrooms **3** Built **196m2** Terrace **0m2**

R5457220

**Ground Floor
Apartment**

Ronda

469.000€

Two Homes Combined into a Spectacular, Exceptionally Spacious Apartment in One of Ronda's Most Prestigious Areas Some homes stand out for their size. Others for their location. Very few manage to combine both qualities. This property is one of them. Located on the prestigious Calle Carlos Cobo, next to the iconic Iglesia de la Merced and the Alameda, this exceptional property enjoys a privileged setting where history, the city centre and green spaces come together in perfect harmony. Its views combine the charm of lush vegetation with the energy of the urban surroundings, creating a truly unique atmosphere. The property is set within a well-maintained building featuring a lift, a video intercom system with security camera and garages, providing comfort, convenience and peace of mind. Originally two separate apartments, the properties have been combined to create a spectacularly spacious home — a feature that is increasingly difficult to find today. Its layout offers enormous potential, both for those seeking generous living space and for investors looking for a versatile opportunity. The property currently comprises a spacious living-dining room, a second living room or sitting area, a large separate kitchen with utility room and pantry, a guest cloakroom, three generously sized bedrooms and two full bathrooms with bathtubs. All bedrooms feature fitted wardrobes and exterior-facing windows, providing excellent natural light. There are also fitted wardrobes in the entrance hall, as well as two

balconies in each of the living rooms, flooding the main living areas with natural light. One of the property's greatest advantages is its exceptional versatility. The second independent entrance has been retained, meaning that the property could easily be converted back into two separate homes. This makes it an excellent opportunity for families, investors or buyers seeking strong rental potential. Alternatively, if kept as a single residence, its generous floor area allows the layout to be redesigned to create several additional bedrooms, adapting the property to the requirements of each individual project. A truly unique property in terms of location, size and potential. A home designed for those who want generous living space without giving up the opportunity to live in one of Ronda's most sought-after areas, or an investment offering significant potential for future appreciation. Opportunities like this rarely come along. Come and discover everything this exceptional property has to offer. ### An Exceptional Additional Opportunity As an added benefit, there is also the possibility of purchasing two exceptional parking spaces in the same building for an additional €120,000. Just like the apartment itself, these are two adjoining garages offering a level of versatility that is difficult to find. Each garage can accommodate two vehicles or, alternatively, they can be used as one large parking space combined with a spacious storage room, adapting perfectly to the parking and storage needs of any family. A true luxury in the heart of Ronda, right next to a public car park.

Lift

Lift