

+34 695 577 651

**LW**  
Estates

info@lw-estates.com

Commercial in Fuente de Piedra

Reference: R5221924



Bedrooms: 3

Bathrooms: 3

M<sup>2</sup>: 278

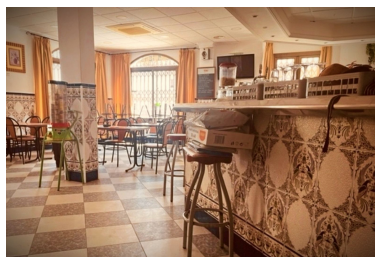
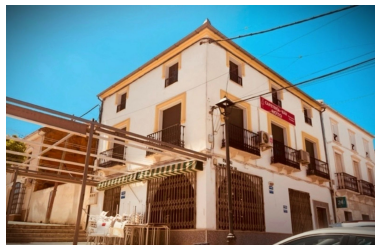
Price: 210,000 €

Status: Sale

Property Type: Commercial Parking places: by request

Printing day : 25th

December 2025



---

**Overview:** 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 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 €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.

---

#### Features:

None, None, Parking, Investment