SAMPLE QUOTATION · CONFIDENTIAL DOCUMENT · CLIENT DETAILS OMITTED

REFORMAS Y ALTA DECORE HOME DESIGN S.L.
C/ Valle del Sil, Urb. Lagar Martell 8
29649 La Cala de Mijas (Málaga)
Tel.: +34 671 627 459
info@reformasyaltadecoracion.com
CIF: B23805716

DOC 01 | FULL RENOVATION AND ADDITIONAL WORKS QUOTATION

Consolidated proposal with mutually exclusive alternatives | Subject to selection and acceptance

Client: Confidential

Address: Omitted

Town/City: Málaga (city centre) **Tax ID:** Omitted

SCOPE AND PRICING. This document combines the original quotation with additional works. Items 07.01 and 08.01 apply only when the original options are selected. Chapters 16 and 17 provide replacement alternatives. Mutually exclusive solutions are not added together.

Reference floor area: approximately 100–110 m² built area, including balcony. This does not replace final on-site measurements. Prices in euros, excluding VAT.

SECTION I | ORIGINAL QUOTATION

SUBJECT: Residential full renovation and additional works · Málaga city centre **DATE: 27/10/2026**

ITEM / DESCRIPTION	QTY.	RATE	AMOUNT
CHAPTER 01 DEMOLITION AND DISMANTLING			
01.01.- LS. GENERAL DEMOLITION AND DISMANTLING WORKS.	1.00	7,451.56	**7,451.56**
Demolition and removal of existing interior elements affected by the proposed layout, including built-in wardrobes, existing kitchen, elements of the bathroom, small bedroom storage room and glazed balcony enclosure. Removal of partitions and wall or floor finishes directly affected by these interventions. Includes protection of retained items, hacking-off and substrate preparation, loading, transportation and disposal of waste at an authorised facility, ancillary equipment and final cleaning. Fully completed. Excludes the general removal of 70 m² of floor covering, priced separately under item 14.01.			
CHAPTER 02 EXTERNAL WINDOWS AND DOORS			
02.01.- LS. REPLACEMENT OF EXTERNAL WINDOWS.	1.00	11,295.99	**11,295.99**
Removal of existing windows and supply and installation of new aluminium or PVC external window units, with glazing, frames, ironmongery and ancillary components. Includes setting out, plumbing and levelling, mechanical fixings, gaskets, perimeter sealing, internal and external making-good, adjustment of opening elements, removal of dismantled items and final cleaning. Fully completed. Final dimensions, frame system and glazing specification subject to site measurements and selection.			
02.02.- EA. NEW EXTERNAL SLIDING DOOR TO BALCONY.	1.00	4,034.29	**4,034.29**
Supply and installation of a new sliding external door to the balcony, with aluminium or PVC profiles, glazing, ironmongery, sliding mechanism and locking system. Includes preparing the opening following removal of the existing enclosure, fixings, sealing, adjustments and associated making-good. Fully completed. Subject to confirmation: retain the sliding door or replace it with a window, as indicated on the revised sketch.			
CHAPTER 03 INTERNAL PARTITIONS AND ALTERATIONS			
03.01.- LS. NEW INTERNAL BATHROOM PARTITIONS.	1.00	3,939.36	**3,939.36**
Construction of the internal partitions required for the proposed bathroom layout, using a partition system suitable for wet-room conditions. Includes setting out, framework and boards or masonry elements, insulation where required, fixings, service penetrations, joint treatment, junctions with existing construction and preparation of substrates for finishes. Ancillary materials and final cleaning included. Fully completed.			

SUBJECT: Residential full renovation and additional works · Málaga city centre **DATE: 27/10/2026**

ITEM / DESCRIPTION	QTY.	RATE	AMOUNT
03.02.- LS. ALTERATION AND RECONSTRUCTION OF SERVICE ACCESS HATCH.	1.00	1,281.48	**1,281.48**
Alteration of the existing access hatch for inspection and maintenance of services, including modifications to the opening, supporting subframe, removable access panel, fixings, junctions with existing walls and associated finishes. Includes materials, ancillary equipment and final cleaning. Fully completed.			
CHAPTER 04 ELECTRICAL INSTALLATION			
04.01.- LS. INTERNAL ELECTRICAL INSTALLATION AND ALTERATIONS.	1.00	8,021.11	**8,021.11**
Alteration and extension of the electrical installation to suit the revised layout and applicable Spanish regulations. Includes conduits, trunking where necessary, junction boxes, wiring, switches, socket outlets, lighting points and circuits for the affected rooms, kitchen and bathrooms. Provision for induction hob, oven, microwave, refrigerator, under-cabinet lighting and auxiliary outlets. Includes connections, protection of affected routes, basic testing and making-good. Fully completed. Original price unchanged. Confirm in the contract whether complete rewiring and replacement of the distribution board are covered.			
CHAPTER 05 PLUMBING AND DRAINAGE			
05.01.- LS. PLUMBING AND DRAINAGE INSTALLATION.	1.00	6,882.02	**6,882.02**
Alteration and installation of cold-water, domestic hot-water and waste-pipe services required for the renovated kitchen and bathrooms. Includes setting out, chasing, pipework, fittings, supports, connection to existing networks, drainage branches, watertightness tests, making-good of chases, ancillary materials and final cleaning. Fully completed. Original price unchanged. The extent of the full installation renewal requested by site management must be expressly confirmed.			
CHAPTER 06 BATHROOM WORKS			
06.01.- LS. RENOVATION OF EXISTING BATHROOM.	1.00	6,597.24	**6,597.24**
Renovation of the existing bathroom finishes, including preparation and levelling of substrates, waterproofing of wet areas, formation of shower falls where required and laying of ceramic wall and floor tiling. Includes adhesives, mortars, grouting, sanitary sealants, junctions with services, making-good, ancillary equipment and final cleaning. Building work and finishes fully completed. Sanitary fittings and taps are supplied and fitted, where included, under Chapter 12.			
06.02.- LS. CONSTRUCTION AND FINISHING OF NEW BATHROOM.	1.00	7,831.26	**7,831.26**
Construction and fitting-out of the second bathroom to the planned layout, including preparation and levelling of substrates, waterproofing to shower and water-exposed areas, formation of falls, and standard-quality ceramic or porcelain wall and floor tiling. Includes adhesives, grouting, sealed junctions, a site-built shower area without a prefabricated cabin, making-good and final cleaning. Building work and finishes fully completed. Sanitary fittings, washbasins and taps are priced separately in Chapter 12.			
CHAPTER 07 WALL AND CEILING FINISHES			
07.01.- LS. REMOVAL OF TEXTURED FINISH AND FULL WALL SMOOTHING.	1.00	7,261.71	**7,261.71**
Removal, covering or technical correction of textured finishes on the affected internal walls. Includes surface preparation, local repairs, filling, levelling, sanding and treatment of junctions to provide smooth surfaces ready for painting; ancillary materials, equipment and final cleaning. Fully completed. ALTERNATIVE ITEM: Wall Option A. Not charged in addition to the complete Option 16.B.			
07.02.- LS. INTERIOR PAINTING OF WALLS AND CEILINGS.	1.00	5,173.38	**5,173.38**
Preparation and painting of internal walls and ceilings, including cleaning, correction of minor imperfections, primer where necessary and sufficient finishing coats to achieve even coverage. Includes ordinary protection, cutting-in, touch-ups, ancillary equipment and final cleaning. Fully completed. Original price remains unchanged regardless of which wall treatment option is selected.			
CHAPTER 08 INTERNAL JOINERY PAINTING			
08.01.- LS. PAINTING OF EXISTING INTERNAL DOORS, FRAMES AND SKIRTING.	1.00	3,749.51	**3,749.51**
Preparation and painting of existing internal doors, frames, architraves and skirting boards, including cleaning, sanding, priming, minor surface preparation and suitable finishing coats. Includes masking, protection of ironmongery, materials, touch-ups and final cleaning. Fully completed. ALTERNATIVE ITEM: Door Option A. Not charged together with Option 17.B.			

SUBJECT: Residential full renovation and additional works · Málaga city centre **DATE: 27/10/2026**

ITEM / DESCRIPTION	QTY.	RATE	AMOUNT
CHAPTER 09 BALCONY WORKS			
09.01.- LS. BALCONY PREPARATION AND PAINTING.	1.00	2,515.50	**2,515.50**
Preparation and painting of the balcony external wall, railing and floor with materials suitable for exterior exposure. Includes cleaning, surface preparation, minor repairs, application of compatible coatings, finishing and final cleaning. Fully completed.			
CHAPTER 10 SITE PROTECTION AND FINAL CLEANING			
10.01.- LS. SITE PROTECTION, ANCILLARY WORKS AND FINAL CLEANING.	1.00	2,990.12	**2,990.12**
Protection of retained building elements, access routes and communal areas affected by the works, including installation and maintenance of temporary coverings, ordinary ancillary works, progressive waste removal during construction and final builders' cleaning. Fully completed.			

SECTION II | ADDITIONAL WORKS (NON-DUPLICATED)

ITEM / DESCRIPTION	QTY.	RATE	AMOUNT
CHAPTER 11 AIR CONDITIONING, HEAT PUMP AND VENTILATION			
11.01.- EA. MITSUBISHI ELECTRIC DUCTED AIR-CONDITIONING SYSTEM.	1.00	4,500.00	**4,500.00**
Supply and installation of MITSUBISHI ELECTRIC air-to-air heat pump system for concealed ducted distribution, comprising a suitable indoor unit and compatible outdoor unit. Includes supports and anti-vibration fixings, insulated refrigerant pipework, interconnecting services, condensate drainage, connection to designated electrical supplies, refrigerant-circuit checks, commissioning and operational tests. Fully installed and operational. Exact model and capacity to be determined from the dwelling's heating and cooling loads.			
11.02.- LS. INSULATED DUCTWORK AND SUPPLY/RETURN AIR GRILLES.	1.00	3,300.00	**3,300.00**
Supply and installation of thermally insulated supply and return air ducts serving the rooms from the indoor unit. Includes fittings, branches, flexible connectors where required, supports, hangers, sealed joints, grilles, plenums, balancing components, basic airflow adjustment and testing. Fully completed.			
11.03.- LS. AIRZONE FOUR-ZONE CLIMATE CONTROL SYSTEM.	1.00	2,700.00	**2,700.00**
Supply and installation of AIRZONE air-conditioning control system, compatible with the selected equipment and comprising four independent zones: bedroom 1, bedroom 2, bedroom 3 and one combined zone for the remaining conditioned spaces, with its controller located in the living room. Includes control unit, motorised dampers, temperature controls, communication cabling, connections, programming, assignment of zones, regulation and joint system testing. Fully installed, configured and operational. The remaining rooms form one jointly controlled fourth zone; they are not separately zoned.			
11.04.- EA. AIR-SOURCE HEAT PUMP FOR DOMESTIC HOT WATER.	1.00	3,900.00	**3,900.00**
Supply and installation of an air-source heat pump system for domestic hot water, with outdoor air-source component and associated hydraulic equipment appropriate to the final model. Includes supports, connecting pipework and insulation, valves, safety components, condensate discharge where required, connections, testing and commissioning. Fully installed and operational. Storage capacity, make/model and plant location remain subject to confirmation.			
11.05.- EA. MECHANICAL EXTRACT VENTILATION FOR TWO BATHROOMS.	2.00	450.00	**900.00**
Supply and installation of extract fans for both bathrooms, including fixings, connections to the provided electrical points, adaptation to existing or planned ducts or outlets, ancillary fittings, sealing, functional testing and final cleaning. Fully installed and operational. Unit price: 450.00 €. Final duct routing and discharge to outdoors to be confirmed.			
CHAPTER 12 SANITARY FIXTURES AND BATHROOM ACCESSORIES			
12.01.- EA. GEBERIT CONCEALED CISTERN FRAME AND FLUSH PLATE.	2.00	800.00	**1,600.00**
Supply and installation of GEBERIT self-supporting frame for a wall-hung WC, including concealed cistern and flush plate. Includes setting out, levelling, fixing, water and waste connections, ancillary components, adjustment and testing. Fully installed. Unit price: 800.00 €.			

ITEM / DESCRIPTION	QTY.	RATE	AMOUNT
12.02.- EA. WALL-HUNG WC PANS.	2.00	700.00	**1,400.00**
Supply and fitting of wall-hung vitreous-china WC pans suitable for the specified concealed frames, including seat and cover for the chosen model, fixings, seals, flushing and waste connections, testing and cleaning. Fully installed. Unit price: 700.00 €.			
12.03.- EA. CUSTOM-MADE PORCELAIN TILE SHELVES.	4.00	650.00	**2,600.00**
Fabrication and installation of custom-made porcelain-tile shelves or ledges in the agreed bathroom locations. Includes setting out, cutting, edge finishing, substrate preparation, compatible fixings and adhesives, levelling, grouting, sealing, making-good and cleaning. Fully completed. Unit price: 650.00 €. Dimensions remain to be specified.			
12.04.- EA. COUNTERTOP WASHBASINS.	2.00	350.00	**700.00**
Supply and installation of two countertop vitreous-china washbasins, including positioning, fixing and sealing, connection to existing waste outlets, seals and drainage tests. Fully installed. Unit price: 350.00 €. Bathroom furniture and countertops are not included.			
12.05.- EA. IMEX BASIN MIXER TAPS.	2.00	350.00	**700.00**
Supply and installation of two IMEX single-lever basin mixer taps, with model and finish to be selected; includes fixing kits, flexible connections to the provided hot and cold water points, seals, and watertightness and operating checks. Fully installed. Unit price: 350.00 €.			
12.06.- EA. IMEX CONCEALED SHOWER MIXER SETS.	2.00	900.00	**1,800.00**
Supply and installation of two IMEX concealed shower mixer sets, with in-wall bodies, controls and visible fittings for the selected model. Includes fixings, water connections, protection during tiling, final trim installation, sealing and tests. Fully installed and operational. Unit price: 900.00 €.			
CHAPTER 13 DUCT BOXINGS AND INDIRECT LIGHTING			
13.01.- LM. PLASTERBOARD BULKHEADS TO CONCEAL DUCTS, WITH INDIRECT LED LIGHTING.	50.00	145.00	**7,250.00**
Construction of boxings and false beams on galvanised steel framing with plasterboard lining to conceal ductwork. Includes setting out, anchors, profiles, board fixing, junctions, corners, joint treatment, corner beads, access panels where required and preparation for painting. Includes recessed space for indirect LED lighting, LED strips, profiles/diffusers and power supplies, wiring to designated points and testing. Fully completed and operational. Unit price: 145.00 € per linear metre. Final routing and effective 50 lm quantity to be verified.			
CHAPTER 14 GENERAL FLOOR REMOVAL AND LEVELLING			
14.01.- M². REMOVAL OF EXISTING GENERAL INTERNAL FLOORING.	70.00	38.00	**2,660.00**
Removal of existing general floor finishes in the areas intended for the client's subsequent timber flooring installation, including cutting, removal of finishes and affected bedding materials, preparation of substrate, waste collection/loading, transportation to an authorised facility and final cleaning. Fully completed. Unit price: 38.00 €/m². Separate from general demolition item 01.01.			
14.02.- M². SUBSTRATE PREPARATION AND SELF-LEVELLING COMPOUND.	70.00	35.00	**2,450.00**
Preparation of the horizontal substrate after floor removal, including cleaning, local treatment of ordinary imperfections, compatible bonding primer and application of self-levelling screed within the performance and thickness limits of the chosen system. Includes spreading, levelling, respect of movement joints, curing, flatness checks and cleaning. Substrate to be handed over suitable for subsequent timber flooring, subject to moisture checks. Fully completed. Unit price: 35.00 €/m². Timber flooring supply and installation are excluded.			
CHAPTER 15 WATER SOFTENING AND FILTRATION			
15.01.- EA. AUTOMATIC VOLUMETRIC WATER SOFTENER.	1.00	1,450.00	**1,450.00**
Supply and installation of automatic demand-controlled ion-exchange water softener, including connection to main incoming water line, equipment fittings, power supply where required, regeneration discharge, initial settings and testing. Fully installed.			
15.02.- EA. MAIN SEDIMENT WATER FILTER.	1.00	380.00	**380.00**
Supply and installation of main incoming-water sediment filter, including housing, filter cartridge or medium, connecting fittings, seals, supports and watertightness tests. Fully installed.			
15.03.- EA. ACTIVATED CARBON FILTER.	1.00	420.00	**420.00**

ITEM / DESCRIPTION	QTY.	RATE	AMOUNT
Supply and installation of activated carbon filter for supplementary water treatment, including housing and filter medium, connections, fixings, seals, tests and final cleaning. Fully installed.			
15.04.- LS. BYPASS, VALVES, CONNECTIONS AND DRAINAGE.	1.00	450.00	**450.00**
Installation of branches, shut-off valves, bypass, unions, fittings, ancillary pipework and drainage to incorporate the water-treatment system into the dwelling's plumbing, including sealing and tests. Fully completed.			
15.05.- LS. TESTING AND COMMISSIONING OF WATER FILTRATION SYSTEM.	1.00	180.00	**180.00**
Leak testing and operational checks, initial programming, equipment settings, bypass verification and basic maintenance guidance. Fully completed.			

SECTION III | MUTUALLY EXCLUSIVE ALTERNATIVES

The following alternatives replace specified items in the original quotation. The Client chooses one option within each group; alternatives within the same group are not cumulative.

ITEM / DESCRIPTION	QTY.	RATE	AMOUNT
CHAPTER 16 WALL FINISHES: SELECT A OR B			
A OPTION A | STANDARD WALL SMOOTHING (ORIGINAL)			
16.A.- LS. COMPLETE SMOOTHING OF EXISTING WALLS.	1.00	7,261.71	**7,261.71**
Original item 07.01 remains unchanged, including substrate preparation, correction or covering of textured finishes, levelling, filling and sanding, making-good and final cleaning. Fully completed. No additional cost compared with the original quotation.			
B OPTION B | INSULATED LINING + REMAINING WALLS			
16.B.01.- LS. THERMAL AND ACOUSTIC LINING TO EXTERNAL PERIMETER WALLS.	1.00	10,600.00	**10,600.00**
Installation of internal self-supporting plasterboard lining on galvanised steel framing to the external walls included in the scope. Includes setting out and checking substrates, acoustic perimeter tapes, tracks and studs, fixings, mineral wool insulation within the cavity, board fixing, cut-outs for electrical fittings, returns and junctions around windows, corner protection, joint treatment, filling and sanding to prepare for decoration. Condensation risk and the need for vapour control shall be checked. Ancillary materials, finishing and final cleaning included. Fully completed. Fixed lump-sum amount of 10,600.00 €, without a stated wall area. The precise walls should be defined in an agreed drawing.			
16.B.02.- LS. SMOOTHING OF INTERNAL WALLS NOT RECEIVING LINING.	1.00	4,750.00	**4,750.00**
Preparation and correction or technical removal of textured finishes from internal walls not receiving the insulated lining. Includes cleaning and repairs, bonding products where required, filling, levelling, treatment of small non-structural cracks, sanding, touching-up and cleaning, to leave smooth surfaces ready for painting. Fully completed. Subsequent painting remains included in item 07.02 and is not charged again.			
OPTION B TOTAL: 15,350.00 € · Extra vs A: +8,088.29 €			

ITEM / DESCRIPTION	QTY.	RATE	AMOUNT
CHAPTER 17 INTERNAL DOORS: SELECT A OR B			
A OPTION A | RETAIN AND PAINT (ORIGINAL)			
17.A.- LS. PAINT EXISTING DOORS, FRAMES AND SKIRTING BOARDS.	1.00	3,749.51	**3,749.51**
Retention and painting of existing internal joinery as specified under original item 08.01. Includes cleaning, sanding, priming and finishing coats. Fully completed. No additional cost compared with the original quotation.			
B OPTION B | REMOVE AND REPLACE SIX DOORS			
17.B.01.- EA. REMOVAL OF SIX EXISTING INTERNAL DOORS.	6.00	75.00	**450.00**
Careful dismantling of six existing door leaves and affected ironmongery and joinery, including protection of adjacent surfaces, waste removal and final cleaning. Fully completed.			

ITEM / DESCRIPTION	QTY.	RATE	AMOUNT
17.B.02.- EA. SUPPLY AND INSTALLATION OF SIX NEW DOOR SUBFRAMES.	6.00	175.00	**1,050.00**
Setting out door openings and installing suitable new subframes, including levelling, plumbing, fixing, ordinary adjustments and making-good at junctions. Fully installed.			
17.B.03.- EA. SUPPLY AND INSTALLATION OF SIX NEW INTERNAL DOORS.	6.00	650.00	**3,900.00**
Supply and installation of six internal door leaves, frames, architraves, hinges, latches, handles and standard ironmongery, including positioning, securing, alignment, opening/closing adjustment, making-good and cleaning. Fully installed and operational. Final door models, finishes and sizes to be selected.			

OPTION B TOTAL: 5,400.00 € · Nominal extra: +1,650.49 €

Note: original door painting includes skirting boards. If new doors are selected, the Client must agree whether existing skirting is to be retained and painted, replaced or left untouched. The 1,650.49 € difference is provisional in this respect.

EXCLUSIONS AND SCOPE CLARIFICATIONS

- Supply and installation of kitchen furniture and countertops; kitchen appliances.
- Supply and installation of general timber flooring, to be arranged by the Client.
- Bathroom furniture, countertops, mirrors and shower screens, unless expressly listed as included.
- Decorative light fittings other than LED lighting expressly included in item 13.01.
- Unspecified structural works, concealed defects, unidentified services and unforeseen works.
- Alterations to windows, doors or equipment arising from dimensions or models not yet confirmed.

FINANCIAL TERMS AND PAYMENT SCHEDULE

- Initial payment: 50% of the selected and accepted contract amount, by bank transfer, before the commencement of works.
- Balance: against monthly progress certifications for works actually completed, on account of the final account.
- Variations: changes in scope, hidden defects and unforeseeable conditions are explained with photos, quoted separately and approved in writing before execution.
- Completion date signed in the contract, with a penalty if the delay is our fault. 2-year written warranty on all works.
- VAT excluded; the applicable statutory rate will be added. Validity: 30 days from the issue date. Bank details: provided with the signed quotation.

SAMPLE

FINANCIAL SUMMARY AND SELECTION OF ALTERNATIVES

Select one wall option and one door option. Options within each group are mutually exclusive.

Original quotation (including original options)	**79,024.53 €**
Non-duplicated additional works	**39,340.00 €**
REFERENCE BASE BEFORE UPGRADE SELECTION	**118,364.53 €**

01. Wall finishes

● A | Standard wall smoothing (original)	**7,261.71 €**
○ B | Insulated lining + remaining wall smoothing	**15,350.00 €**

02. Internal doors

● A | Retain and paint existing doors and skirting	**3,749.51 €**
○ B | Six new doors (skirting to be agreed)	**5,400.00 €**

BASE (options A + A)	**118,364.53 €**
VAT	Not included
TOTAL EXCLUDING VAT	**118,364.53 €**

TOTALS BY COMBINATION

Smooth walls + painted doors	**118,364.53 €**
Smooth walls + new doors	**120,015.02 €**
Insulated lining + painted doors	**126,452.82 €**
Insulated lining + new doors	**128,103.31 €**

ACCEPTANCE OF QUOTATION

The Client must expressly accept the chosen options. The quoted total reflects the selection.

FOR REFORMAS Y ALTA DECORE HOME DESIGN S.L. **PROPERTY OWNER / CLIENT**

Sample document published with permission. Amounts correspond to one specific 2026 quotation for an apartment of about 105 m² in Málaga city centre and do not constitute an offer: every quotation is calculated item by item after the site visit.