

Calle Gordon 6
LICENSED TOURIST APARTMENT
MÁLAGA, SPAIN

4 UNITS | 1 x 3 BEDROOMS | 3 STUDIO UNITS | 186m² CONSTRUCTION
REF: R5344342



The Building

Located within Málaga's historic centre, Calle Gordón 6 is a beautifully restored boutique building that blends contemporary design with the character of one of Andalusia's most vibrant neighbourhoods. Currently undergoing a complete high-specification renovation, the property has been comprehensively redeveloped with a new foundation, reinforced structure, and new roof, ensuring exceptional quality and long-term durability.

Designed to maximise both functionality and comfort, the building comprises four independent accommodation units: a spacious three-bedroom apartment on the ground floor and three stylish studio apartments on the first floor. Each residence has been thoughtfully designed with warm natural materials, bespoke wood detailing, and elegant contemporary finishes, creating timeless interiors suited to modern city living.

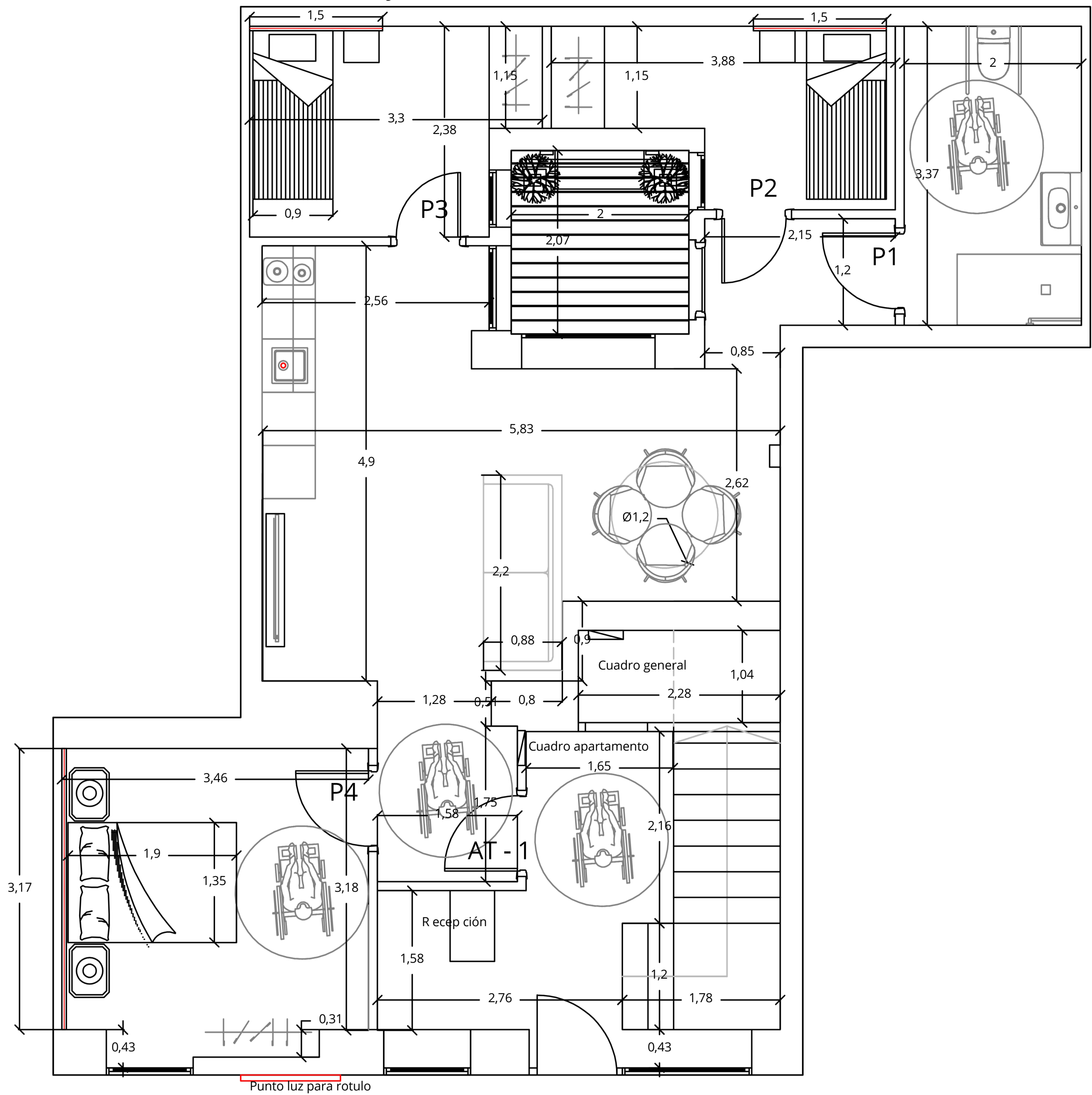
Already benefiting from an approved AT (Tourist Apartment) Licence with Category 2 Keys, the property offers a rare opportunity to own a fully licensed asset in Málaga's historic centre, where new tourist accommodation licences have become increasingly limited. Just moments from the city's renowned cultural landmarks, restaurants, and shopping streets, Calle Gordón 6 combines architectural quality, an exceptional location, and immediate operational potential in one distinctive property.

Property Overview

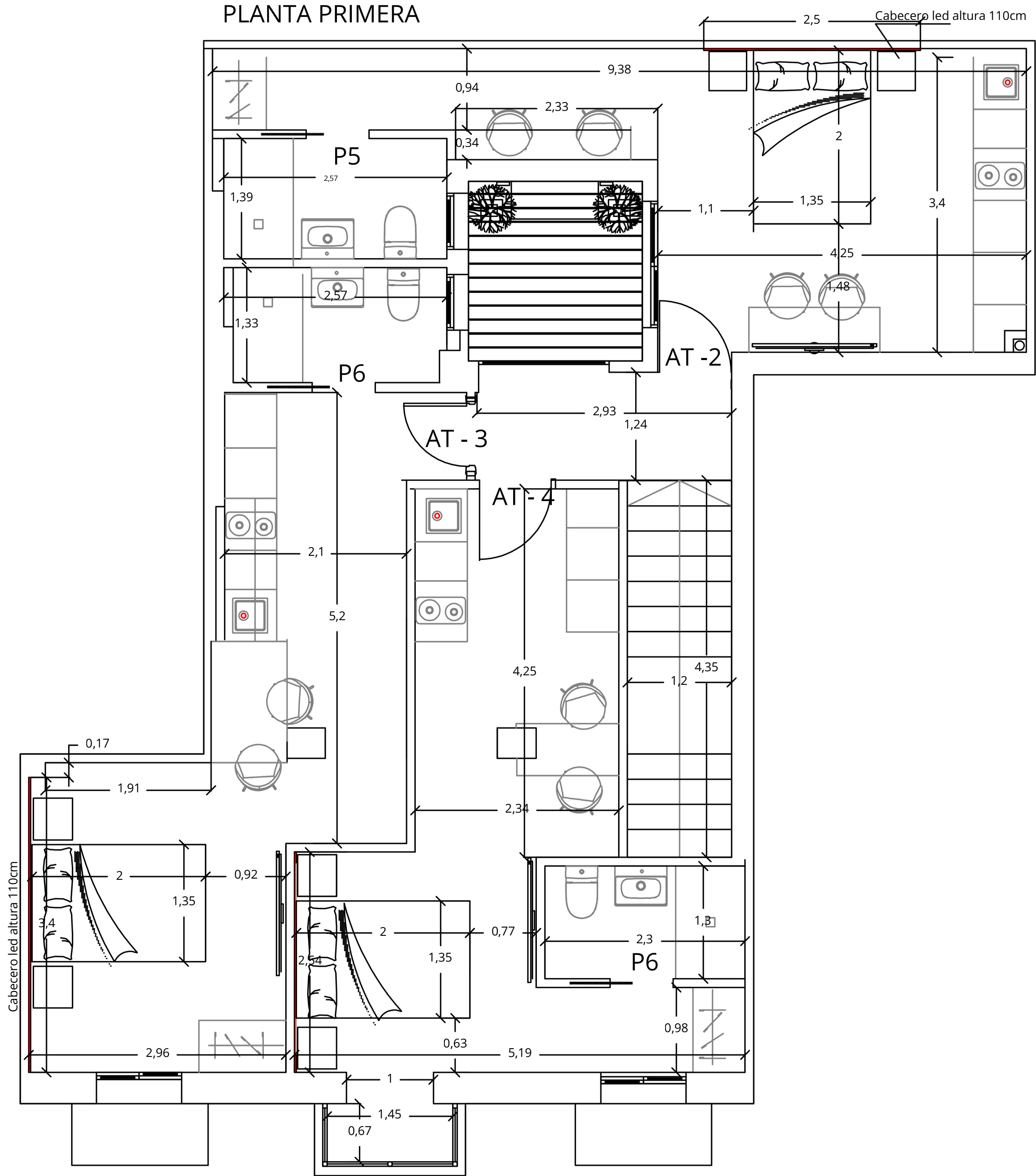
Price: € 1,300,000

Beds	1 x 3 bed + 3x studio
Baths	4 (1 per unit)
Build Size	186m ²
Terrace	Balconies
Floors	2
AT License	Yes
Parking	Not Included

PLANTA BAJA



PLANTA PRIMERA



Features & Amenities

BUILDING

- Fully renovated boutique building
- New foundation & reinforced structure
- Four independent accommodation units
- Approved AT License (Category 2 Keys)

INTERIOR

- Contemporary design-led interiors
- Signature wood detailing
- Warm ambient lighting
- High quality materials throughout
- Bespoke fitted kitchens

INVESTMENT HIGHLIGHTS

- Turnkey investment opportunity
- Immediate operational potential
- Limited supply of licensed accommodation
- Strong year-round tourism demand
- Four independent revenue generating units

The Location

Perfectly positioned in Málaga's historic centre, Calle Gordón 6 offers an exceptional balance of authentic neighbourhood living and effortless access to the city's most celebrated cultural and lifestyle destinations. From renowned museums and historic landmarks to boutique shopping, vibrant cafés, and acclaimed restaurants, everything is within easy walking distance. Excellent transport connections and Málaga International Airport just 20 minutes away make the property equally attractive for both leisure and business travellers.

Additional Features

- Approved AT (Tourist Apartment) License:Category 2 Keys
- Four independent, fully self-contained accommodation units
- Complete structural renovation with new foundation, reinforced structure, and new roof
- Contemporary interiors with premium materials and signature wood detailing
- Boutique building designed for immediate operation
- Walking distance to Málaga's principal cultural landmarks and shopping streets
- Excellent year-round rental potential in one of Spain's fastest-growing city destination



LIVING SPACES

Designed for modern urban living, each apartment features an open-plan layout that maximises functionality without compromising on style. Clean architectural lines, warm natural materials, and signature wood detailing create contemporary interiors that feel both welcoming and refined.



KITCHEN & DINING

Each apartment features a contemporary open-plan kitchen designed to complement modern lifestyles. Bespoke cabinetry, integrated appliances, and premium finishes create a sophisticated yet practical space that flows seamlessly into the dining and living areas.



BEDROOMS

Designed as tranquil retreats from the energy of the city, the bedrooms combine soft neutral palettes, premium finishes, and understated contemporary design. Every space has been thoughtfully crafted to provide comfort, privacy, and a boutique hospitality experience.





BATHROOMS

Finished with premium materials and elegant contemporary detailing, the bathrooms reflect the building's refined design language. Clean lines, warm textures, and high-quality fixtures create sophisticated spaces inspired by modern boutique hotels.

A RARE LICENSED TOURIST
APARTMENT BUILDING IN THE
HEART OF MÁLAGA'S HISTORIC
CENTRE.