



## Café en venta en Fuente de Piedra, Fuente de Piedra

210.000 €

Referencia: R5221924    Dormitorios: 3    Baños: 3    Construido: 278m<sup>2</sup>





## Antequera, Fuente de Piedra

**Prime Investment Opportunity in Fuente de Piedra – Café, Apartments & Rooftop Terrace (€210,000)** In the very heart of Fuente de Piedra, overlooking the lively main square, stands this impressive corner building – a commanding presence offering one of the most exciting investment opportunities in inland Málaga today. This property combines a fully operational café on the ground floor with spacious living accommodation above, plus a large rooftop terrace—perfect for future development, outdoor leisure space, or even additional income potential. **A Thriving Café with Proven Success** The ground floor hosts a popular and well-loved café, beautifully tiled in traditional Andalusian style. With its loyal customer base, comfortable seating, and inviting atmosphere, it's a true local landmark. Buyers can retain the existing tenants, continue trading immediately, or take possession to create their own concept – from a stylish wine bar or tapas restaurant to a boutique coffee spot. The flexibility makes it ideal for both investors and owner-operators. **Spacious Upper Floors – Ideal for Two Apartments** Above the café, you'll find around 140 m<sup>2</sup> of residential space spread over two levels. Currently arranged as a three-bedroom, three-bathroom home with a generous kitchen, living room, and terrace storage area, it offers excellent potential to divide into two independent apartments. Each level could be converted into a self-contained rental property, perfect for short-term tourism rentals or long-term tenants seeking modern apartments in the town centre. The upper floors are bright, spacious, and full of character – a strong foundation for anyone looking to create stylish and high-yield rental units. **Rooftop Terrace with Views and Potential** One of the standout features of this property is its large rooftop terrace, offering open views across the rooftops and square. With a little reimagining, this could become a charming communal terrace, private sun deck, or even an outdoor dining area for the café below. It's a versatile space that adds huge appeal to both future residents and tourist guests, further boosting the property's rental income potential. **Location – Fuente de Piedra: Authentic & Well-Connected** Fuente de Piedra is a welcoming Andalusian village known for its relaxed pace of life, strong community, and famous natural lagoon, home to one of Europe's largest flamingo colonies. With a population of around 2,700 people, it enjoys a friendly mix of Spanish, British, Dutch, and Scandinavian residents, creating a warm and multicultural atmosphere. **Transport & Accessibility** Motorway Access: Only 5 minutes to the A-92, linking quickly to Antequera, Málaga, Granada, and Seville. High-Speed Train: Just 20 minutes to Antequera-Santa Ana AVE station, connecting to Madrid, Córdoba, and Málaga. Airport: Málaga International Airport is under 50 minutes away. This makes Fuente de Piedra a commuter-friendly and rental-attractive location, combining peaceful village life with easy access to major cities. **Investment Highlights** ? Prime town-centre location overlooking the square ? Fully operational café with loyal clientele ? Residential space ideal for two apartments ? Large rooftop terrace with development potential ? Option to buy with or without tenants ? Excellent rental yield and lifestyle appeal **A Rare Find** at €210,000 For just €210,000, this property delivers a blend of business, lifestyle, and income potential rarely found in inland Andalusia. Whether you want to live above your own café, invest in multiple rental units, or develop a boutique hospitality project, this Fuente de Piedra gem offers endless opportunity. Contact us today to arrange a viewing – opportunities like this don't stay hidden for long.



## Características:

### Características

Terraza  
Transporte cercano  
Terraza  
Trastero  
Bar  
Restaurante en el sitio  
Cerca de la iglesia

### Posición

Área comercial  
Cerca de las tiendas  
Cerca de las escuelas  
Ciudad  
Aldea

### Cocina

Cocina Equipada

### Categoría

Inversión

### Orientación

Noreste  
Suroeste

### Estado

Buen estado de conservación

### Aparcamiento

Calle

### Vistas

Vistas Urbanas

### Muebles

Opcional

### Servicios Públicos

Electricidad  
Agua potable