

La Torre del Perfumista

Candidate Properties — Albaicín, Granada

Nine properties currently under consideration for the house at the center of the project. Each is presented with its essential figures, a description of what it actually is, and photographs from the original listing. They are grouped by the kind of opportunity they represent rather than ranked — the colour on each page indicates which group a property belongs to.

● **New Build**

Buildable land. Construction from the ground up, with full freedom over the final layout and the largest share of budget left for the build itself.

● **Renovation**

Moderate entry cost. Space and scope are more limited, but workable — and these are approachable with existing capital and minimal outside investment.

● **Landmark**

Singular houses at significantly larger scale, better suited to the full scope of the project — but harder to finance given the entry price.

All prices shown in US dollars, with the euro figure in parentheses. Converted at €1 = \$1.1535, the mid-market rate on August 1, 2026. The euro figure is the contractual one — dollar amounts will move with the exchange rate.

Listed prices exclude transfer tax (ITP, approximately 7% in Andalucía), notary, registry and agency fees unless stated otherwise. Figures and descriptions are drawn from the agents' own listings and have not been independently verified.

At a glance

Property	Price (USD)	Euro	Built	Plot	Bed	\$/m²
Albaicín Building Plot	\$421,028	€ 365,000	185 m²	368 m²	4	\$2,276
Carmen at Puerta de Fajalauza	\$911,265	€ 790,000	465 m²	366 m²	5	\$1,960
Carmen beside the Mirador de San Nicolás	\$1,234,245	€ 1,070,000	283 m²	449 m²	3	\$4,361
Calle Aljibe de Trillo 23	\$715,055	€ 619,900	383 m²	190 m²	8	\$1,868
Calle Iglesia San Bartolomé 9	\$594,052	€ 515,000	194 m²	—	5	\$3,063
Carmen de Nuestra Señora del Pilar	\$2,422,350	€ 2,100,000	310 m²	936 m²	6	\$7,814
Casa Morisca on Calle Pardo	\$2,422,350	€ 2,100,000	550 m²	500 m²	7	\$4,404
Carmen de la Media Luna	\$2,883,750	€ 2,500,000	361 m²	561 m²	5	\$7,988
Carmen de Santa Amalia	\$3,460,500	€ 3,000,000	1150 m²	845 m²	4	\$3,009

Ordered by group, then by your stated order of interest within each group.

● NEW BUILD

PROPERTY 01

Albaicín Building Plot

Project already in progress

\$421,028

€ 365,000

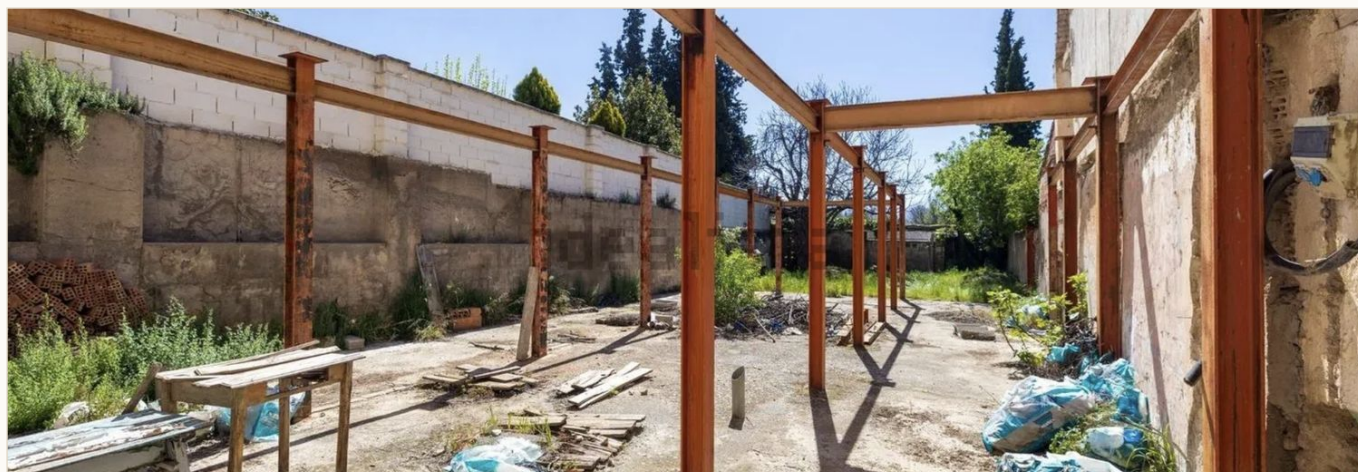
Albaicín, Granada — exact address withheld by listing agent

BUILT AREA	PLOT	BEDROOMS	BATHROOMS	PRICE / m ²
185 m²	368 m²	4	3	\$2,276

A buildable plot in the Albaicín with an active construction project already under way for a four-bedroom house and garden. There is no existing structure to work around or against — this is the cleanest build-from-scratch option in the set. The plot is generous relative to the planned footprint, leaving real room to shape both the building and the outdoor space, with good natural light through the day.

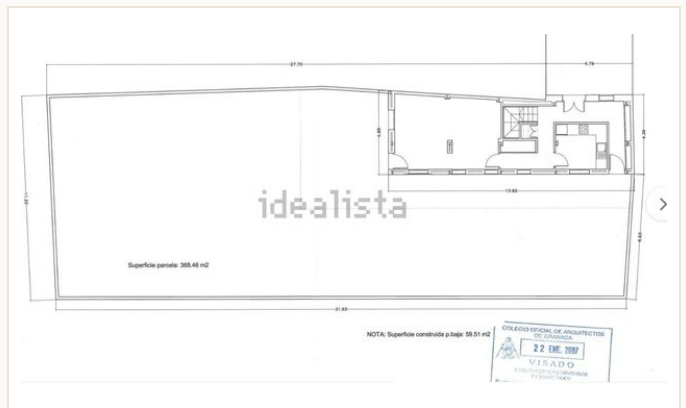
Private garden · East-west orientation · No heating installed

Agency fee of 2.5% + VAT (minimum €2,500) applies on top of the listed price.



New build in progress · Project dated 2020, under construction

Listed by Globe Gestión Inmobiliaria · Ref GLOBE-000324V · Updated May 25, 2026 · 19 photos, 1 floor plans on listing <https://www.idealista.com/inmueble/111522783/>



19 photographs available on the original listing — <https://www.idealista.com/inmueble/111522783/>

Carmen at Puerta de Fajalauza

Solar-equipped, splits into two independent units

Puerta de Fajalauza, Albaicín, Granada

\$911,265

€ 790,000

BUILT AREA	PLOT	BEDROOMS	BATHROOMS	FLOORS	PRICE / m ²
465 m²	366 m²	5	4	3	\$1,960

A carmen-style build with Alhambra views from nearly every window. Each floor has its own kitchen, so the house splits cleanly into two fully independent units — immediately useful for a guest-and-host configuration. The pool is heated off the fireplace circuit; there is a mature fruit orchard, double glazing with wood shutters throughout, and a rooftop torreón catching sunset over Sierra Nevada with the Alhambra behind it. Solar installed in 2020 keeps electricity near \$35/month. The listing notes all square meterage is fully regularized — registry, cadastre and physical reality all agree, which is far from guaranteed in this quarter.

Heated pool · Garden with fruit trees · Garage (3 cars) · Solar panels (3.3 kW) · Air conditioning · Torreón

Best documented legal position of any property here: registry, cadastre and built reality are confirmed to match.



Second-hand, good condition · Built 1993

Listed by Selling Inmobiliaria Granada · Ref 00002 · Updated May 6, 2026 · 59 photos, Virtual tour on request on listing

<https://www.idealista.com/inmueble/96416136/>



59 photographs available on the original listing — <https://www.idealista.com/inmueble/96416136/>

Carmen beside the Mirador de San Nicolás

\$1,234,245

€ 1,070,000

Two independent structures, garden and pool

Calle Espaldas de San Nicolás, Albaicín, Granada

BUILT AREA	PLOT	BEDROOMS	BATHROOMS	FLOORS	PRICE / m ²
283 m²	449 m²	3	2	2	\$4,361

Two independent structures a few steps from the Church and Mirador de San Nicolás — arguably the single most recognized viewpoint in Granada, and a location that would do a great deal of marketing work on its own. The main house holds two bedrooms, a bath, separate kitchen and living room; the second building adds a room and bath at ground level and a further room opening onto a terrace above. Private garden with pool. This is the only listing in the set with professional photography and a full Matterport walkthrough, so it can be assessed remotely in real detail before travel.

Private garden · Pool · Terrace and balcony · Two separate buildings

Highest price per square meter in the renovation group — you are paying for the address rather than the floor area.



Second-hand, good condition

Listed by Tecnocasa Albaicín · Ref 112033535 · Updated July 16, 2026 · 60 photos, 2 floor plans, Matterport virtual tour + professional photography on listing

<https://www.idealista.com/inmueble/112033535/>



60 photographs available on the original listing — <https://www.idealista.com/inmuelle/112033535/>

● RENOVATION

PROPERTY 05

was \$610,202

Calle Iglesia San Bartolomé 9

Three small houses around a shared courtyard

Calle Iglesia San Bartolomé 9, Albaicín, Granada

\$594,052

€ 515,000

BUILT AREA	PLOT	BEDROOMS	BATHROOMS	PRICE / m ²
194 m²	Not published	5	3	\$3,063

Three small, independent houses joined by a shared courtyard, minutes from the historic center with the Alhambra behind. The first has a living room with open kitchen, three bedrooms and a bath above, crowned by a private terrace; the second a kitchen-living room below and one ensuite bedroom above; the third a living room, kitchen and bath on the main floor with a bedroom above. The courtyard-plus-separate-dwellings structure is unusually close to the hub-and-spoke logic already in the plan — several distinct rooms with genuine privacy, gathered around one shared social center. Recently reduced 3%.

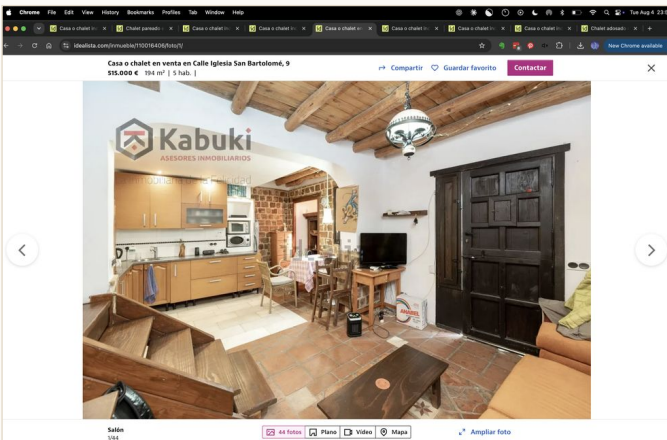
Shared central courtyard · Private terrace · PVC wood-finish windows · Three independent dwellings

No plot area published and the listing gives no garden — the courtyard is the only outdoor space. Confirm dimensions before evaluating.



Second-hand, good condition · Built 1948

Listed by Kabuki · Ref CasaREALEJO_BEA · Updated April 29, 2026 · 44 photos, Video walkthrough on listing
<https://www.idealista.com/inmueble/110016406/>



44 photographs available on the original listing — <https://www.idealista.com/inmueble/110016406/>

Carmen de Nuestra Señora del Pilar

\$2,422,350
€ 2,100,000

Main house, separate guest house, two gardens

Calle Tiña, Albaicín, Granada

BUILT AREA	PLOT	BEDROOMS	BATHROOMS	FLOORS	PRICE / m ²
310 m²	936 m²	6	5	3	\$7,814

A main house and a fully separate two-bedroom guest house, both finished to a high standard, sitting on the largest plot of any comparably sized carmen here — 936 m². The main house runs three floors: four bedrooms, three baths, a large library, a generous living room, full kitchen and a formal entrance hall, each room detailed with historical elements and high-quality materials. The guest house has its own kitchen, two baths and living room, finished in keeping with the main building and explicitly positioned as either family accommodation or a standalone rental. Two gardens: one romantic, cobbled in Granadan stone around a central fountain; the other terraced with a private pool facing the Alhambra directly. Two independent entrances already exist, and a third could be opened for vehicle access.

Two gardens · Pool with Alhambra views · Library · Separate guest house · Two independent entrances · Terrace

The two-entrance structure and separate guest house make the guest/host separation straightforward without any structural work.



Second-hand, good condition

Listed by Inmobiliaria Angulo · Ref 08053 · Updated May 20, 2026 · 43 photos, 6 floor plans on listing
<https://www.idealista.com/inmueble/111511881/>



43 photographs available on the original listing — <https://www.idealista.com/inmueble/111511881/>

Casa Morisca on Calle Pardo

Restored Moorish carmen with original aljibe

Calle Pardo, Albaicín, Granada

\$2,422,350

€ 2,100,000

BUILT AREA	PLOT	BEDROOMS	BATHROOMS	FLOORS	PRICE / m ²
550 m²	500 m²	7	4	3	\$4,404

A fully restored Moorish carmen that has kept its original architectural logic intact — the traditional Arab house plan, its own aljibe, and a central patio built around a fountain, with two separate gardens opening off it. Seven bedrooms, two living rooms, a library, kitchen, pantry and laundry. Alhambra views from the torreón. Of everything in this set it offers the most built area under \$2.5M, at a notably moderate price per square meter for the landmark group, and the central patio gives the house a natural gathering point already built into its plan.

Central patio with fountain · Original aljibe (cistern) · Two gardens · Library · Torreón · Air conditioning

No energy certificate published and the 'built 2000' date likely refers to the restoration rather than the original structure — worth clarifying.



Second-hand, good condition · Built 2000

Listed by Ai Granada · Ref 109278371 · Updated May 21, 2026 · 43 photos on listing

<https://www.idealista.com/inmueble/109278371/>

Casa Morisca on Calle Pardo

LANDMARK



43 photographs available on the original listing — <https://www.idealista.com/inmueble/109278371/>

Carmen de la Media Luna

1920 neo-Arabic carmen by architect Ángel Casas

De San Gregorio, Albaicín, Granada

\$2,883,750

€ 2,500,000

BUILT AREA	PLOT	BEDROOMS	BATHROOMS	FLOORS	PRICE / m ²
361 m²	561 m²	5	5	4	\$7,988

The most architecturally significant property in the set, and the one with the strongest ready-made story. Built in the 1910s–20s in neo-Arabic style to a design by Ángel Casas — among the most prominent Granadan architects of the early 20th century, responsible for the Plaza de Toros, the Hotel Inglaterra and the Müller palacete — commissioned by Ángel Santisteban, who inherited the city's foremost ornamental sculpture workshop and specialized in reproducing decorative elements of the Alhambra itself. The house was restored through the 1990s by the current owner using traditional Granadan trades: plasterwork, marble and ceramic floors, leaded glass, cobbled garden paths, marquetry, exterior lattice screens and decorative moldings. It sits across two levels adapted to the slope, with separate street access to the garage and the monumental torreón hall below.

Monumental torreón · Pool / alberca · Decorative fountain · Mature garden · Garage · Favorable 2025 building inspection

Transfer tax (ITP, 7% in Andalucía) of \$201,862 (€ 175,000) is payable on top of the listed price, plus notary and registry fees.

Listed price excludes Andalucía's 7% transfer tax — roughly \$202,000 on top.



Second-hand, good condition · Built 1920, fully restored 1990s

Listed by Jacobo Armero (independent agent) · Ref 111320251 · Updated June 23, 2026 · 30 photos, 3 floor plans on listing <https://www.idealista.com/inmueble/111320251/>



30 photographs available on the original listing — <https://www.idealista.com/inmueble/111320251/>

Carmen de Santa Amalia

Compound of three buildings, nine rental units and a chapel

Callejón del Aljibe de Trillo 12, Albaicín Bajo, Granada

\$3,460,500

€ 3,000,000

BUILT AREA	PLOT	BEDROOMS	BATHROOMS	FLOORS	PRICE / m ²
1150 m²	845 m²	4	2	2	\$3,009

Not a house but a compound: three structures across 845 m² of land, totaling roughly 1,150 m² built. The carmen itself is about 280 m² over two floors plus a torreón with 360° views — four bedrooms, two baths, two living rooms and a kitchen. Adjoining it, one apartment building of roughly 520 m² holds four three-bedroom flats; a second building of about 350 m² entered from Calle Azacayuelas de San Pedro holds five more flats and a terrace with 180° views. Several units are currently tenanted. There is an entrance garden, a front garden with orchard — vines, loquats, lemon trees — a tool house, and a private chapel. Unobstructed Alhambra views across the whole site, in what the agent describes as the most sought-after stretch of the Albaicín Bajo.

Three separate buildings · Nine apartments · Private chapel · 360° torreón · Orchard and gardens · No heating installed

Fundamentally a different asset class from the rest: an estate with nine existing rental units and sitting tenants. Evaluate for the income already attached, and confirm the tenancy terms and how they can be unwound.



Second-hand, good condition · Built 1910

Listed by Granatte RealEstate Investments · Ref Gr_A12 · Updated September 23, 2025 · 57 photos, 16 floor plans on listing

<https://www.idealista.com/inmueble/108555380/>



57 photographs available on the original listing — <https://www.idealista.com/inmueble/108555380/>