PROPERTY IDENTITY, LOCATION AND SUMMARY

CADASTRAL REF. (PARCEL): 0000000XX0000X

CADASTRAL REF. (UNIT/S): 0000000XX0000X0000XX

UNIQUE REGISTRY CODE (CRU): 0000000XX00000

LOCATION: Torrelodones, Madrid

STREET: Calle Cervantes XVII, 8

FLOOR & DOOR: 1ª planta, puerta C

TYPE: Urban · **USE:** Residential

PLOT: 1333 m² · **BUILT AREA:** 164 m²

YEAR BUILT: 2003 · **AGE:** 23 years

CONSTRUCTIONS: Dwelling: 78 m², Dwelling: 55 m², ELEMENTOS COMUNES: 31 m²

HORIZONTAL DIV.: Yes · **DWELLINGS:** 42 · **SHARE:** 4,754%

Your property file

Scan to keep completing what you know about this property

hogarfax.com

22	5	8
CHECKS	RED	YELLOW

FACADE PHOTO

AERIAL VIEW

PROPERTY SUMMARY:

This is an urban apartamento with a built area of 164 m² on a plot of 1333 m² on the 1ª floor, originally built in 2003 (23 years old) in the municipality of Torrelodones (Madrid). The building consists of: vivienda of 78 m², vivienda of 55 m², elementos comunes of 31 m². The property is subject to a horizontal-property regime.

KEY ISSUES TO RESOLVE:

- **Estimated ITE / IEE:** Confirm the exact status of the building inspection report (IEE)
- **River flood hazard:** Check flood coverage with the insurer
- **Radon:** Ask about the radon mitigation measures already in place
- **Energy certificate:** Ask for recent energy bills before weighing the energy rating
- **Relevant industrial facility:** Check the impact of the nearby industrial facility
- **Proximity to major roads:** Check noise levels during the viewing, at peak traffic hours

HOW TO READ THE STATES

No impact — Normal or very low risk

Moderate risk — Worth checking during the visit

High risk — Impact or alert detected

Provide data — Fill in on the website to calculate

No data — Not assessed or no official record

REPORT INDEX

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Where to start. This first page brings together the property file, key issues and index. Next come the property history and price analysis, followed by risks and problems with aerial images where an impact is detected. Green checks need no action. You will then find nearby services, questions for the seller, plot images and aerial evolution. Take this report with you when calling or visiting, note what you learn, and scan the QR code to complete the information and update the report.

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Optional page: included only if you order the Full Report + Land Registry study (€89). This sample uses invented data based on an anonymised real case.

LAND REGISTRY STUDY

What the Spanish Land Registry says about this property, explained and cross-checked with the rest of this report. The original extract (*nota simple*) is attached at the end of this PDF.

LAND REGISTRY	REGISTERED PROPERTY NO.	UNIQUE REGISTRY CODE (CRU)	DATE OF THE EXTRACT	VERIFICATION CODE (CSV)
Puerto Ejemplo	**10.482**	**00000000010482**	**14 Oct 2026**	**EJEMPLO0DEMO0000**

1	No	INVERSIONES COSTA EJEMPLO, S.L.	Matches
CHARGES IN FORCE	PENDING DOCUMENTS	OWNERSHIP	AREA REGISTRY / CADASTRE

THE PROPERTY IN THE REGISTRY

Urban property: building with 4 bungalows

Location as recorded: *«la parcela 7 del Plan Parcial Las Gaviotas, en Playa Ejemplo»*

	LAND REGISTRY	CADASTRE
Homes	**4 bungalows**	4
Built area (each bungalow)	**98.5 m²**	99 m²
Private garden (each bungalow)	**210.4 m²**	—
Plot	**1,320 m²**	1,325 m²

In amber: the Cadastre has 4 homes, but the Registry has no horizontal division registered and describes them as bungalows, not as homes.

OWNERSHIP

INVERSIONES COSTA EJEMPLO, S.L. · B00000000
100 % of full ownership (*pleno dominio*)

Acquired by purchase (*compraventa*) on 18 May 2004

Check that the person or company selling is the registered owner. Private individuals are shown without name, as required by data-protection law.

CHARGES AND RIGHTS OVER THE PROPERTY

Mortgage (*hipoteca*)
The property secures a loan. Normally the seller pays it off with the sale money at signing. In favour of BANCO EJEMPLO, S.A. Amount: €240,000.
What to do: Make sure the deposit contract requires it to be cancelled at signing, and check later that the cancellation is registered.

Tax lien (*afección fiscal*)
A note tying the property, for a period, to a tax due on a previous transfer. Expired on 12 Apr 2016: it no longer has any practical effect.
What to do: Nothing to do: it is only on record as history.

Easement (right of way) benefiting the property
It is a right this property holds over another one: it benefits you rather than limiting you.
What to do: Nothing to do; good to be aware of it.

There are no documents pending registration.

WHAT THE CROSS-CHECK REVEALS

One registered property for several homes
The Cadastre splits the plot into 4 homes, but the Land Registry records them as a single property, with no horizontal division (*división horizontal*) registered. Buying all 4 means buying the whole property, which is fine. But if you later want to sell or mortgage any of them separately, the horizontal division will first have to be executed and registered (deed, town hall licence and registration), with its own cost and timescale.

The cadastral use is not residential
The Cadastre classifies the property as *Ocio y Hostelería* (leisure and hospitality), while the Land Registry describes it as bungalows. Check with the town hall which use is authorised if you plan to live there. Bear in mind too that the price references in this report are for houses: a holiday-use bungalow may be worth a different amount.

Not coordinated with the Cadastre
The Land Registry has not matched the property's boundaries with the Cadastre map. This is common and not a problem in itself, but the registered boundaries and areas have not been graphically verified.

Registered for holiday rental
The extract includes its short-term rental registration with licences VV-00-0-00000001, VV-00-0-00000002, VV-00-0-00000003, VV-00-0-00000004. Check with the regional authority whether the licence remains valid after a change of owner.

IMPORTANT: THIS IS NOT LEGAL ADVICE

This study is an informative summary prepared by Hogarfax from the extract. It is not legal advice of any kind, has no legal validity, and does not replace the extract itself, a registry certificate or the advice of a lawyer or notary.

A Spanish land registry extract is for information only and does not certify the content of the registry entries; only a registry certificate proves ownership and charges against third parties. It reflects the position on its date of issue, which may have changed.

The official document is the attached extract, exactly as issued by the Registry; if anything in this study differs from it, the extract prevails. Review the transaction with a lawyer or notary before signing.

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HISTORY OF THE PROPERTY

HOGARFAX EXCLUSIVE

3	2	3	1	0.0%
VIEWS ON HOGARFAX	PEOPLE WHO CONTRIBUTED	ISSUES SEEN ON SITE	TIMES LISTED	PRICE MOVEMENT
people have viewed this property	viewings, calls or tracking	recorded during viewings	distinct listings observed	470.000 € → 470.000 €

ASKING-PRICE TRACK

−99.000 € (18.0 %)

Simplified price evolution based on user contributions or signals obtained for this property.

WHAT OTHER PEOPLE HAVE CONTRIBUTED

CONTRIBUTED

This record includes contributions from people who have viewed or followed the property.

People who contributed	2
Viewings or follow-ups recorded	2
Issues recorded during viewings	3

TIMELINE OF THE PROPERTY

Building constructed OFFICIAL DATA — **January 2003** (approx.)
Year of construction per the Cadastre. 164 m² built, 1st floor.

Refurbishment recorded at the Cadastre OFFICIAL DATA — **January 2016** (approx.)
The cadastral refurbishment year (2016) is later than construction: declared works took place.

Partial refurbishment CONTRIBUTED — **January 2019** (approx.)
According to whoever visited the property: bathrooms, kitchen.

Possible sale listing INDICATION — **March 2023** (approx.)
Asking price: €549,000. Professional agent.

Energy certificate registered OFFICIAL DATA — **March 2025**
Consumption rating: F. Emissions rating: F.

Valuation reported by a user CONTRIBUTED — **November 2025**
Reported valuation: €480,000.

Possible price reduction of 5.1% INDICATION — **February 2026**
From €495,000 to €470,000, according to the listing itself.

Change of agent INDICATION — **May 2026**
Third different agency since we started observing the property.

Probable price reduction of 4.3% INDICATION — **June 2026**
From €470,000 to €450,000, observed between two Hogarfax readings.

Offer submitted CONTRIBUTED — **July 2026** (approx.)
A buyer offered €415,000.

Viewing recorded in Hogarfax CONTRIBUTED — **July 2026**
3 issues recorded, 2 of high severity.

Coverage of this tracking. **2** people have contributed data · **1** observations of the listing · **1** versions with real changes · **5** comparable witnesses observed · tracked since June 2026. This record grows on its own. Every recorded viewing, every logged call and every listing a Hogarfax user opens enriches it — and not just for this home, for its street too. Next time you open it, it will say more than today.

How to read the market milestones. The market milestones on this page come from listings that a user linked to this cadastral reference (87% match with the plot, linked by a single user, unconfirmed). They are not official data: they are indications and should be read as such. Hogarfax does not guarantee the listing matches this property.

What we cannot tell you. No price on this page is a deeded price: only the land registry reflects the actual transaction price. We do not verify each person's contribution one by one: we publish it stating who said it and how many people back it, so that you can judge it yourself. An empty record does not mean nothing has happened: it means nobody has told it yet. Dates prior to the first observation or contribution are estimated to the month or year, never to the day.

OFFICIAL DATA Cadastre and public records · INDICATION Listing linked to the plot by users · CONTRIBUTED Provided by someone who visited or tracked the home

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PRICE AND COSTS

Is it a good price? · Why we say so · What it really costs you

1 · IS IT A GOOD PRICE?

HOGARFAX VALUATION

Indicative range with our own algorithm · not an official appraisal

This home: flat · **164 m²** of living space · 2003 · good condition · garage · terrace · storage room

ASKING PRICE	LIKELY SALE PRICE RANGE	ASKING VS RANGE
450,000 €	**364,000 – 619,000 €**	**Within**
2,744 €/m² · 164 m² in the Cadastre	2,220 – 3,774 €/m² · Hogarfax algorithm	of the likely range

The asking price is within our range: it matches actual sales and comparable homes in the area.

Calculated by our own algorithm from actual sales in the area and comparable homes for sale nearby (below).
It uses the details you gave us (condition, extras…).

2 · WHY WE SAY SO · WHAT WAS ACTUALLY PAID

ACTUAL SALES IN THE AREA

Postcode 28250 (Torrelodones) · Flat

€/M² AREA*	NEW BUILD	SECOND-HAND	AVG. SALE	AVG. AREA	SALES SAMPLE
3.394 €	—	**3.394 €**	**497.140 €**	**146 m²**	**139**

* Area: official reference built from completed sales in postcode 28250.

Adjusted to this home: 3,394 €/m² in the area (second-hand), homes of 146 m² on average → this one has 164 m² (similar size) and its own features → **3,773 €/m²** sale price.

WITNESSES OBSERVED IN THE MICRO-ZONE

OBSERVED

Micro-zone · 210 m, Torrelodones
comparables ±15% around 158 m²

THIS PROPERTY	MEDIAN ASKED NEARBY	ALREADY REDUCED	DIFFERENCE
2.744 €/m²	**3.059 €/m²**	**40 %**	**−10.3 %**
		99 days listed on average	

WITNESS	PROPERTY	MARKET	LOCATION	MIN. KNOWN AGE	ASKING PRICE	€/M²	ADJUSTED*
Witness 1	**Flat · 152 m² · 3 bed**	Second-hand	**Micro-zone · 210 m**	128 d	465.000 €	**3.059**	**2,606**
Witness 2	**Flat · 171 m² · 4 bed**	Second-hand	**Micro-zone · 340 m**	61 d	529.000 €	**3.094**	**2,666**
Witness 3	**Flat · 138 m² · 3 bed**	Second-hand	**Zone · 1180 m**	243 d	398.000 €	**2.884**	**2,433**
Witness 4	**Flat · 164 m² · 3 bed**	Second-hand	**Zone · 1620 m**	44 d	489.000 €	**2.982**	**2,559**
Witness 5	**Penthouse · 121 m² · 2 bed**	New build	**28250 (Torrelodones)**	17 d	435.000 €	**3.595**	**3,134**

*** Adjusted to this home:** each comparable's €/m² corrected for its differences with this home (size, plot, condition and extras) and taken from asking price to sale price. With these and the rest of the comparables in the area (11 in all) → **2,218 €/m²** sale price.

WHAT BUYING IT COSTS

Asking price	**450.000 €**
ITP	**6% · 27,000 €**
Notary (RD 1426/1989, +21% VAT not included)	**513 €**
Land registry (RD 1427/1989)	**261 €**
Administration (gestoría, market rate)	**200 € – 500 €**
TOTAL ESTIMATED OUTLAY	**478,124 €**

Second-hand purchase assumed. Stamp duty (AJD) is not included: it applies to new builds and, on mortgages, is paid by the bank.

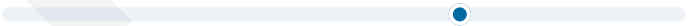
WHAT KEEPING IT COSTS

Community fee	**220 €/month**
Property tax (IBI) / year	**480 €**
Waste collection tax / year	**100 €**
KNOWN ANNUAL COST	**3.220 €**

ESTIMATED RENT

Official reference + 5 nearby comparables

Min 1.949 € **2.952 €/mo** **Max 3.444 €**



Official reference and market comparables differ notably in this area.

Our official area reference and what similar nearby homes are currently asking for don't line up. We show the full range instead of picking one figure, so you can see both extremes.

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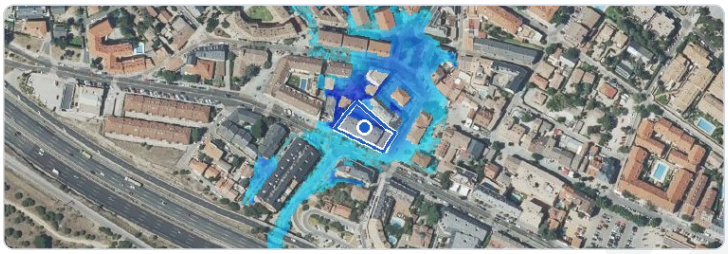
NATURAL HAZARDS

Natural factors that may affect safety, preservation or health.

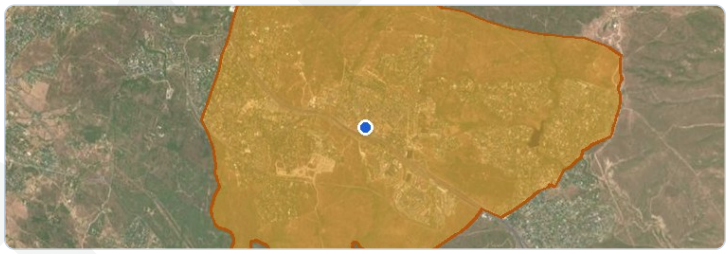
CHECK	CONCLUSION	ANALYSIS SOURCE	STATUS
River flood hazard	Area with flood risk	Geospatial analysis with official cartography	ISSUE DETECTED
The property is located in an area where water may affect the building during episodes of heavy rain. During the visit it is advisable to ask whether this has happened before, to check garages or ground floors and to see how the surroundings drain the water.			
Radon	Area with high radon risk	Official record (municipal level)	ISSUE DETECTED
In this area it is more likely that radon will build up, especially in properties in contact with the land. During the visit it is advisable to check the ventilation, to inspect basements or ground floors and to ask whether any measures have been taken.			
Wildfire and forest proximity	Moderate wildfire risk	Geospatial analysis with official cartography	ATTENTION RECOMMENDED
The property is about 197 m from forest mass (woodland). Fuel model: low green shrub (model 5). There is forest mass in the property's near surroundings. It is advisable to check the adjacent vegetation, keep safety buffer zones and verify access and self-protection measures. Torrelodones recorded 4 wildfires and 16 minor fires between 2006-2015.			
Coastal flood hazard	No impact detected	Geospatial analysis with official cartography	NO IMPACT DETECTED
Seismicity	Low seismic hazard	Official record (municipal level)	NO IMPACT DETECTED

RIVER FLOOD HAZARD



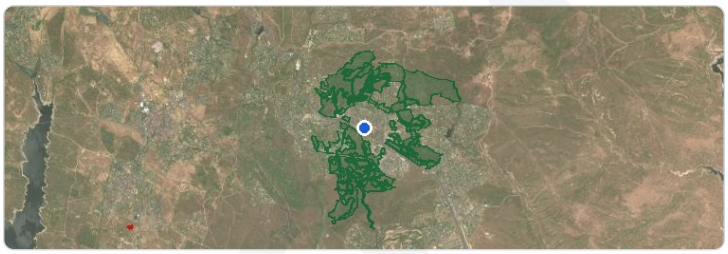
Area with flood risk. The property is located in an area where water may affect the building during episodes of heavy rain. During the visit it is advisable to ask whether this has happened before, to check garages or ground floors and to see how the surroundings drain the water. Plot outlined in blue; the affected area uses the same colour coding as the rest of the report.

RADON



Area with high radon risk. In this area it is more likely that radon will build up, especially in properties in contact with the land. During the visit it is advisable to check the ventilation, to inspect basements or ground floors and to ask whether any measures have been taken. Plot outlined in blue; the affected area uses the same colour coding as the rest of the report.

WILDFIRE AND FOREST PROXIMITY



Moderate wildfire risk. The property is about 197 m from forest mass (woodland). Fuel model: low green shrub (model 5). There is forest mass in the property's near surroundings. Forest mass in green; recent EFFIS burnt areas in red; active FIRMS hotspots in orange; plot outlined in blue.

INCENDIOS Y MASA FORESTAL

Example illustration over a real aerial photo of the plot; it does not represent official cartography for this specific issue.

Scope of this block. This block analyses, from official cartography and registries, the probability of river and coastal flooding, the area's historical seismicity, wildfire risk and the natural presence of radon in the subsoil. It cannot determine whether the property has suffered damage in the past, and it does not replace a technical inspection, an on-site radon measurement or checking with your insurer before signing.

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LAND USE AND RESTRICTIONS

Legal or environmental constraints that may affect use or construction.

CHECK	CONCLUSION	ANALYSIS SOURCE	STATUS
Urban planning classification	Conditional use	Official land-use registry (SIU)	ATTENTION RECOMMENDED
The property is in an intermediate situation. It may require planning procedures, involve certain conditions or await development before it can be used normally.			
Electricity lines	Nearby	Geospatial analysis with official cartography	ATTENTION RECOMMENDED
There are power lines nearby. It is worth checking whether they are visible from the property and whether they affect the feel of the surroundings.			
Rivers and watercourses	No impact from watercourses	Geospatial analysis with official cartography	NO IMPACT DETECTED
Coast and coastal protection	No restrictions from the coast	Geospatial analysis with official cartography	NO IMPACT DETECTED
Livestock trails (cañadas)	No livestock trails nearby	Geospatial analysis with official cartography	NO IMPACT DETECTED

CLASIFICACIÓN URBANÍSTICA

Example illustration over a real aerial photo of the plot; it does not represent official cartography for this specific issue.

LÍNEAS ELÉCTRICAS

Example illustration over a real aerial photo of the plot; it does not represent official cartography for this specific issue.

Scope of this block. What this block analyses: the urban classification of the land according to the Ministry of Housing's Urban Information System (SIU), and the restrictions arising from proximity to rivers and watercourses (Public Water Domain), the sea (Maritime-Terrestrial Public Domain) and high-voltage power lines. These are some of the most relevant restrictions, but not the only ones that can affect a property. If you are interested in the property, request a nota simple from the Land Registry: it lets you verify ownership and detect charges (mortgages, seizures, resolutory conditions or other entries) and easements (rights of way, light and views, aqueduct, among others) that do not appear in this report. It is also advisable to check with the town hall which restrictions apply to your intended use of the property: planning regulations are defined at municipal level, and both the level of detail and the response times vary from one town hall to another.

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SURROUNDINGS AND NUISANCES

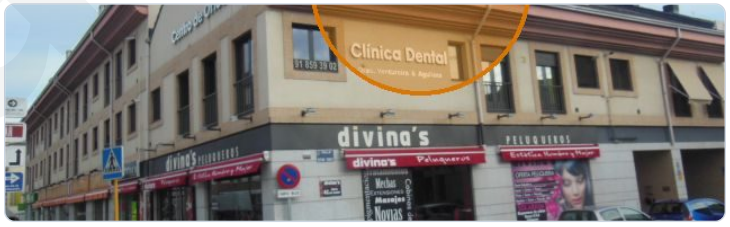
Nearby conditions that may affect comfort, noise or quality of life.

CHECK	CONCLUSION	ANALYSIS SOURCE	STATUS
Relevant industrial facility	Industrial facility very close	Geospatial analysis with official registries	ISSUE DETECTED
There is a registered industrial slaughterhouse close to the property. During the viewing it is worth asking about smells, activity noise and heavy-vehicle traffic at loading times.			
Industrial land	Industrial surroundings nearby	Geospatial analysis with official cartography	ATTENTION RECOMMENDED
There is industrial activity nearby. During the visit it is worth walking around the surroundings, identifying the type of activity and assessing whether it affects comfort or the perception of the place.			
Proximity to major roads	Road nearby	Geospatial analysis with official cartography	ATTENTION RECOMMENDED
The property is at a distance where traffic may be noticeable. During the visit it is worth paying attention to the noise, checking the orientation of the property in relation to the road and seeing whether there are acoustic barriers or buildings that reduce the impact.			
Proximity to railway	Railway nearby	Geospatial analysis with official cartography	ATTENTION RECOMMENDED
The property is at a distance where passing trains may be noticeable. During the visit it is worth checking how often trains pass and whether the noise reaches the interior.			
Proximity to a dam	No dams nearby	Geospatial analysis with official cartography	NO IMPACT DETECTED
Nearby energy facilities	No nearby energy facilities	Geospatial analysis with official cartography	NO IMPACT DETECTED
Proximity to airport	No impact from an airport	Geospatial analysis with official cartography	NO IMPACT DETECTED

PROXIMITY TO MAJOR ROADS

Road nearby. The property is at a distance where traffic may be noticeable. Plot outlined in blue; the affected area uses the same colour coding as the rest of the report.

SUELO INDUSTRIAL



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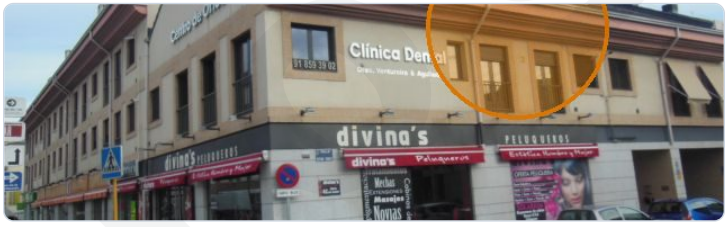
AFECCIÓN POR PROXIMIDAD A LÍNEA FERROVIARIA



Example illustration over a real aerial photo of the plot; it does not represent official cartography for this specific issue.

INSTALACIÓN INDUSTRIAL RELEVANTE

Example illustration over a real aerial photo of the plot; it does not represent official cartography for this specific issue.

Scope of this block. This block measures, using official sources, the distance to infrastructure and land uses that may affect comfort (busy roads, industrial land and facilities, energy facilities, dams, airports, railway lines) and the safety of the municipality. It does not measure actual noise, pollution or quality of life: that can only be checked during the viewing, at different times of day.

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PROPERTY CONDITION

Signals about age, condition and information supplied by the owner.

CHECK	CONCLUSION	ANALYSIS SOURCE	STATUS
IEE · Madrid register	IEE registered	Official regional or municipal record	ISSUE DETECTED
Inspection result (technical outcome): Desfavorable. Building status (separate administrative field): Exento. These are two independent fields of the official register; showing different values in each does not mean the record contradicts itself. Accessibility: Satisface. Energy rating: F. The register data is informative and does not replace an in-person technical inspection.			
Energy performance certificate	F	Official regional record	ISSUE DETECTED
Registered energy performance certificate with a F rating for non-renewable primary energy (260 kWh/m²·year). CO_2 emissions rating F (54.6 kgCO_2/m²·year). Certificate date: 15/03/2025.			
Building age	23 years	Official Cadastre record	ATTENTION RECOMMENDED
The building is 23 years old. Its age suggests reviewing maintenance, installations and any renovation needs before buying or reforming. For this apartment in a block of around 164 m², 23 years old, the typical cost to bring it up to date is around ≈ 33.682 €. It can rise to 73.330 € in severe cases. We show the typical scenario, not the sum of every worst case: the €/m² of each item spans from a light repair to a full intervention. This is an estimate based on type, area and age, not a quote.			
Declared areas	164 m² Catastro	Listing vs. Cadastre cross-check	ATTENTION RECOMMENDED
A relevant difference is detected in the declared square metres: Listing 180 m² (+9,8%). It is worth verifying with a land registry extract, plans or a cadastral certificate before signing. · Land Registry: pending · Measured: pending			
Habitability (minimum area)	Meets threshold	Cadastre vs. technical rules cross-check	NO IMPACT DETECTED

WHAT PEOPLE SAW WHEN VISITING OR ASKING ABOUT IT

CONTRIBUTED

2 contributors

- **Damp on the bedroom ceiling** · Estructura y humedades
- **Old electrical installation** · Instalaciones
- **Cracks on the rear facade** · Estructura y humedades **(suspected)**

WHAT THE PHOTOS DO NOT SHOW

«You can hear the road with the windows closed»
«The inner courtyard does not appear in the listing photos»

Contributed by people who visited the property. Hogarfax publishes it stating its origin; it does not verify each entry.

Scope of this block. This block combines three kinds of information with different levels of certainty: official and documentary data (surface area, building inspection report, energy certificate, age), rough estimates (renovation cost) and information contributed by people who have visited the property. The Cadastre does not necessarily certify the physical surface area; a contributed observation is not a technical diagnosis; a renovation range is not a quote; the inspection report must be read by its literal fields.

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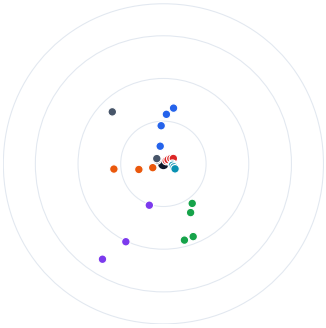
AREA SERVICES

Analysis of relevant services, amenities and connections around the property.

PROXIMITY RADAR



Education 126 m
Healthcare 31 m
Transport 64 m
Leisure and sport 402 m
Leisure and culture 318 m
Shopping 80 m
Safety and services 52 m

KEY SERVICES

Nearest hospital · Hospital Madrid - Torrelodones · 664 m
Nearest airport · Aeropuerto Adolfo Suárez Madrid-Barajas · 33.3 km
Nearest rail station · Torrelodones · 2.3 km

Rings at 300 m, 1.0 km, 3.0 km, 6.0 km. The position on the ring reflects distance only, not real direction.

NEARBY POINTS OF INTEREST

POINT OF INTEREST	STRAIGHT LINE	WALKING ESTIMATE	DRIVING ESTIMATE
EDUCATION			
Centro Público de Educación de Personas Adultas Almajan · Colegio público · Calle Hermanos Velasco López, 1	**126 m**	154 m · 2 min	161 m · 1 min
Escuela Infantil Privada Tete · Guardería privada · Calle Ángel Alberquilla Polín, 7	**268 m**	327 m · 5 min	343 m · 1 min
Kids Brain School · Guardería	**413 m**	504 m · 7 min	529 m · 2 min
Escuela Infantil Las Ardillas · Guardería pública · Calle de la Señora Sergia	**528 m**	644 m · 9 min	676 m · 2 min
HEALTHCARE			
Clínica Dental Milenium Torrelodones · Dentista · Calle Rufino Torres, 2, Torrelodones	**31 m**	38 m · 1 min	40 m · 1 min
CEMECO · Centro médico · Camino de Valladolid, 15	**44 m**	54 m · 1 min	56 m · 1 min
Farmacia Marta Ortega Coto · Farmacia · Calle Huertos, 2	**64 m**	78 m · 1 min	82 m · 1 min
Farmacia Enrique Gálvez Ruano · Farmacia · Calle Carlos Picabea, 2	**79 m**	96 m · 2 min	101 m · 1 min
TRANSPORT			
Huertos - Camino Valladolid · Parada de autobús	**64 m**	78 m · 1 min	82 m · 1 min
Huertos - Camino Valladolid · Parada de autobús	**65 m**	79 m · 1 min	83 m · 1 min
Pza. del Caño - Carlos Picabea · Parada de autobús	**77 m**	94 m · 2 min	99 m · 1 min
Pza. Caño - Ayuntamiento · Parada de autobús	**89 m**	109 m · 2 min	114 m · 1 min
LEISURE AND SPORT			
Parque JH · Parque	**402 m**	490 m · 7 min	515 m · 2 min
Parque San Roque · Parque	**515 m**	628 m · 8 min	659 m · 2 min
Polideportivo Municipal de Torrelodones · Polideportivo público · Plaza de José María Unceta, 4, Torrelodones	**890 m**	1.1 km · 14 min	1.1 km · 3 min
Torrelodones Rugby Club · C. Deportivo · Plaza de José María Unceta, 4, Torrelodones	**897 m**	1.1 km · 14 min	1.1 km · 3 min
LEISURE AND CULTURE			
Biblioteca Municipal · Biblioteca	**318 m**	388 m · 5 min	407 m · 1 min
Teatro José Ramón Fernández-Baldor · Teatro	**1.1 km**	1.3 km · 17 min	1.3 km · 3 min
Teatro Bulevar - Casa de la Cultura · Teatro · Ayuntamiento de Torrelodones · Avenida de Rosario Manzaneque, 1, Torrelodones	**2.3 km**	2.8 km · 36 min	3.0 km · 6 min
SHOPPING			
Gama · Supermercado	**80 m**	98 m · 2 min	102 m · 1 min
Dia · Supermercado	**177 m**	216 m · 3 min	227 m · 1 min
BM · Supermercado · Calle José María Moreno, 6, Torrelodones	**417 m**	509 m · 7 min	534 m · 2 min
SAFETY AND SERVICES			
Ayuntamiento · Ayuntamiento · Plaza de la Constitución, 2	**52 m**	63 m · 1 min	67 m · 1 min
Ayuntamiento · Ayuntamiento · Plaza de la Constitución, 1	**59 m**	72 m · 1 min	76 m · 1 min
Protección Civil · Bomberos	**796 m**	971 m · 13 min	1.0 km · 3 min

Straight-line distance from the property. Walking and driving figures are conservative route estimates, not live traffic. Source: OpenStreetMap, © OpenStreetMap contributors, ODbL licence.

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RECOMMENDATIONS AND QUESTIONS

Everything below comes from something this report actually detected. Nothing here is a guess: if a check came back clean, it raises nothing here.

14	5	8
POINTS TO CHECK	FROM RED FLAGS	FROM AMBER FLAGS

- **Wildfire and forest proximity** Moderate wildfire risk · Forest mass in the near surroundings
- **Industrial land** Industrial surroundings nearby · Possible indirect influence
- **Relevant industrial facility** Industrial facility very close · Possible nuisance
- **Proximity to major roads** Road nearby · Possible impact on the surroundings
- **Proximity to railway** Railway nearby · Possible occasional impact
- **Declared floor areas** 164 m² Catastro · Listing 180 m² (+9,8%)
- **Urban planning classification** Conditional use · May require formalities or prior development
- **Electricity lines** Nearby · Possible impact
- **Age** 23 years · 23 years old · Indicative renovation ≈ 33.682 €
- **Estimated ITE / IEE** IEE registered · Desfavorable
- **Energy certificate** F · Energy rating F
- **River flood hazard** Area with flood risk · Water may affect the property
- **Radon** Area with high radon risk · It may build up indoors

AND ADDITIONALLY…

- **Issues observed at a previous viewing** Damp on the bedroom ceiling · Cracks on the rear facade

Detailed questions and recommended checks are available in the full report.

General criteria for this page. These recommendations combine, when relevant, questions for the seller and neighbours, official enquiries, and technical or documentary checks. The seller alone does not certify technical, planning or insurance matters.

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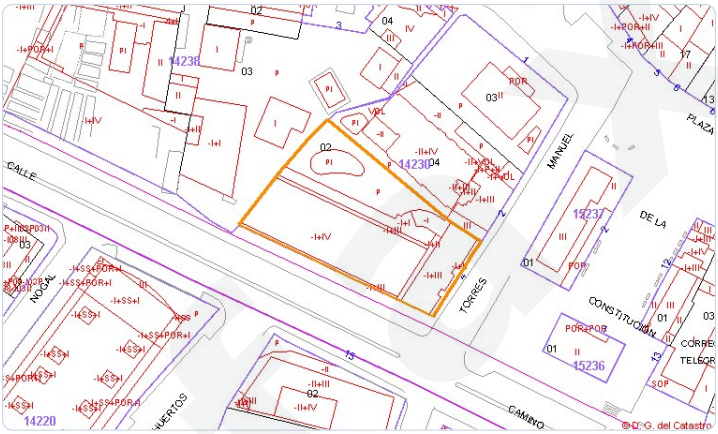
ANNEX 1 · IMAGES OF THE PLOT

Official visual documentation of the property: facade photograph, official cadastral parcel plan and aerial views (PNOA · IGN) at different scales, from the widest view to the closest detail. The plot boundary is highlighted in orange.

FACADE PHOTO

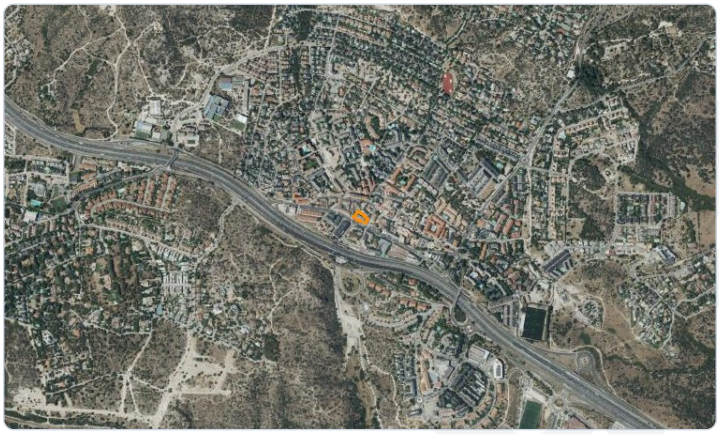
Property facade photograph recorded by the Cadastre.

CADASTRAL PLOT



Official cadastral parcel plan. Plot outlined in orange.

AERIAL VIEW · GENERAL SCALE



General aerial view of the area within a wide radius. Plot outlined in orange.

AERIAL VIEW · SURROUNDINGS SCALE

View of the property's urban/rural surroundings. Plot outlined in orange.

AERIAL VIEW · CLOSE-UP SCALE

Close view of the street and neighbouring blocks. Plot outlined in orange.

AERIAL VIEW · DETAIL SCALE

Close-up view of the plot and boundaries. Plot outlined in orange.

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ANNEX 2 · AERIAL EVOLUTION OF THE AREA

Comparison of the official aerial images available for this location, from the 1956–1957 American Flight to the latest PNOA mosaic. Historical coverage varies by area, so only epochs with sufficient local imagery are shown. Images support visual comparison but do not, by themselves, certify a former land use or contamination.

AERIAL EVOLUTION · 1956–1957

American Flight, Series B. Plot outlined in orange.

AERIAL EVOLUTION · 1973–1986

Interministerial Flight. Plot outlined in orange.

AERIAL EVOLUTION · 1997–2003

SIGPAC orthophotography. Plot outlined in orange.

AERIAL EVOLUTION · 2006

PNOA orthophotography. Plot outlined in orange.

AERIAL EVOLUTION · 2017

PNOA orthophotography. Plot outlined in orange.

AERIAL EVOLUTION · PRESENT DAY

Latest PNOA mosaic available from IGN/CNIG.

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