

Detailed budget

Client request:

Full home renovation of ~90 m2 in Santa Cruz de Tenerife, standard quality, primary residence.

Project details

Works type: Full renovation (major works) | Quality: Standard

Municipality: Santa Cruz de Tenerife | Use: Primary home

Confidence level of this estimate

Based on: stated area, municipality, selected quality, works described in detail  
Pending: site visit, actual condition of installations, hidden defects

92%

| Item                                                                                                                                                    | Qty | Unit | Amount     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|------------|
| Demolition                                                                                                                                              |     |      |            |
| Demolition of brick partition wall                                                                                                                      | 20  | m2   | 491 EUR    |
| Labour: 7.8 h · albanil                                                                                                                                 |     |      |            |
| Demolicion de tabique, retirada a pie de carga y proteccion de zonas contiguas. No incluye transporte a vertedero (partida aparte).                     |     |      |            |
| Removal of existing tiling or flooring                                                                                                                  | 130 | m2   | 2.622 EUR  |
| Labour: 42.2 h · albanil                                                                                                                                |     |      |            |
| Picado del revestimiento existente y saneado del soporte. No incluye reparacion de patologias ocultas.                                                  |     |      |            |
| Rubble removal and transport to landfill                                                                                                                | 18  | m3   | 1.094 EUR  |
| Labour: 9.4 h · peon                                                                                                                                    |     |      |            |
| Carga, transporte y canon de vertedero autorizado (gestion de RCD).                                                                                     |     |      |            |
| Chapter subtotal                                                                                                                                        |     |      | 4.206 EUR  |
| Masonry & partitions                                                                                                                                    |     |      |            |
| Plasterboard partition wall (double-sided)                                                                                                              | 25  | m2   | 1.453 EUR  |
| Labour: 17.9 h · pladurista                                                                                                                             |     |      |            |
| Estructura de perfileria galvanizada, placa de yeso laminado a 2 caras, tratamiento de juntas y lijado. Sin aislamiento acustico (opcional) ni pintura. |     |      |            |
| Mortar rendering on walls                                                                                                                               | 30  | m2   | 1.286 EUR  |
| Labour: 19.5 h · albanil                                                                                                                                |     |      |            |
| Enfoscado maestreado de mortero de cemento, listo para alicatar o pintar.                                                                               |     |      |            |
| Chapter subtotal                                                                                                                                        |     |      | 2.739 EUR  |
| Flooring & tiling                                                                                                                                       |     |      |            |
| Porcelain stoneware flooring (supply & installation)                                                                                                    | 90  | m2   | 7.632 EUR  |
| Labour: 70.2 h · solador                                                                                                                                |     |      |            |
| Suministro y colocacion de gres porcelanico, adhesivo cementoso, rejuntado y mermas. Rodapie en partida aparte.                                         |     |      |            |
| Wall tiling (bathroom/kitchen)                                                                                                                          | 55  | m2   | 5.312 EUR  |
| Labour: 53.6 h · alicatador                                                                                                                             |     |      |            |
| Suministro y colocacion de azulejo o porcelanico de pared, adhesivo, rejuntado y mermas.                                                                |     |      |            |
| Stoneware or wood skirting board                                                                                                                        | 70  | ml   | 1.187 EUR  |
| Labour: 10.9 h · solador                                                                                                                                |     |      |            |
| Suministro y colocacion de rodapie, cortes y remates.                                                                                                   |     |      |            |
| Chapter subtotal                                                                                                                                        |     |      | 14.131 EUR |
| Plumbing & sanitary                                                                                                                                     |     |      |            |
| Complete bathroom plumbing (water/drain points)                                                                                                         | 2   | ud   | 3.822 EUR  |
| Labour: 31.2 h · fontanero                                                                                                                              |     |      |            |
| Red de agua fria/caliente, desagues y valvuleria del bano. No incluye sanitarios (partidas aparte) ni rozas de albanileria.                             |     |      |            |
| Complete kitchen plumbing                                                                                                                               | 1   | ud   | 1.258 EUR  |
| Labour: 10.4 h · fontanero                                                                                                                              |     |      |            |
| Red de agua y desagues de cocina, con llaves de corte. No incluye fregadero ni electrodomesticos.                                                       |     |      |            |
| Toilet replacement (supply & installation)                                                                                                              | 2   | ud   | 580 EUR    |
| Labour: 3.9 h · fontanero                                                                                                                               |     |      |            |
| Suministro y montaje de inodoro con cisterna, incluida retirada del anterior y conexionado.                                                             |     |      |            |
| Shower tray + screen (supply & installation)                                                                                                            | 2   | ud   | 2.652 EUR  |
| Labour: 13.0 h · fontanero                                                                                                                              |     |      |            |
| Suministro y montaje de plato de ducha y mampara, impermeabilizacion del encuentro y sellados.                                                          |     |      |            |

# CanaryBuild

Indicative estimate - Canary Islands

|                                                                                                                                   |     |    |                   |
|-----------------------------------------------------------------------------------------------------------------------------------|-----|----|-------------------|
| Vanity unit with tap (supply & installation)                                                                                      | 2   | ud | 1.278 EUR         |
| Labour: 6.5 h · fontanero                                                                                                         |     |    |                   |
| Suministro y montaje de mueble, lavabo y grifería monomando, con conexionado.                                                     |     |    |                   |
| Chapter subtotal                                                                                                                  |     |    | 9.590 EUR         |
| <b>Electrical</b>                                                                                                                 |     |    |                   |
| Complete electrical installation per room (light/socket points)                                                                   | 6   | ud | 4.957 EUR         |
| Labour: 46.8 h · electricista                                                                                                     |     |    |                   |
| Cableado, tubo corrugado y mecanismos de la estancia, con puntos de luz y enchufes según REBT. No incluye luminarias decorativas. |     |    |                   |
| New electrical panel with breakers                                                                                                | 1   | ud | 735 EUR           |
| Labour: 5.2 h · electricista                                                                                                      |     |    |                   |
| Cuadro general con magnetotermicos y diferencial, etiquetado y comprobacion. No incluye boletin ni legalizacion.                  |     |    |                   |
| Chapter subtotal                                                                                                                  |     |    | 5.692 EUR         |
| <b>Painting</b>                                                                                                                   |     |    |                   |
| Smooth plastic paint on walls and ceilings (2 coats)                                                                              | 260 | m2 | 2.168 EUR         |
| Labour: 33.8 h · pintor                                                                                                           |     |    |                   |
| Imprimacion si procede, dos manos de pintura plastica, protecciones y limpieza. No incluye alisado (partida aparte).              |     |    |                   |
| Wall smoothing (filling and sanding)                                                                                              | 200 | m2 | 2.590 EUR         |
| Labour: 41.6 h · pintor                                                                                                           |     |    |                   |
| Plastecido, lijado y preparacion del soporte para dejar la pared lisa. La pintura va aparte.                                      |     |    |                   |
| Chapter subtotal                                                                                                                  |     |    | 4.758 EUR         |
| <b>Suspended ceilings</b>                                                                                                         |     |    |                   |
| Smooth plasterboard suspended ceiling                                                                                             | 90  | m2 | 4.663 EUR         |
| Labour: 52.7 h · pladurista                                                                                                       |     |    |                   |
| Perfilería galvanizada, placa de yeso laminado, tratamiento de juntas y lijado, listo para pintar. Sin aislamiento ni luminarias. |     |    |                   |
| Chapter subtotal                                                                                                                  |     |    | 4.663 EUR         |
| <b>Carpentry</b>                                                                                                                  |     |    |                   |
| Interior passage door (supply & installation)                                                                                     | 6   | ud | 2.429 EUR         |
| Labour: 15.6 h · carpintero                                                                                                       |     |    |                   |
| Suministro y montaje de puerta de paso con marco, tapajuntas y herrajes. Sin pintura ni barnizado.                                |     |    |                   |
| Aluminium window with thermal break (supply & installation)                                                                       | 6   | ud | 5.646 EUR         |
| Labour: 19.5 h · carpintero aluminio                                                                                              |     |    |                   |
| Suministro y colocacion de ventana de aluminio con rotura de puente termico y vidrio doble, con sellados. Sin persiana.           |     |    |                   |
| Chapter subtotal                                                                                                                  |     |    | 8.075 EUR         |
| <b>Kitchen</b>                                                                                                                    |     |    |                   |
| Kitchen units (wall and base, per linear metre)                                                                                   | 4   | ml | 3.453 EUR         |
| Labour: 13.0 h · montador cocina                                                                                                  |     |    |                   |
| Suministro y montaje de muebles altos y bajos con herrajes y zocalos. Sin encimera ni electrodomesticos.                          |     |    |                   |
| Compact quartz worktop (supply & installation)                                                                                    | 4   | ml | 1.782 EUR         |
| Labour: 6.2 h · montador cocina                                                                                                   |     |    |                   |
| Suministro, medicion, corte y colocacion de encimera, con remates y sellado.                                                      |     |    |                   |
| Chapter subtotal                                                                                                                  |     |    | 5.236 EUR         |
| <b>Air conditioning</b>                                                                                                           |     |    |                   |
| Split air conditioning installation (supply & installation)                                                                       | 3   | ud | 3.356 EUR         |
| Labour: 15.6 h · instalador clima                                                                                                 |     |    |                   |
| Suministro e instalacion de equipo split, linea frigorifica, soportes, desagüe y puesta en marcha. Sin obra de albanileria.       |     |    |                   |
| Chapter subtotal                                                                                                                  |     |    | 3.356 EUR         |
| Direct cost: materials + labour                                                                                                   |     |    | 62.447 EUR        |
| Overheads and profit (30%)                                                                                                        |     |    | 18.734 EUR        |
| IGIC (7%)                                                                                                                         |     |    | 5.683 EUR         |
| <b>Indicative total</b>                                                                                                           |     |    | <b>86.864 EUR</b> |
| <b>Estimated range: 73.834 EUR - 99.893 EUR</b>                                                                                   |     |    |                   |

General IGIC 7%: in a full renovation materials exceed 40% of the base, so the reduced 3% rate does not apply (Law 4/2012).

| Technical fees (separate, indicative)                                                              |                       |
|----------------------------------------------------------------------------------------------------|-----------------------|
| Architect (project + supervision) (6-12%)                                                          | 3.747 EUR - 7.494 EUR |
| Surveyor (works supervision) (2-4%)                                                                | 1.249 EUR - 2.498 EUR |
| Major works: require architect + surveyor. % of works cost; to be confirmed with the professional. |                       |

| Permits & fees (separate, indicative) |                              |
|---------------------------------------|------------------------------|
| ICIO tax (3.75-4% works)              | 2.342 EUR - 2.498 EUR        |
| Municipal fee                         | 250 EUR - 624 EUR            |
| Processing / works licence            | 400 EUR - 900 EUR            |
| <b>Total permits (estimate)</b>       | <b>2.992 EUR - 4.022 EUR</b> |

Major works: works licence + ICIO + fee. Varies by municipality; confirm at the town hall.

### Notes and assumptions

- Quantities estimated for a typical full renovation; adjusted after a site visit.
- Prices include material and labour. They exclude loose furniture, appliances, land and licences.
- Without drylining (optional in the Canaries depending on required insulation).

| Calculation methodology                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| This estimate was generated automatically by combining: a technical library of items · labour output rates · material costs · zone-specific parameters · verifiable calculation rules. It must then be validated by the contractor. |

Reference: CB-2026-000154 · Economic engine: v1.4.0 · Library: v2026.07 · Generated: 23/07/2026

Items are generated automatically from a technical library of labour outputs and materials, validated by industry professionals. Figures are computed by the system, not written by hand.

CanaryBuild is a technical estimation tool. The final quotation will be prepared and validated by the contractor and, where applicable, by the competent technicians.

Sources: Andalusian Construction Cost Database (BCCA) for labour outputs; material prices from distributors and 2026 market data; zone rates and coefficients validated with a competent technician in the Canary Islands. Cost structure based on DDC-CWICR (CC BY 4.0).