



YZY Kit Homes

Scandinavian Backyard Cabins and Granny Flats

## SICILIA, 20m<sup>2</sup>





# FLOOR PLAN AND SPECS

Modern and elegant, our most popular Sicilia backyard cabin is packed with superb features such as double glazing on all doors and windows, superb grade 44 mm solid timber walls, has a separate room inside for a bathroom or a storage room. Perfect for a Teenage studio, a Home office, Parents retreat accommodation for Guests or a Pool House. The cabin has a floor area less than 20m<sup>2</sup> and can be built without council permission in NSW. Constructed on a prepared level base, Sicilia timber studio can be assembled in 1-2 days.



TREATED WOOD



44mm



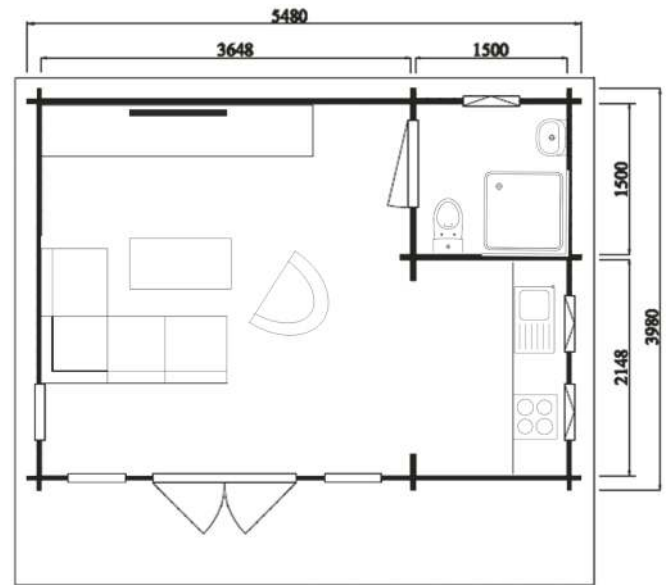
Double Glazed



5.2x3.7m



2.8x2.2m




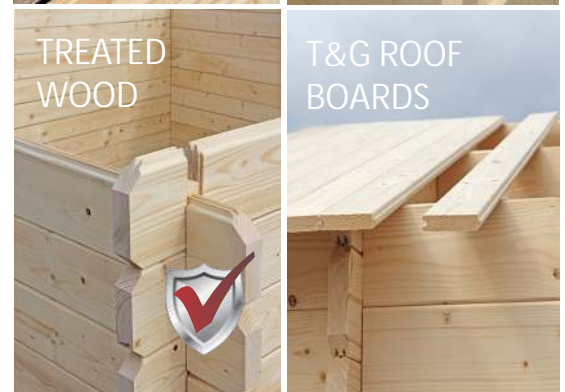
## PREMIUM INCLUSIONS

Every YZY cabin becomes unique with the flexible options and colours of your choice and yet cost-effective as 'bones' of the building are pre-cut at the factory.

- ✓ Set of drawings including footings plan and engineering for the building
- ✓ Structure: factory treated superior grade Nordic spruce, 44 mm wall boards
- ✓ Structural tie down system - 8 stainless steel rods
- ✓ Roof structure of load bearing rafters
- ✓ T&G ceiling boards
- ✓ Ceiling trimmings
- ✓ Fascia boards
- ✓ Double glazing on all windows and doors
- ✓ Double french doors with aluminium threshold, W1420 x H2100mm
- ✓ 3 long vertical windows, W560 x H2044mm
- ✓ 3 windows, W560 x H1070mm
- ✓ Timber architraves for all doors and windows
- ✓ All hardware
- ✓ Comprehensive assembly instructions with 3D illustrations

Packaging - 2 pallets  
Total weight: ~ 1,885 kg

 [Easy assembly video](https://www.youtube.com/YZYkithomes)  
YouTube.com/YZYkithomes



\* Backyard cabin in this brochure is designed to be an exempt development in NSW and may be built without council permission. Other conditions apply. Standards are different in other states. Please consult your nearest dealer of YZY kits, council or private certifier for further information. T&C. YZY Pty Ltd reserves the right to make adjustments to the specification, sizes & materials as required. 3D images, plans & photos are for illustration purposes only. Furniture and other loose items are not included. Refer to inclusion lists for details. © Copyright YZY Pty Ltd, 2018

# FLEXIBLE OPTIONS

Flexible options are sourced locally and can be ordered from our Authorized supplier, your local builder. The builder will customize the options to suit your taste and budget.

- ✓ Custom size veranda/decking
- ✓ Timber Handrail and external steps
- ✓ Timber or steel sub-floor or a slab base
- ✓ Colorbond roofing in colour of your choice
- ✓ Gutters and down pipes
- ✓ Upgrade to BAL – Bushfire Attack Level
- ✓ Flooring of your choice
- ✓ Electrical
- ✓ Plumbing
- ✓ Kitchen fit out
- ✓ Bathroom fit out
- ✓ Additional windows
- ✓ Painting



## SICILIA STUDIO PAINTED DIFFERENT COLOURS



# GALLERY

Find more recent projects:  
[www.yzykithomes.com.au/gallery/](http://www.yzykithomes.com.au/gallery/)  
and  
[Facebook.com/YZYkithomes](https://www.facebook.com/YZYkithomes)

# YZY KIT HOMES - SCANDINAVIAN BACKYARD CABINS AND GRANNY FLATS

YZY Kit Homes is a combination of two worlds - European engineered and made Scandinavian buildings in good hands of reputable Aussie builders. YZY cabins are made to the highest EU standards, engineered, tested and certified to AU/NZ Standards. Teams of professionals, people involved in any stage of the process have the same values and focus on a long-term business success offering the best quality buildings and services.



Our assigned builders have an extensive experience building studios, garden rooms and backyard cabins from different manufacturers or designing them from scratch for decades. So, they can provide you with competent advice and comparison of different options conversant with local building regulations.



Proudly a program Partner of Wood.  
Naturally Better.

Whether you wish your cabin to be fully installed and connected to services or want to do it yourself, your local builder and supplier will be looking after your project all the way – from the site inspection and consultation how to best satisfy your needs until your dream cabin is completed.

## PREMIUM FEATURES

- Assembled in 1-2 days
- Pro-Installed by experienced local builder
- No need for wall lining
- Easy transportable to hard-to-access sites
- No need for council approval\*
- Engineered to high wind loads
- Well insulated
- Certified to suit cyclonic regions
- 3D illustrated manuals for DIY
- Available for immediate delivery



## CONSULT WITH YOUR LOCAL BUILDER REGARDING YOUR BUILDING PROJECT

Available from

Find your nearest display and builder  
[zykithomes.cm.au/contacts](http://zykithomes.cm.au/contacts)



More information and full range of Cabins  
Studios and Granny Flats  
[www.zykithomes.com.au](http://www.zykithomes.com.au)



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