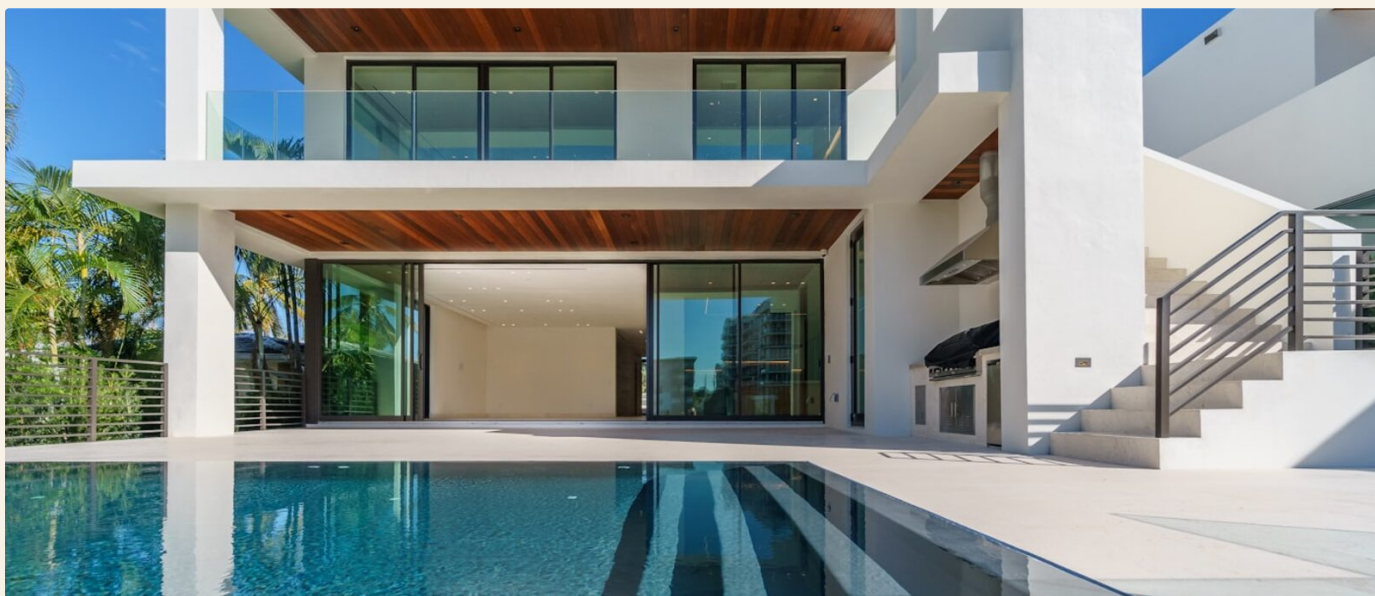


Before Deposit Check

*Before you pay a deposit,
get an independent second opinion.*



REPRESENTATIVE IMAGE — ILLUSTRATIVE SAMPLE ONLY.

PROPERTY

Detached villa, Guadalmina Alta
First line of golf · 3 storeys · private pool

LOCATION

San Pedro de Alcántara, Marbella
Málaga, Spain

LISTED PRICE

€1,900,000

STAGE

Before Contract Check
Mode A · pre-reservation

PREPARED BY

Solviqa Research Team
Solviqa Advisor

DATE · REFERENCE

12 May 2026 · SOL-SAMPLE-001

O2 — EXECUTIVE SNAPSHOT

We have reviewed the property on the basis of the public listing, the agent's written materials, public-source planning and pricing context for Guadalmina Alta, and the documents typically required at this stage of a Costa del Sol transaction. The villa reads as a coherent, well-presented golf-front asset at a price that sits inside the public asking-price band for the micromarket. A small number of standard documentation items are not yet in hand and should be closed before a reservation deposit is committed.

Overall read — Promising, with points to confirm before deposit.

 €1,900,000 ASKING PRICE	 397 m² BUILT AREA	 4 BEDROOMS	 555 m² PLOT SIZE	 S / E ORIENTATION
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O2a — VERIFICATION STATUS

ITEM	DETAIL	STATUS	SOURCE CONFIDENCE
Asking price	€1,900,000	Reported	Listing-reported
Built · useful area	397 m ² / 344 m ²	Reported	Listing-reported
Plot size	555 m ²	Reported	Listing-reported
Bedrooms	4 (declared)	Reported	Listing-reported
Asking-price band	Inside €4,000–€6,500 / m ² for the micromarket	Checked	Public-source checked
Costas Law proximity	Outside relevant influence zones	Checked	Public-source checked
Energy certificate (CEE)	Listing states "en trámite"	To confirm before formal signing	Listing-reported / unverified
Nota Simple	Not yet obtained	To confirm before deposit	Unverified at time of writing
Licencia de Primera Ocupación	Not yet obtained	To confirm before deposit	Unverified at time of writing
Community fees · IBI	Not yet confirmed	To confirm before deposit	Unverified at time of writing
Renovation licence	Scope and licence not yet seen	To confirm before deposit	Unverified at time of writing

Items marked "to confirm" are standard pre-deposit documents in the Spanish market; none are unusual gaps at this stage of the conversation.

03 — FIRST READING

The villa is a three-storey detached house in Guadalupe Alta, listed at 397 m² built / 344 m² useful on a 555 m² plot, on the first line of the Guadalupe Alta golf course with a south / east orientation. The listing presents the property as practically new, with high-end finishes, aerothermal heat-pump and underfloor heating, private pool, and unobstructed golf views from the ground floor, the primary bedroom terrace and the garden.

Visually the listing is well-prepared — a substantial photo set, three labelled floor plans and a 360° virtual tour — and the listing agent has presented the property with above-average transparency, which is the level we would expect at this price point. The micromarket itself is well-known and well-served: easy access to the AP-7, around ten minutes by car to Puerto Banús and five minutes to San Pedro centre.

Nothing in the public listing reads as out of place at first glance. The areas worth a closer look are documentary rather than structural, and we cover them in section 04.

03a — WHAT LOOKS CONSISTENT

At €1,900,000 for 397 m² built — approximately €4,786 per built m² — the asking sits inside the public asking-price band visible for Guadalupe Alta golf-front villas, which spans roughly €4,000–€6,500 per built m² across comparable listings on the leading public property portals. This is asking-price evidence only, not confirmed market value, but on the public picture the price does not look obviously out of line.

The plot, the visible footprint and the pool, terrace and garden read as proportionate to the declared surfaces. The floor plan layout matches the written room narrative across the three storeys, and the climate-control setup (aerothermal heat pump with underfloor heating, plus air conditioning) is consistent with the segment. Costas Law does not appear to be a material consideration here — Guadalupe Alta sits materially inland from the maritime-terrestrial public domain.



AT A GLANCE

The property reads as well-located, well-presented and priced inside the public micromarket band. A short list of standard documents should be closed before a reservation deposit is committed.

04 — WHAT NEEDS CLARIFICATION BEFORE DEPOSIT

Three areas are worth understanding more clearly before moving forward. None of them are reasons to step back from the conversation; each is a normal Spanish-market clarification that the agent or the buyer's lawyer can close in the standard window.

01

Basement room and the Licencia de Primera Ocupación

The basement floor plan shows a room labelled "BEDROOM"; the listing officially declares the villa as four bedrooms, and the written description treats the basement as garage, laundry, storage and multipurpose space. The four-bedroom count is most likely correct. The useful question is the basement room's legal classification under the LPO — habitable space, or *trastero* / *sala polivalente* / *uso auxiliar*. Under Andalusian habitability rules, habitable rooms generally cannot be located in *planta sótano*; this is a normal planning sensitivity, not an accusation, and frequently resolvable.

CLARIFY WITH Agent — Licencia de Primera Ocupación, and the buyer's lawyer at signing review

02

Standard documentation pack to obtain before deposit

The Nota Simple, Licencia de Primera Ocupación, energy certificate (listed as *en trámite*), community / urbanisation fees, and IBI receipt are not yet in hand. None of these are unusual gaps at this stage; they are the standard pre-deposit documents in a Spanish transaction. The Nota Simple in particular is the highest-value document — it confirms registered owner, registered surface, and any charges — and can be ordered directly online for €9–€25 if the agent has not provided it.

CLARIFY WITH Agent · seller's gestoría · buyer's abogado for pre-signing review

03

Renovation history and pricing context

The listing leads with "prácticamente a estrenar" while the structured classification reads "second-hand / good condition". Both are consistent with a comprehensive recent reform, which is common and entirely valid; the buyer benefits from confirming the year of original build, the year and scope of the most recent reform, and any Licencia de Obras or *declaración responsable*. Pricing sits inside the public asking-price band; for a tighter pricing position, an indicative third-party valuation (Tinsa or TecniTasa, approximately €60–€80) can be added before deposit.

CLARIFY WITH Agent or seller · optionally an independent valuer

05 — QUESTIONS TO ASK THE AGENT

Copy-ready in Spanish — you can paste this directly into an email to the agent. An English version is available on request.

COPY-READY MESSAGE

Buenas tardes, gracias por la información facilitada hasta ahora. Antes de avanzar con la reserva, agradeceríamos su confirmación sobre los siguientes puntos:

- 1 ¿Pueden facilitarnos la referencia catastral exacta de la vivienda?
- 2 ¿Pueden facilitarnos una Nota Simple actualizada, emitida en los últimos 30 días?
- 3 ¿Pueden confirmar la superficie construida y útil que figura en Catastro, escritura y Registro?
- 4 En el plano de la planta sótano aparece una estancia etiquetada como "BEDROOM". ¿Cuál es la clasificación legal de esta estancia bajo la Licencia de Primera Ocupación (LPO)? ¿Figura como superficie habitable o como *trastero / sala polivalente / uso auxiliar*?
- 5 ¿En qué año se concedió la Licencia de Obras original? ¿Se han realizado reformas posteriores y, en su caso, bajo qué licencia o *declaración responsable* en el Ayuntamiento de Marbella?
- 6 El certificado energético figura como "en trámite". ¿Cuándo estará disponible la versión definitiva y pueden compartir el justificante de solicitud?
- 7 ¿Existe alguna carga, hipoteca, embargo o servidumbre registrada? ¿Está la vivienda al corriente con la urbanización, sin derramas votadas ni previstas?
- 8 ¿Pueden indicarnos la cuota anual del IBI, los gastos de comunidad / urbanización Guadalmina, el tiempo que la propiedad lleva publicada al precio actual y si existe margen de negociación?

SUGGESTED NEXT STEP

Send the eight questions above in a single email and set a 3–5 working-day response window. The cadastral reference is the operational key — once obtained, the rest of the public-source picture comes together quickly. In parallel, instruct your *abogado* to begin the standard pre-signing review (Nota Simple, LPO, charges, registered surface). The Nota Simple can also be ordered directly online for €9–€25, same-day. We are happy to update this brief once the answers come back, at no additional cost.

06 — SECOND OPINION SUMMARY

On the public listing, the asking-price band and the available planning context, the villa reads as a coherent, well-located golf-front property worth continuing with. Documentation fundamentals are not yet in hand, but the gaps are the standard pre-deposit set rather than anything specific to this property.

AREA	SOLVIQA VIEW
Property fit	Strong — <i>typology and finish consistent with the segment</i>
Location fit	Strong — <i>established golf-front micromarket, good connectivity</i>
Price position	Plausible <i>on public asking-price evidence</i>
Documentation clarity	Standard gaps pending — <i>normal pre-deposit set</i>
Buyer confidence before deposit	Moderate until verified

RECOMMENDED DECISION POSTURE

Proceed with the conversation, but verify before deposit.

A property worth moving forward on, provided the clarification items in section 04 are resolved satisfactorily and the standard documentation pack arrives in line with the agent's responsiveness so far.

HOW WE REVIEW



Listing review



Public records
and registries



Local market
intelligence



Comparable
listings



Documents
where available



Practical buyer
experience



This report is informational only. It is not legal advice, not tax advice, not a valuation, not a technical inspection, and should not replace professional due diligence before signing *arras* or paying a reservation deposit. Where items are marked "to confirm before deposit", they had not been independently verified at the time of writing. The asking-price band referenced is drawn from publicly available listings and is not a formal valuation. Solvika receives no commission from any vendor, agent or developer referenced in this report. **This is a sample report; it does not describe a real client engagement.**