

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: Urbano · USE: Residencial

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%

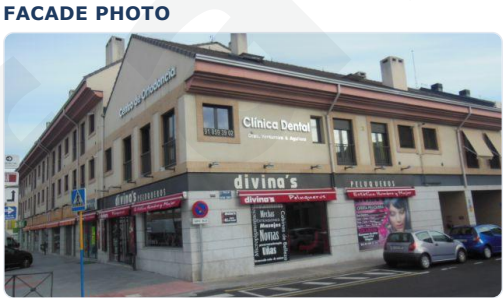


**Your property file**  
Scan to keep completing what you know about this property  
hogarfax.com

25  
CHECKS

5  
RED

8  
YELLOW



PROPERTY SUMMARY:

This is a urbano property, type flat 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:

- **IEE · Madrid register:** Confirm the exact status of the building inspection report (IEE)
- **Peligrosidad fluvial:** Check flood coverage with the insurer
- **Radón:** Ask about the radon mitigation measures already in place
- **Energy performance certificate:** Ask for recent energy bills before weighing the energy rating
- **Instalación industrial relevante:** Check the impact of the nearby industrial facility
- **Proximidad a grandes vías:** 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

|                                         |    |                             |    |
|-----------------------------------------|----|-----------------------------|----|
| Property identity, location and summary | 1  | History of the property     | 2  |
| Price and costs                         | 3  | Natural hazards             | 4  |
| Land use and restrictions               | 5  | Surroundings and nuisances  | 6  |
| Property condition                      | 7  | Area services               | 8  |
| Recommendations and questions           | 9  | Annex 1: Images of the plot | 10 |
| Annex 2: Aerial evolution of the area   | 11 |                             |    |

**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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HISTORY OF THE PROPERTY

HOGARFAX EXCLUSIVE

3

VIEWS ON HOGARFAX

people have viewed this property

2

PEOPLE WHO CONTRIBUTED

viewings, calls or tracking

3

ISSUES SEEN ON SITE

recorded during viewings

1

TIMES LISTED

distinct listings observed

0.0%

PRICE MOVEMENT

470.000 € → 470.000 €

ASKING-PRICE TRACK

-99.000 € (18.0 %)

| Date       | Price (€) |
|------------|-----------|
| March 2023 | 549.000   |
|            | 519.000   |
|            | 495.000   |
|            | 470.000   |
| June 2026  | 450.000   |

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

Year of construction per the Cadastre. 164 m² built, 1st floor.

January 2003 (approx.)

Refurbishment recorded at the Cadastre

OFFICIAL DATA

The cadastral refurbishment year (2016) is later than construction: declared works took place.

January 2016 (approx.)

Partial refurbishment

CONTRIBUTED

According to whoever visited the property: bathrooms, kitchen.

January 2019 (approx.)

Possible sale listing

INDICATION

Asking price: €549,000. Professional agent.

March 2023 (approx.)

Energy certificate registered

OFFICIAL DATA

Consumption rating: F. Emissions rating: F.

March 2025

Valuation reported by a user

CONTRIBUTED

Reported valuation: €480,000.

November 2025

Possible price reduction of 5.1%

INDICATION

From €495,000 to €470,000, according to the listing itself.

February 2026

Change of agent

INDICATION

Third different agency since we started observing the property.

May 2026

Probable price reduction of 4.3%

INDICATION

From €470,000 to €450,000, observed between two Hogarfax readings.

June 2026

Offer submitted

CONTRIBUTED

A buyer offered €415,000.

July 2026 (approx.)

Viewing recorded in Hogarfax

CONTRIBUTED

3 issues recorded, 2 of high severity.

July 2026

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

PRICE AND COSTS

What is being asked, the official area reference, and what it costs to buy it and to keep it.  
Asking prices show the current offer; recorded sales show what buyers actually paid.

THE ASKING PRICE

ASKING PRICE  
450.000 €

CADASTRAL AREA  
164 m²

PRICE PER M²  
2.744 €

VS. AREA\*  
-19.1 %

PRICE PER M²  
Min 2.715    Avg 3.394    Max 4.072

TOTAL PRICE  
Min 445.231    Avg 556.539    Max 667.847

2.744 €/m²

450.000 €

COMPLETED SALES

28250 · Flat

C/M² AREA\*  
3.394 €

NEW BUILD  
—

SECOND-HAND  
3.394 €

AVG. SALE  
497.140 €

AVG. AREA  
146 m²

SALES SAMPLE  
139

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

| SEGMENT     | FLAT •     | HOUSE      |
|-------------|------------|------------|
| Second-hand | 3.394 €/m² | 2.444 €/m² |
| All sales   | 3.394 €/m² | 2.445 €/m² |

WITNESSES OBSERVED IN THE MICRO-ZONE

OBSERVED

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

THIS PROPERTY  
2.744 €/m²

MEDIAN ASKED NEARBY  
3.059 €/m²

AVERAGE ASKED NEARBY  
3.123 €/m²

DIFFERENCE  
-10.3 %

| WITNESS   | PROPERTY                   | MARKET      | LOCATION             | MIN. KNOWN AGE | ASKING PRICE | C/M²  | REDUCTION |
|-----------|----------------------------|-------------|----------------------|----------------|--------------|-------|-----------|
| Witness 1 | Flat · 152 m² · 3 bed      | Second-hand | Micro-zone · 210 m   | 128 d          | 465.000 €    | 3.059 | -6.1 %    |
| Witness 2 | Flat · 171 m² · 4 bed      | Second-hand | Micro-zone · 340 m   | 61 d           | 529.000 €    | 3.094 | —         |
| Witness 3 | Flat · 138 m² · 3 bed      | Second-hand | Zone · 1180 m        | 243 d          | 398.000 €    | 2.884 | -11.4 %   |
| Witness 4 | Flat · 164 m² · 3 bed      | Second-hand | Zone · 1620 m        | 44 d           | 489.000 €    | 2.982 | —         |
| Witness 5 | Penthouse · 121 m² · 2 bed | New build   | 28250 (Torrelodones) | 17 d           | 435.000 €    | 3.595 | —         |

5 comparable properties selected for similarity, with an average of 99 days published and 40% of them already reduced.

Location column: Micro-zone → Zone → Postcode → Municipality. Age column: minimum observed age.

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 + 4 nearby comparables

Min 1.804 €

1.968 €/mo

Max 2.345 €

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.

Price, purchase-cost and running-cost data are provided from your user panel by completing the property information. When you download the PDF, the report updates automatically.

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Page 3 of 11

Hogarfax Document · Ejemplo  
01/09/2026 19:36:12 CEST | 000000XX0000X0000XX

## NATURAL HAZARDS

Factores naturales que pueden afectar a la seguridad, conservación del inmueble o salud de las personas.

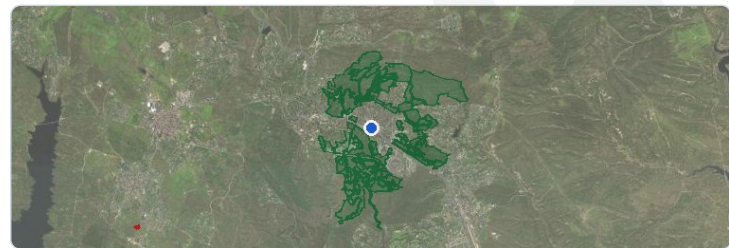
| CHECK                                                                                                                                                                                                                                                                                                                                                                 | CONCLUSION                       | ANALYSIS SOURCE                               | STATUS                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------|-----------------------|
| <b>Peligrosidad fluvial</b>                                                                                                                                                                                                                                                                                                                                           | Zona con riesgo de inundación    | Geospatial analysis with official cartography | ISSUE DETECTED        |
| La vivienda se encuentra en una zona donde el agua puede afectar al edificio en episodios de lluvia intensa. Durante la visita conviene preguntar si ha ocurrido antes, revisar garajes o plantas bajas y comprobar cómo evacúa el agua el entorno.                                                                                                                   |                                  |                                               |                       |
| <b>Radón</b>                                                                                                                                                                                                                                                                                                                                                          | Zona con riesgo alto de radón    | Official record (municipal level)             | ISSUE DETECTED        |
| En esta zona es más probable que se acumule radón, sobre todo en viviendas en contacto con el suelo. Durante la visita conviene comprobar la ventilación, revisar sótanos o plantas bajas y preguntar si se han tomado medidas.                                                                                                                                       |                                  |                                               |                       |
| <b>Incendios y masa forestal</b>                                                                                                                                                                                                                                                                                                                                      | Riesgo de incendio moderado      | Geospatial analysis with official cartography | ATTENTION RECOMMENDED |
| La vivienda está a unos 197 m de masa forestal (arbolado). Modelo de combustible: Matorral bajo y verde (modelo 5). Hay masa forestal en el entorno próximo de la vivienda. Conviene revisar la vegetación colindante, mantener franjas de seguridad y comprobar accesos y medidas de autoprotección. Torrelodones registró 4 incendios y 16 conatos entre 2006-2015. |                                  |                                               |                       |
| <b>Peligrosidad marítima</b>                                                                                                                                                                                                                                                                                                                                          | Sin afección detectada           | Geospatial analysis with official cartography | NO IMPACT DETECTED    |
| <b>Huella de inundación DANA 2024</b>                                                                                                                                                                                                                                                                                                                                 | No incluida en la huella de 2024 | Geospatial analysis with official cartography | NO IMPACT DETECTED    |
| <b>Sismicidad</b>                                                                                                                                                                                                                                                                                                                                                     | Baja peligrosidad sísmica        | Official record (municipal level)             | NO IMPACT DETECTED    |

### PELIGROSIDAD FLUVIAL



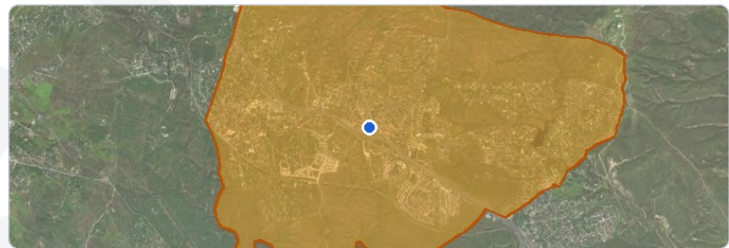
Zona con riesgo de inundación. La vivienda se encuentra en una zona donde el agua puede afectar al edificio en episodios de lluvia intensa. Durante la visita conviene preguntar si ha ocurrido antes, revisar garajes o plantas bajas y comprobar cómo evacúa el agua el entorno. Plot outlined in blue; the affected area uses the same colour coding as the rest of the report.

### WILDFIRE AND FOREST PROXIMITY



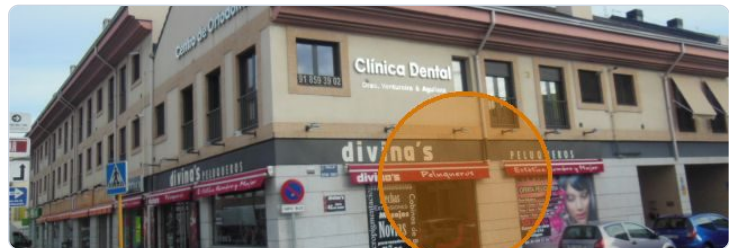
Riesgo de incendio moderado. La vivienda está a unos 197 m de masa forestal (arbolado). Modelo de combustible: Matorral bajo y verde (modelo 5). Hay masa forestal en el entorno próximo de la vivienda. Forest mass in green; recent EFFIS burnt areas in red; active FIRMS hotspots in orange; plot outlined in blue.

### RADÓN



Zona con riesgo alto de radón. En esta zona es más probable que se acumule radón, sobre todo en viviendas en contacto con el suelo. Durante la visita conviene comprobar la ventilación, revisar sótanos o plantas bajas y preguntar si se han tomado medidas. Plot outlined in blue; the affected area uses the same colour coding as the rest of the report.

### 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.** Este bloque analiza, a partir de cartografía y registros oficiales, la probabilidad de inundación fluvial y marítima, la sismicidad histórica de la zona, el riesgo de incendio forestal y la presencia natural de radón en el subsuelo. No puede determinar si el inmueble ha sufrido daños en el pasado, ni sustituye una inspección técnica, una medición de radón en el propio edificio o la consulta con tu aseguradora antes de firmar.

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LAND USE AND RESTRICTIONS

Restricciones legales o ambientales que pueden afectar al uso o a la construcción.

| CHECK                                                                                                                                                             | CONCLUSION                         | ANALYSIS SOURCE                               | STATUS                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------|-----------------------|
| Clasificación urbanística                                                                                                                                         | 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. |                                    |                                               |                       |
| Líneas eléctricas                                                                                                                                                 | 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.               |                                    |                                               |                       |
| Ríos y cauces                                                                                                                                                     | Sin afección por cauces            | Geospatial analysis with official cartography | NO IMPACT DETECTED    |
| DPH estimado tras DANA 2024                                                                                                                                       | No incluida en la capa provisional | Geospatial analysis with official cartography | NO IMPACT DETECTED    |
| Costa y protección litoral                                                                                                                                        | Sin limitaciones por costa         | Geospatial analysis with official cartography | NO IMPACT DETECTED    |
| Vías pecuarias                                                                                                                                                    | Sin vías pecuarias cercanas        | 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.** En este bloque se analiza la clasificación urbanística del suelo según el Sistema de Información Urbana (SIU) del Ministerio de Vivienda, y las limitaciones por proximidad a ríos y cauces y al mar y a líneas eléctricas de alta tensión. Son algunas de las limitaciones más relevantes, pero no las únicas que pueden afectar a un inmueble. Si la propiedad te interesa, solicita una **nota simple en el Registro de la Propiedad**: permite verificar la titularidad y detectar cargas (hipotecas, embargos, condiciones resolutorias u otras anotaciones) y servidumbres (de paso, de luces y vistas, de acueducto, entre otras) que no aparecen en este informe. Conviene además **consultar en el ayuntamiento** las limitaciones aplicables según el uso que quieras dar al inmueble: la normativa urbanística se define a nivel municipal y tanto el detalle como la agilidad de respuesta varían de un ayuntamiento a otro.

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SURROUNDINGS AND NUISANCES

Condiciones del entorno que pueden afectar al confort, al ruido o a la calidad de vida.

| CHECK                                                                                                                                                                                                                                                        | CONCLUSION                             | ANALYSIS SOURCE                               | STATUS                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------------|-----------------------|
| Instalación industrial relevante                                                                                                                                                                                                                             | 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.                                                                        |                                        |                                               |                       |
| Suelo industrial                                                                                                                                                                                                                                             | 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.                                                 |                                        |                                               |                       |
| Proximidad a grandes vías                                                                                                                                                                                                                                    | Carretera cercana                      | Geospatial analysis with official cartography | ATTENTION RECOMMENDED |
| La vivienda está a una distancia donde el tráfico puede percibirse. Durante la visita conviene prestar atención al ruido, comprobar la orientación de la vivienda respecto a la vía y ver si existen barreras acústicas o edificios que reduzcan el impacto. |                                        |                                               |                       |
| Afección por proximidad a línea ferroviaria                                                                                                                                                                                                                  | 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.                                                                                |                                        |                                               |                       |
| Proximidad a presa                                                                                                                                                                                                                                           | Sin presas cercanas                    | Geospatial analysis with official cartography | NO IMPACT DETECTED    |
| Instalaciones energéticas cercanas                                                                                                                                                                                                                           | Sin instalaciones energéticas cercanas | Geospatial analysis with official cartography | NO IMPACT DETECTED    |
| Delincuencia y seguridad                                                                                                                                                                                                                                     | Delincuencia baja                      | Official statistics                           | NO IMPACT DETECTED    |
| Afección por proximidad a aeropuerto                                                                                                                                                                                                                         | Sin afección por aeropuerto            | Geospatial analysis with official cartography | NO IMPACT DETECTED    |

PROXIMIDAD A GRANDES VÍAS



Carretera cercana. La vivienda está a una distancia donde el tráfico puede percibirse. Durante la visita conviene prestar atención al ruido, comprobar la orientación de la vivienda respecto a la vía y ver si existen barreras acústicas o edificios que reduzcan el impacto. 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.** Este bloque mide, con fuentes oficiales, la distancia a infraestructuras y usos del suelo que pueden afectar al confort (vías de tráfico intenso, suelo e instalaciones industriales, instalaciones energéticas, presas, aeropuertos, ferrocarril) y la seguridad del municipio. No mide el ruido, la contaminación o la calidad de vida reales: eso solo puede comprobarse durante la visita, en distintos momentos del día.

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PROPERTY CONDITION

Observed information about the property's condition, renovations and reported issues.

| 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). CO₂ emissions rating F (54.6 kgCO₂/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
- Cracks on the rear facade · Estructura y humedades (suspected)
- Old electrical installation · Instalaciones

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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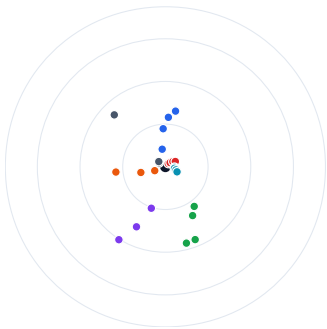
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## AREA SERVICES

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 · 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 · 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                                    | 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 publico · Plaza de José María Unceta, 4             | 890 m         | 1.1 km · 14 min  | 1.1 km · 3 min   |
| Torrelodones Rugby Club · Centro deportivo · Plaza de José María Unceta, 4                                  | 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    |
| Mirador de Las Marías · Mirador                                                                             | 692 m         | 844 m · 11 min   | 886 m · 2 min    |
| Teatro José Ramón Fernández-Baldor · Teatro                                                                 | 1.1 km        | 1.3 km · 17 min  | 1.3 km · 3 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                                                              | 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  
POINTS TO CHECK

5  
FROM RED FLAGS

8  
FROM AMBER FLAGS
- Incendios y masa forestal** Riesgo de incendio moderado · Masa forestal en el entorno próximo
  - Suelo industrial** Industrial surroundings nearby · Possible indirect influence
  - Instalación industrial relevante** Industrial facility very close · Possible nuisance
  - Proximidad a grandes vías** Carretera cercana · Posible impacto en el entorno
  - Afección por proximidad a línea ferroviaria** Railway nearby · Possible occasional impact
  - Declared areas** 164 m² Catastro · Listing 180 m² (+9,8%)
  - Issues observed at a previous viewing** Damp on the bedroom ceiling · Cracks on the rear facade
  - Clasificación urbanística** Conditional use · May require formalities or prior development
  - Líneas eléctricas** Nearby · Possible impact
  - Building age** 23 years · 23 years old · Indicative renovation ≈ 33.682 €
  - IEE · Madrid register** IEE registered · Desfavorable
  - Energy performance certificate** F · Energy rating F
  - Peligrosidad fluvial** Zona con riesgo de inundación · El agua puede afectar a la vivienda
  - Radón** Zona con riesgo alto de radón · Puede acumularse en el interior

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

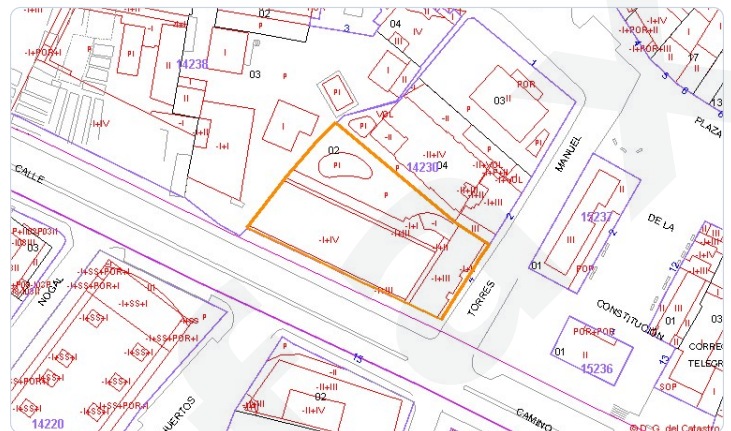
Official visual documentation of the property: facade photograph, official cadastral parcel plan and aerial views (PNOA · IGN) at different scales, from the widest view to the closest detail. The plot boundary is highlighted in orange.

### FACADE PHOTO



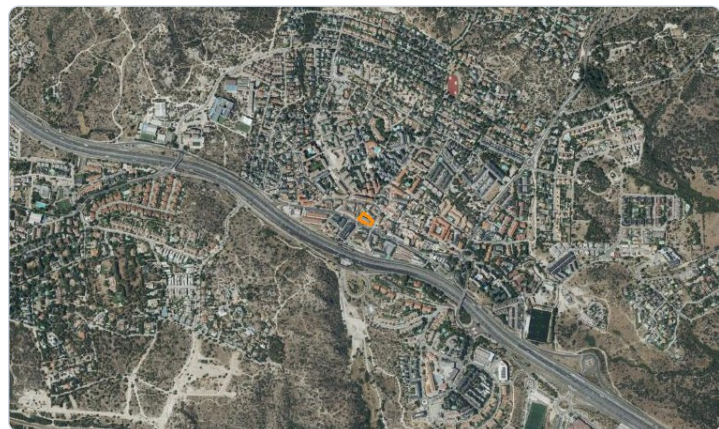
Property facade photograph recorded by the Cadastre.

### CADASTRAL PLOT



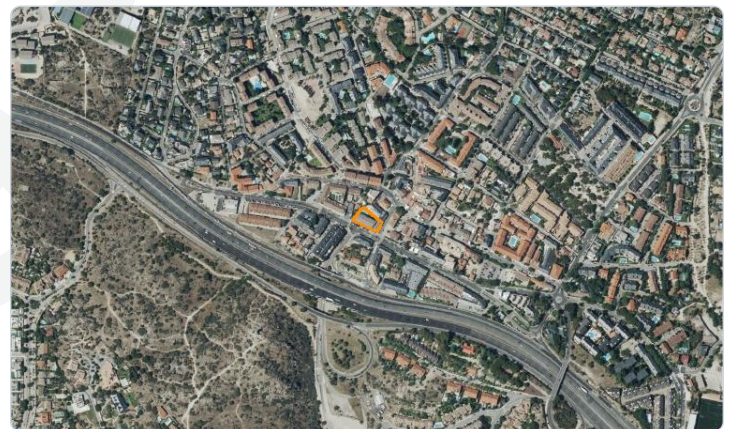
Official cadastral parcel plan. Plot outlined in orange.

### 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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