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Terraced Townhouse in Málaga

Reference: R5344342



Bedrooms: 6

Bathrooms: 4

M² Build size: 200

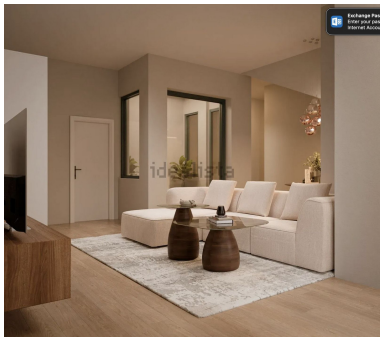
Price: 1,300,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size:













Overview:

Luxury Realty proudly presents an unparalleled investment opportunity in the vibrant heart of Málaga, nestled on the charming Calle Gordon. This exquisite property is undergoing a meticulous transformation, emerging as a sophisticated boutique rental asset. With the coveted AT (Aparthotel) license already secured, this development offers a strategic foothold in one of Southern Spain's most dynamic and sought-after urban markets, promising robust returns and enduring value for the discerning investor.

Málaga, a crown jewel of Andalucía, has rapidly ascended to become a premier European destination, celebrated for its rich history, thriving cultural scene, and Mediterranean allure. As a city that beautifully marries ancient heritage with modern innovation, it attracts millions of visitors annually. From its sun-drenched beaches and world-class museums to its bustling gastronomic landscape and effervescent urban lifestyle, Málaga offers an irresistible blend of experiences. This property is perfectly positioned to capitalize on this sustained growth, catering to a sophisticated clientele seeking authentic, high-quality accommodation.

The reimagined Calle Gordon property is designed for optimal performance and guest satisfaction, comprising four individually curated units within its historic facade:

- A spacious and elegantly appointed 3-bedroom apartment on the ground floor, ideal for families or groups seeking extended stays.
- Three refined one-bedroom apartments situated on the first floor, offering intimate and luxurious retreats for couples or solo travelers.

At the very heart of the building lies a breathtaking Andalusian patio, a serene oasis designed to evoke tranquility and authentic charm. This architectural feature will serve as a calm and captivating communal space, enhancing the guest experience and distinguishing the property in the competitive luxury rental market.

While preserving the historical integrity and charm of its original footprint, this property is, from a technical standpoint, a virtually brand-new construction. This meticulous reconstruction includes entirely new foundations, a robust new roof, and state-of-the-art electrical and plumbing systems. Every element has been engineered and built to the highest modern standards of comfort, energy efficiency, and long-term durability. This commitment to quality ensures not only a superior guest experience but also significantly reduces future maintenance concerns for the investor, guaranteeing a premium asset for decades to come.

The location of this boutique aparthotel is undeniably superb. Situated on a tranquil street, it offers the rare combination of peaceful residential living with immediate access to Málaga's most iconic attractions. Guests will find themselves just a leisurely stroll away from the vibrant Plaza de la Merced, the exclusive shopping boulevard of Calle Larios, the world-renowned Picasso Museum, and an array of Málaga’s finest cultural institutions and gourmet dining establishments. This prime positioning ensures constant demand from discerning travelers eager to immerse themselves in the city’s rich tapestry.

Málaga continues to demonstrate robust and sustained growth in its tourism sector, fueled by its enhanced global connectivity and burgeoning reputation. This surge in demand creates a significant need for high-quality, centrally located accommodation. Properties operating with a coveted AT (Aparthotel) license within the historic center remain remarkably limited, positioning this investment for strong occupancy rates and exceptional long-term capital appreciation. The scarcity of such licensed assets underscores the exclusivity and strategic value of this offering.

Exceptional Income Potential

With a professional management structure in place and an optimized aparthotel-style operating model, this property is projected to generate an impressive gross annual rental income ranging between €135,000 and €165,000. The synergistic combination of multiple distinct units, an unrivaled prime location, and the invaluable AT license ensures consistent year-round demand. This structure provides a stable, secure, and highly attractive investment profile, offering peace of mind and robust financial performance.

This project represents a truly rare and compelling opportunity to acquire a high-performing hospitality asset in the very core of Málaga’s historic center. It perfectly balances strong, predictable cash flow with significant potential for long-term appreciation. Furthermore, the aparthotel model provides operational flexibility within a well-established and continuously expanding market. For investors seeking a premium asset in a prime European location, Calle Gordon stands as a testament to strategic vision and unparalleled potential.

Features:

None, New development, Air conditioning, None, Parking, Holiday Home, Investment