



YZY Kit Homes
Scandinavian Backyard Cabins and Granny Flats

NEW
model

SICILIA, 30m²

Sicilia 20m² studio at night - a Pop-Up Restaurant for IKEA Growroom launch in an Iconic place Sydney



Built by Custom Creations



SICILIA, 30m²

NEW
model



FLOOR PLAN AND SPECS

Our beloved Sicilia cabin is now available in a 30m² 1 bedroom size. Packed with superb features such as double glazing on all doors and windows, superb grade 45 mm solid timber walls, this studio is ideal for stay-at-home children Family Home, Parents Retreat, Teenage Studio or a Granny Flat. Constructed on a prepared level base, Sicilia timber studio can be assembled in 1-2 days.



45mm



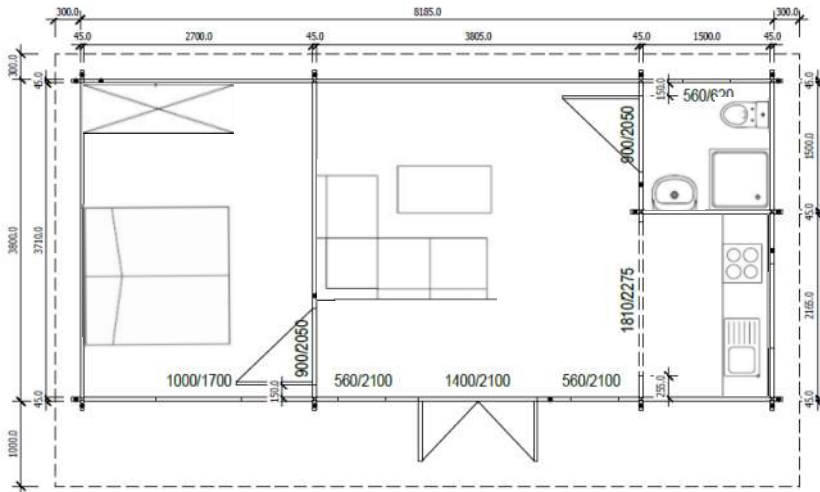
Double
Glazed



8x3.8m



2.8x2.34m



PREMIUM INCLUSIONS

- ✓ Set of drawings including footings plan and engineering for the building
- ✓ Structure with external & internal walls, kiln-dried 45mm Nordic Spruce
- ✓ Structural tie down system - 13 steel rods
- ✓ Roof structure of 8 load bearing laminated rafters, thickness 60mm, h = 140mm
- ✓ 19mm T&G ceiling boards
- ✓ Ceiling trimmings
- ✓ Fascia boards
- ✓ Timber covers for all external corner nibs
- ✓ External Double-glazed timber doors and windows
- ✓ 1 External french door (1400 x 2100mm, DG 4/16/4mm)
- ✓ 2 tilt&turn window (1000 x 1700mm, DG 4/16/4mm)
- ✓ 3 tilt&turn long vertical window (560 x 2100mm, DG 4/16/4mm), one to be installed to your preferred location
- ✓ 1 window (560 x 620mm, DG 4/16/4mm)
- ✓ Timber architraves for all doors and windows
- ✓ 2 internal timber doors
- ✓ 5 pre-drilled holes for electricity, 16mm Ø
- ✓ All hardware
- ✓ Drawings for assembly with all boards marked

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.



Packaging - 1 or 2 pallets
Total weight: ~ 3,000 kg
Dimensions, mm: ~ L9315 x W1100 x H900



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

Photos of our SICILIA 20m²



GALLERY

Find more recent projects:
www.zykit homes.com.au/gallery/
and
[Facebook.com/ZYKitHomes](https://www.facebook.com/ZYKitHomes)

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

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