

Indicative estimate

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

Direct cost: materials + labour	62.447 EUR
Overheads and profit (30%)	18.734 EUR
IGIC (7%)	5.683 EUR
Indicative total	86.864 EUR

Estimated range: 73.834 EUR - 99.893 EUR

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
Total permits (estimate)	2.992 EUR - 4.022 EUR

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

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).