

RENOVATION GUIDE

Turnkey renovation guide for the Costa del Sol

Everything you need to know before renovating your home on the Costa del Sol: how the process works, how much it costs per square metre, how long it takes and how permits are handled — with a fixed price in writing and no surprises.

The process, in 4 steps

This is how we run every renovation, start to finish:

- 1. Free visit within 24-48h: we see the property and understand your goal.
- 2. Design and quote: a detailed project with renders, materials and a fixed price. No surprises.
- 3. Delivery with our own team: daily quality control and weekly progress photos.
- 4. Handover with sign-off and a 5-year written guarantee on the works.

How much it costs (€/m² ranges)

These are indicative market ranges for the Costa del Sol; the real price depends on scope, materials and location. The renovation is contracted at a fixed price in writing.

- Full renovation: €650-900/m² (budget), €900-1,300/m² (mid), €1,300-2,000+/m² (premium).
- Full bathroom: from €8,000-14,000 (budget) to €22,000-45,000+ (premium).
- Kitchen: from €9,000-16,000 to €28,000-60,000+.
- Turnkey villa (total): €80,000-150,000 / €150,000-300,000 / €300,000-700,000+.
- Zone adjustment: Marbella centre +10-20%, Golden Mile / Puerto Banús / Nueva Andalucía +20-35%, Benahavís / La Zagaleta +25-40%.
- VAT: reduced 10% rate for residential homes (general 21%).

Real timelines

Every timeline is agreed in writing before we start:

- 60-80 m² apartment: 8-12 weeks.
- 100-150 m² home: 3-5 months.
- Villa: 5-9 months.

Permits and licences

Minor works are usually cleared in 2-6 weeks; major works require an architect's project and municipal approval (2-4 months). We handle the licence application on your behalf and estimate the fees within the quote where applicable.

Fixed price, no surprises

We work with fixed-price contracts: the agreed price is what you pay, with no overruns or surprise invoices. 100% in-house team, no subcontractors, and a 5-year written guarantee.

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Checklist before hiring a renovation (10 points)

- ☐ Do they give a fixed price in writing?
- ☐ In-house team or subcontractors?
- ☐ A timeline in writing before starting?
- ☐ A written guarantee — and for how many years?
- ☐ Do they include renders or a project first?
- ☐ Do they break the price down (€/m² or by item)?
- ☐ Do they handle the permits on your behalf?
- ☐ Progress photos during the works?
- ☐ Do they apply the correct VAT (10% on residential homes)?
- ☐ Do they show real projects and references?

Frequently asked questions

How long does a full renovation take?

A 60-80 m² apartment usually takes 8-12 weeks; a 100-150 m² home, 3 to 5 months; a villa, 5 to 9 months. Every timeline is agreed in writing.

How much does it cost to renovate a bathroom?

As a guide, from €8,000-14,000 at budget level up to €22,000-45,000+ at premium, depending on size, finishes and location. It is contracted at a fixed price.

Do you give a fixed price?

Yes. We work with fixed-price contracts: the agreed price is what you pay, with no overruns or surprise invoices.

Do you manage the permits?

Yes, we handle the building-licence application on your behalf and estimate the fees within the quote where applicable.

Do you work for non-resident owners?

Yes. We coordinate access, supervise the works and keep you updated with photos and videos even if you're not in Spain; over 60% of our clients are international.