

#NERJAWITHSANNA

*the*  
RENOVATION  
*guide*

KEYS TO A PERFECT  
RENOVATION IN NERJA

*(2025 Edition)*



**The Renovation Guide: Keys to a Perfect Home Renovation in Nerja (2025 Edition)**

Hello and welcome to my Renovation Guide! I'm Sanna, and I'm so excited to help you with your renovation journey in Nerja.

Renovating your home is a fantastic way to add value, create your dream living space, or even prepare a property for the rental or sales market. In this guide, I'll walk you through everything you need to know about planning, budgeting, and executing the perfect renovation, with specific insights into the local market, contractors and specialists in Nerja.

With years of experience in home renovations, I also offer consulting services to help you make the right choices, whether it's selecting materials, finding the best contractors and specialists, or managing the project from start to finish. If you're thinking about selling or renting after the renovation, I can also assist with home staging and rental management.

Please don't hesitate to reach out for advice or personalized assistance.

You can also find more tips on my website, **[www.nerjawithsanna.com](http://www.nerjawithsanna.com)**

Let's turn your renovation dreams into reality!

Sanna

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Traditional fishing boats in Playa Burriana, Nerja



**Nerja Renovation Guide: Transform Your Space, Add Value, and Make It Yours**

Hello, fellow renovators! I'm thrilled to guide you through the exciting process of renovating your apartment, house or villa here in beautiful Nerja. Whether you're fixing up a place for yourself or preparing it for the sale or rental market, a smart renovation can dramatically increase both its comfort and value. Let's dive into the ins and outs of planning, budgeting, and transforming your property, all with a focus on the unique conditions of the local market.

**Why Renovate? The Hidden Potential in Fixer-Uppers**

In Nerja, many properties on the market aren't in perfect shape. This may sound like a disadvantage, but it's actually where the best opportunities lie. Some buyers shy away from properties that need work, which opens the door for you to snap up a great deal. A renovation gives you the chance to mold the space exactly as you want it, turning an old or outdated property into a dream home. Even better, you'll likely add significant value, whether you plan to live in it or sell it later. We've gone through this process ourselves multiple times. For example, in October 2016, we bought our first apartment in Nerja for 115.000€. It was absolutely horrible. We tore it all down and invested around 25.000€ in a complete renovation. The apartment was fully transformed, with new floors, doors, windows, and even some walls removed to open up the space. Below you can see the before-and-after photo to get a feel for the impact of a well-planned renovation.



The result? Just 15 months later, we sold it for 195.000€—an excellent return! The new owner was also fortunate, as the apartment attracted a lot of interest. If they were to sell it today, it would likely go from 220.000€ to 230.000€ even without any changes. So basically they'd break even after accounting for the 10% in additional costs, like taxes and legal fees, that are standard when buying in Spain. This highlights an important point: it's not the "new" (renovated) properties that bring the best returns, but those that need renovation. That goes without saying, of course, but not the fact that **there is a desperate shortage of these fully renovated, move-in ready properties on the market in Nerja.**



### Sanna: The Good Kind of Middlewoman

Now, let's talk about middlemen (or middlewomen!). There's a big issue in the renovation world where middlemen often drive up costs unnecessarily and add confusion to the process. Unfortunately, some only care about their cut and don't keep your interests at heart. But a reliable project manager, like me, can make all the difference. I know the local market, the best contractors and specialists, and I make sure things are done correctly and on time. My role is to remove problems, not create them.

I act as your local guide and project manager, helping you avoid the pitfalls of bad middlemen while ensuring your renovation runs smoothly. Having overseen multiple renovation projects, I understand that clear communication and trust are essential. That's why I'm hands-on throughout the project, keeping things on track and making sure you get the results you expect.

### Budgeting Smart: Save Where You Can, Splurge Where It Counts

Renovations always require some capital, but there are plenty of ways to save money without compromising on quality. One of the best tips? **Buy some materials yourself.** For example, sourcing your own tiles, flooring, or fixtures can save you a lot of money. Plus, when you pick materials in person, you get to see and touch what you're buying, ensuring there are no surprises later. Málaga, just a 45-minute drive away, has several large hardware stores where you'll find everything you need—tiles, wood, flooring, and more. We've always done this ourselves, and it's been a great way to cut down on costs and also being sure that we are getting exactly what we want and that the materials arrive on time.

For bigger items like kitchens, IKEA Málaga is also a great option. Over the years, their kitchen systems have become more and more customizable and durable, offering a fantastic solution without breaking the bank. For example, we've used an IKEA kitchen in two of our homes here in Nerja and we have always been very pleased with the quality and the process.

That said, while you can save by sourcing materials yourself, **don't cut corners on labor or expertise.** Skilled local contractors and specialists know the terrain, the building codes, and the climate, and they can often propose solutions that are more common here but unheard of to foreigners. For instance, certain materials or building techniques might seem unusual for Scandinavia but are perfectly suited to Andalusia's weather. This is where trusting local knowledge is invaluable.



Playa Burriana, Nerja



**The Importance of Licenses and Clear Documentation**

If you're planning major renovations, like knocking down walls or expanding your space, **you'll need a work license from the town hall (ayuntamiento)**. Local contractors are familiar with the process, and hiring them will speed things up significantly. Without the right paperwork, you could face long delays, which no one wants when they're eager to start their project! On the flip side, smaller updates like new floors, paint jobs, or minor upgrades don't require a license, making those faster to execute.

Another key piece of advice: **document everything**. A clear and thorough project description is vital to avoid misunderstandings or uncompleted work. This should cover every detail of the renovation, from materials to timelines to the specifics of what's being done. This written record ensures that everyone is on the same page and can help avoid problems or delays. Having this in hand is especially important when dealing with contractors, as it sets expectations from the very start and serves as a reference point throughout the project.

If you decide to work with me expect to receive a comprehensive project brief and work specifications with photos and everything before starting the project.

**Know the Rules: Renovation Timing and Community Regulations**

In many communities, big renovation projects are often restricted during the summer months. If you're planning to work on a property in a community, make sure to check the community rules (estatutos) before starting any major work. Some communities and urbanizations have strict regulations that prohibit noisy construction during peak tourist seasons, which could throw off your renovation schedule if you don't plan ahead. Always factor in these potential limitations when setting your timeline.



Work in Progress



New kitchen in place



**Keeping the Project on Track: Regular Check-Ins are Key**

No matter how well you plan, it's important to check on the work regularly. Even with the best contractors, things can get lost in translation or missed. Yes, here the language we use is Spanish ;)

I recommend visiting the site two or three times a week to ensure everything is progressing as expected. You don't have to be there every day, but regular check-ins will help catch any potential issues early, saving you from headaches down the road. And again, with me, you don't have to worry anything because I'll make sure everything goes smoothly and according to the plan as I'm doing the weekly checks.

**Ready to Renovate? Let's Do This!**

Renovating is challenging but incredibly rewarding. With the right planning, budgeting, and local knowledge, you can turn a dated property into something beautiful and valuable. Whether you're a first-time renovator or an experienced flipper, I'm here to help make your project a success. From selecting materials to finding trustworthy contractors and overseeing the entire process, I have done it all, and I'm here to guide you.

If you're ready to take the plunge and need advice or project management, feel free to reach out. Your dream renovation is just an email away!

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***Did you like it? If so, check my other FREE guides on my website***

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Guide to long-term rental in Nerja