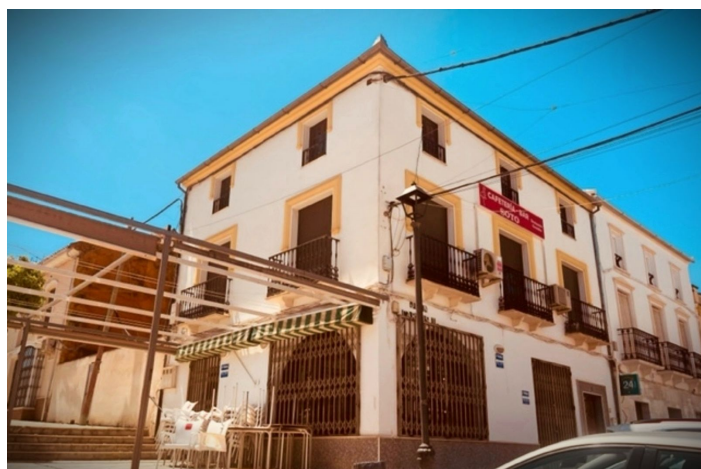




## Kafé till salu i Fuente de Piedra, Fuente de Piedra

210 000 €

Referens: R5221924   Sovrum: 3   Badrum: 3   Bygga: 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



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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.





## Funktioner:

### Drag

Täcktt terrass

Nära transport

Privat terrass

Förråd

Bar

Restaurang på plats

Nära kyrkan

### Miljö

Handelsområde

Nära butiker

Nära skolor

Stad

By

### Kök

Fullmonterad

### Orientering

Nordöstra

Sydväst

### Skick

Bra

### Parkering

Gata

### Åsikter

Urban

### Möbler

Frivillig

### Verktyg

Elektricitet

Dricksvatten

### Kategori

Investering