



# Townhouse in Málaga

Price € 1,300,000

Bedrooms	6
Bathrooms	4
Build Size	200 m <sup>2</sup>
Plot Size	200 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Close To Sea
- ✓ Commercial Area
- ✓ Close To Schools
- ✓ Close To Shops

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated
- ✓ New Construction

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Urban
- ✓ Street

## FEATURES

- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Near Transport
- ✓ Guest Apartment
- ✓ Access for people with reduced mobility
- ✓ Private Terrace
- ✓ Guest House
- ✓ Fiber Optic

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## PARKING

- ✓ Street

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

- ✓ Holiday Homes
- ✓ With Planning Permission
- ✓ Investment
- ✓ Off Plan

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## Investment Opportunity in the Heart of Málaga - Calle Gordon

Located just steps from the historic center of Málaga, Calle Gordon is a charming building being transformed into a boutique-style rental asset with an AP (Aparthotel) license, offering an excellent investment opportunity in one of Spain's most dynamic urban markets.

The project will consist of four independent units:

One spacious 3-bedroom apartment on the ground floor

Three one-bedroom apartments on the first floor

A beautiful Andalusian patio at the heart of the building, creating a calm and authentic atmosphere for guests

While the original footprint is respected, the property is technically a completely new construction, including new foundations, a new roof, and entirely new electrical and plumbing systems, all built to modern standards of comfort, efficiency, and durability.

Situated on a quiet street within walking distance of Plaza de la Merced, Calle Larios, the Picasso Museum, and Málaga's cultural and gastronomic highlights, the location combines peaceful residential living with immediate access to the city's most desirable amenities.

Málaga continues to show strong and sustained growth in tourism, with increasing demand for high-quality, centrally located accommodation. Licensed aparthotel-style properties in the historic center remain limited, supporting strong occupancy and long-term value.

### Income Potential

With professional management and an aparthotel-style operating model, the property is expected to generate approximately €200,000–€230,000 in gross annual rental income. The combination of multiple units, prime location, and AP license provides consistent year-round demand and a stable, secure investment profile.

This project offers a rare opportunity to acquire a high-performing hospitality asset in Málaga's historic center, combining strong cash flow, long-term appreciation, and operational flexibility in a well-established and growing market.

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# GALLERY



