



Commercial in Fuente de Piedra

Bedrooms	3	Bathrooms	3	Built	278m2	Terrace	0m2
R5221924	Commercial	Fuente de Piedra	260.000€				

Prime Investment Opportunity in Fuente de Piedra – Café, Apartments & Rooftop Terrace (€260,000) 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 m² 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 €260,000 For just €260,000, 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. In compliance with Royal Decree 218/2005 of 11 October, approving the Consumer Information Regulations governing the sale and rental of homes in Andalucía, we inform you that the advertised price does not include Property Transfer Tax (ITP), Notary fees, Land Registry fees or any other costs associated with the purchase. Whilst every effort has been made to ensure the accuracy of this advertisement, the information provided is subject to errors, omissions, price changes or withdrawal without prior notice and does not form part of any contract.

Bar
Near Church
Restaurant On Site

Bar
Near Transport
Storage Room

Covered Terrace
Private Terrace