

A photograph of a highly ornate, classical-style building facade. The central feature is a large, dark, tiled dome topped with a golden finial. The dome is surrounded by intricate carvings and sculptures, including figures and floral motifs. Below the dome, there are arched windows and doorways, also adorned with detailed stonework. The sky is a pale, overcast blue.

SOPHIQ
PROPERTIES

Structure of a Prime Investment Report in Madrid

A real analytical model for acquiring and transforming a prime property with full legal certainty, technical precision, and architectural vision.



Buying in Madrid Without Margin for Error

In Madrid's prime districts –Salamanca, Chamberí, Justicia, Jerónimos– a single poor decision can translate into hidden costs, legal issues, or reduced returns.

That is why, before purchasing any asset, a sophisticated investor needs three certainties:

- 1. That the price is fair**, based on real closed-sale data.
- 2. That the property is viable** from a technical, legal, and urban-planning standpoint.
- 3. That future transformation** (if desired) is feasible, safe, and value-enhancing.

The report you are about to review brings together all three pillars.

1. Valuation Model: Determining the Property's Real Value

The analysis includes:

1.1 Real comparables (not portal listings)

- Closed transactions from the last 12 months
- Average €/m² values in prime submarkets
- Adjustments based on condition, light, floor level, layout, and façade

1.2 Structural valuation

Based on:

- Floorplan proportion and geometry
- Ceiling height
- Natural light
- Building quality
- Transformation potential

1.3 Target price estimate

- Reasonable maximum price
- Negotiation range
- Value-add potential through renovation

This analysis reveals whether the property is truly an opportunity before committing time, resources, or a deposit.

2. Transformation Budget: Architectural Project & Renovation

A prime property only reaches its full potential when transformed with architectural intent. Therefore, the report a buyer receives should go far beyond a basic budget—it must offer a complete, technical, and feasible vision of the asset before making any decision.

2.1 Architectural feasibility analysis

- Load-bearing and structural walls
- Redistribution potential
- Recovery of classical elements

2.2 Estimated renovation budget

Broken down by category:

- Controlled demolition
- Masonry and structural works
- Installations (HVAC, electrical, plumbing)
- Premium carpentry and finishes
- Architectural lighting
- Home automation and energy efficiency

2.3 Sophiq quality standards

- Noble woods / natural stone
- Coherent architectural palette
- Custom carpentry
- Invisible technical solutions

2.4 Estimated timeline

- Project phases
- Approval periods
- Execution and deliverables

Renovation with Sophiq is always optional. The buyer may execute it with their own team; however, our analysis ensures feasibility is validated before purchase, preventing risks and surprises in a high-value asset.

3. Legal & Regulatory Summary: Security Before Signing

This section summarizes the key elements that must be validated before moving forward:

3.1 Registry documentation

- Title summary (nota simple)
- Liens, usufructs, encumbrances, or restrictions
- Ownership and historical records

3.2 Urban-planning status

- Heritage protection or classification
- Previous unlegalized works
- Applicable district regulations
- Building Technical Inspection (ITE) status

3.3 Community & internal regulations

- Bylaws
- Use restrictions
- Permitted / non-permitted works
- Outstanding community debts

3.4 Tax considerations

- Purchase scenario
- Applicable taxes
- Notes for non-residents
- Forward-looking tax projection

Objective: ensuring the buyer only proceeds once the asset is fully verified and risk-free.

How Sophiq Uses These Reports in the Real Process

Sophiq supports the buyer from analysis to acquisition through:

- Strategic asset selection
- Technical, legal, and urban-planning due diligence
- Architectural validation by reputable studios in Madrid
- Data-driven valuation model
- Complete transformation roadmap

This reports serves as the foundation to ensure every decision is based on rigor, data, and architectural vision.

Why Sophiq

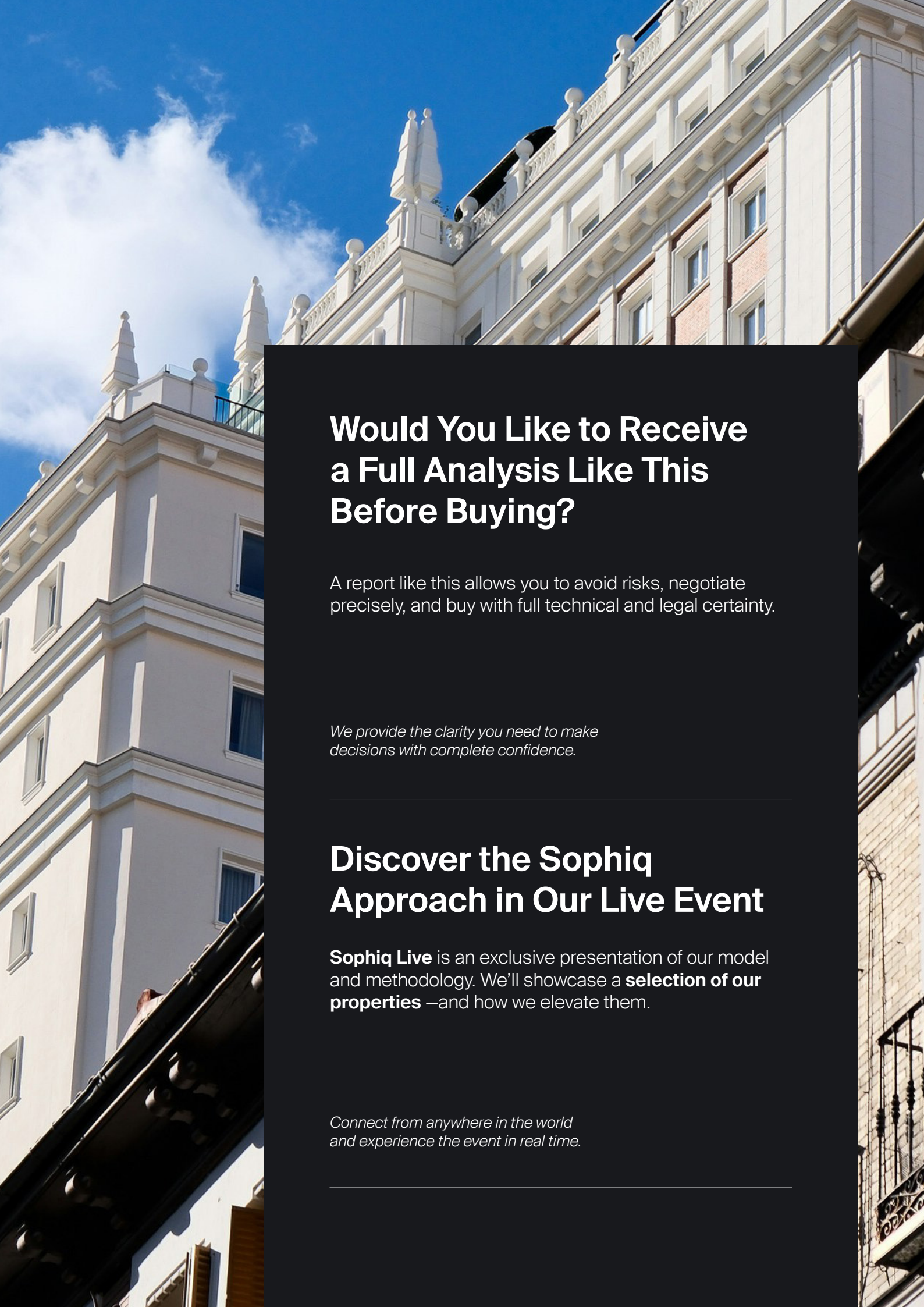
Our operational experience and our validated ecosystem position us as one of the most solid and specialized companies in Madrid's prime property market.

Thanks to this, every buyer's decision is backed by real data, rigor, and expert guidance at every stage.

10 years of experience

86 transactions

143 M euros in transactions



Would You Like to Receive a Full Analysis Like This Before Buying?

A report like this allows you to avoid risks, negotiate precisely, and buy with full technical and legal certainty.

*We provide the clarity you need to make
decisions with complete confidence.*

Discover the Sophiq Approach in Our Live Event

Sophiq Live is an exclusive presentation of our model and methodology. We'll showcase a **selection of our properties** —and how we elevate them.

*Connect from anywhere in the world
and experience the event in real time.*
