



**YZY Kit Homes**

Scandinavian Way of Life

## BACKYARD CABINS

Ideal space for Guest accommodation, Teenagers or Parents Retreat, a Home Office or a Pool House



“ YZY Kit Homes are revolutionising the Cabins and Granny Flats market, professional installation teams, quality European materials and a level of professionalism not often seen in the building industry.

**Martin, NSW**



\*Depending on intended use, cabanas up to 20m<sup>2</sup> in size may be an exempt development that does not require council permission in NSW. Other conditions apply. Standards are different in every state, so please consult your nearest dealer of YZY Kit Homes, council or private certifier for further information.

YZY Kit Homes reserves the right to make adjustments to the specifications, sizes & materials as required. 3D images, plans & photos are for illustration purposes only actual product dimensions may vary slightly based on the chosen wall thickness, which includes options of 45mm, 60mm, 80mm, 95mm or 120mm. Please note that the floor plans provided in this brochure should not be used for actual construction. Furniture and other loose items are not included. Refer to inclusion lists for details. Building kit is not painted and comes in a natural timber finish. © Copyright YZY Pty Ltd, 2023, v1.08.23

# WHO WE ARE



## HEALTHY

Optimal Air humidity &  
De-stress Living



## SUSTAINABLE

100% recyclable, CO<sup>2</sup>  
bound in wood



## MADE IN EU

to AU/NZ standards



## BUILT IN AU

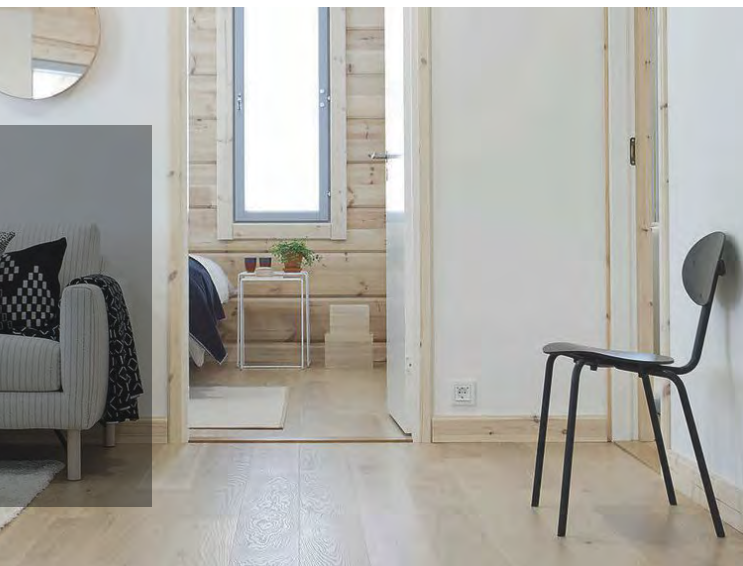
by your local builder

YZY Kit Homes is a combination of two worlds - European made Scandinavian buildings in good hands of reputable Aussie builders. Every building we make is a result of teamwork, a collaborative effort of Australian builders, engineers and designers with architects and technical team at the factory.

We operate through the network of carefully selected Authorised builders across Australia and New Zealand. YZY Kit Homes accredited builders have experience building YZY Kit Homes and are conversant with local building regulations. They will recommend the most cost-effective and suitable floor plan and building design to suit your property. Using one of our architecturally designed plans or a tailored concept based on your specifications, we will create a unique living space perfect for you.

### COMPLIANCE AND ENGINEERING

Every building is made to the highest European standards, engineered to AU/NZ Standards and built in accordance with the Australian Building Code.



## BENEFITS

1. Assembled in 1-2 days
2. No need for wall lining
3. No need for council approval\*
4. Available for immediate delivery
5. Energy efficient timber mass walls and DG windows
6. Pro-installed or DIY





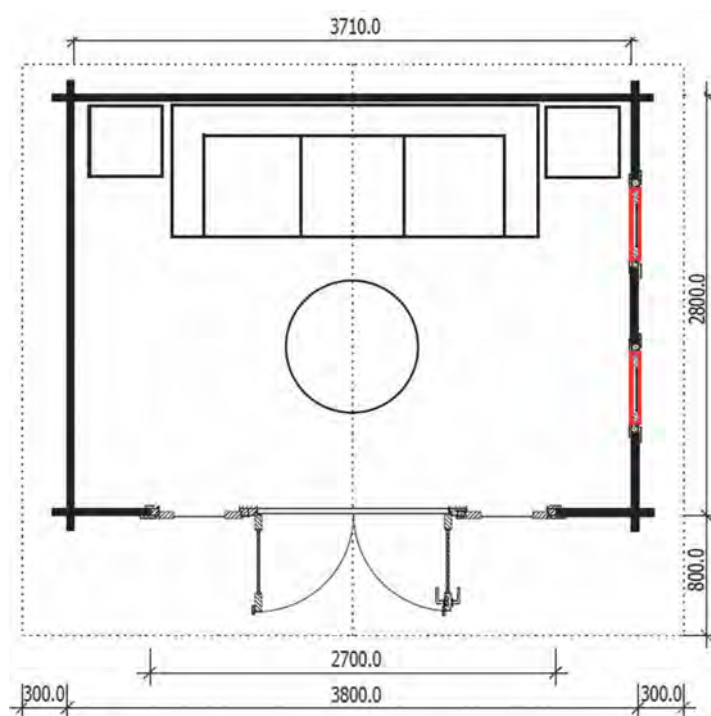
On Display  
in Canberra  
& Central  
Coast



## Crete Panorama 10



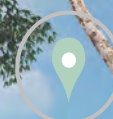
Open and airy, classic style Crete Panorama 10 (3.8 m x 2.8 m) with panoramic windows and doors is perfect for those looking for a quality Home office, pool house or recreational space. This timber studio will easily fit into any backyard adding extra space to flow seamlessly from the main house through outdoors. Crete Panorama 10 cabin has a floor of less than 10 m<sup>2</sup> and may be built without council permission in NSW, ACT, QLD, VIC, SA and TAS. Featuring double glazing on French doors and windows, this model is the easiest to install, and any handyman should DIY assemble it in just 1 day on a prepared level base.



**45** Wall thickness, mm



Customizable placement of windows marked red on the floor plan



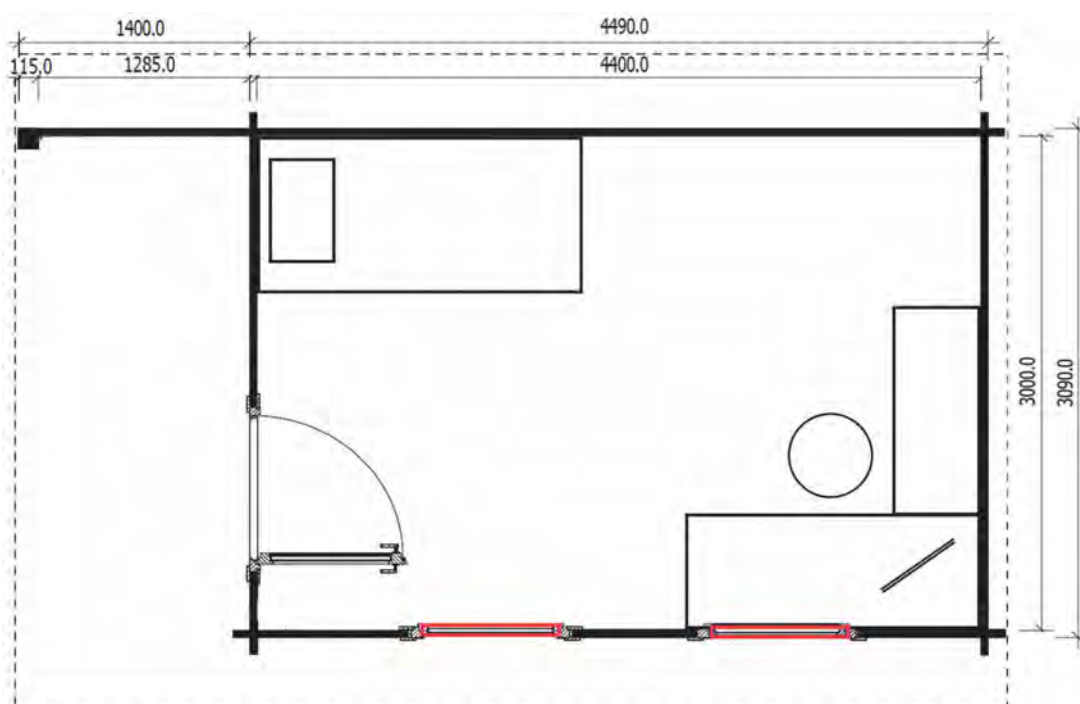
On Display  
in Canberra  
& Central  
Coast



## Milos 14



A sleek, modern cabin Milos 14 (4.5 m x 3.1 m) is a perfect space for relaxation and hobbies or a room for kids to play, learn and grow. Enjoy Scandinavian standard of living with top-performing Double Glazed doors and windows in timber frames providing more excellent sound insulation and energy efficiency. This beautiful cabin has a floor of less than 20m<sup>2</sup> and can be built without council permission in NSW. Clean linear style Milos 14 will blend in nicely to complete any garden landscape and this cabin can be assembled in just 1 day on a prepared level base.



45

Wall thickness, mm

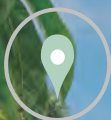


Floor plan can be flipped



Customizable placement of windows marked red on the floor plan





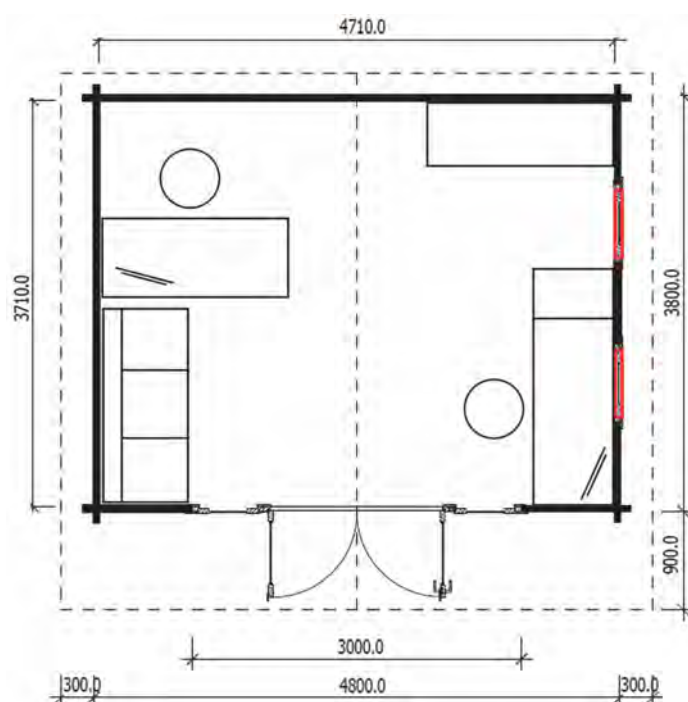
On Display  
in Central  
Coast



## Corsica Panorama 18



Corsica Panorama 18 (4.8 m x 3.8 m) is a classic style spacious one-room backyard cabin mostly used for a Home Office, Guest room, Teenage Retreat, as a She shed or an Art/painting studio. It is also perfectly suited for a pool house or a recreational space. Enjoy the premium Scandinavian building features that give you the comfort of living and add value to your property. This beautiful cabin has a floor area of less than 20m<sup>2</sup> and can be built without council permission in NSW. The cabin features double glazing on French doors and windows, can be assembled in 1 day on a prepared level base.



**45** Wall thickness, mm

 Customizable placement of windows marked red on the floor plan





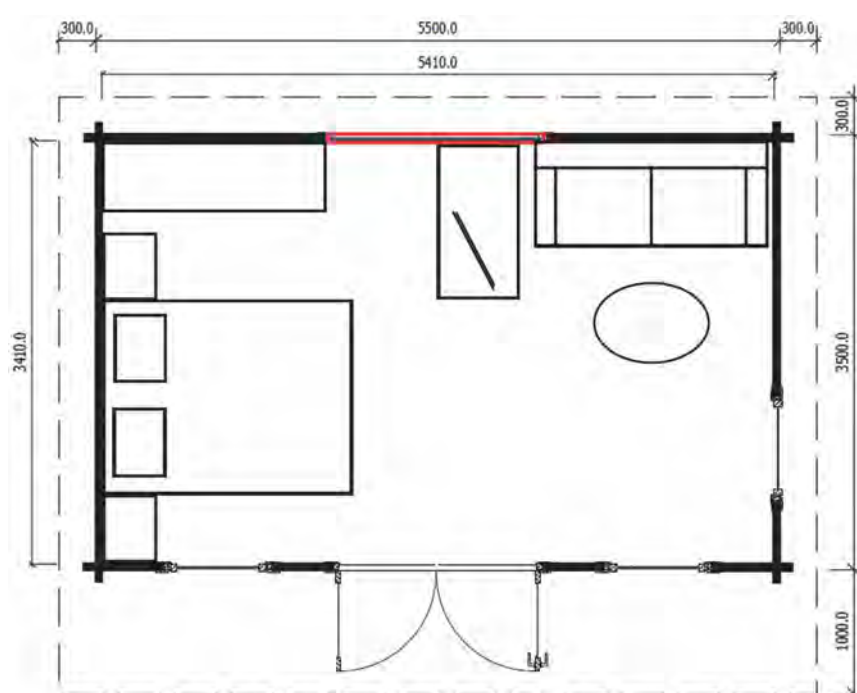
On Display in  
Central Coast  
NSW &  
Agnes Water  
QLD



## Skyros 19



Modern and light-filled Skyros 19 (5.5 m x 3.5 m) is your best lifestyle space solution. Featuring top-performing Double glazed full-length timber windows to let the natural light in, it will become a statement of your backyard. Energy efficiency and silence when the doors are closed will please you in the years to come. This beautiful cabin has a floor of less than 20m<sup>2</sup> and can be built without council permission in NSW. Skyros is perfect for a relaxing retreat, a pool house, teenage Retreat, a home office or a study room. It's a smart way of adding extra space to your property. Designed with love and superbly manufactured timber studio Skyros 19 can be assembled in just 1 day on a prepared level base.



**45** Wall thickness, mm

 Floor plan can be flipped

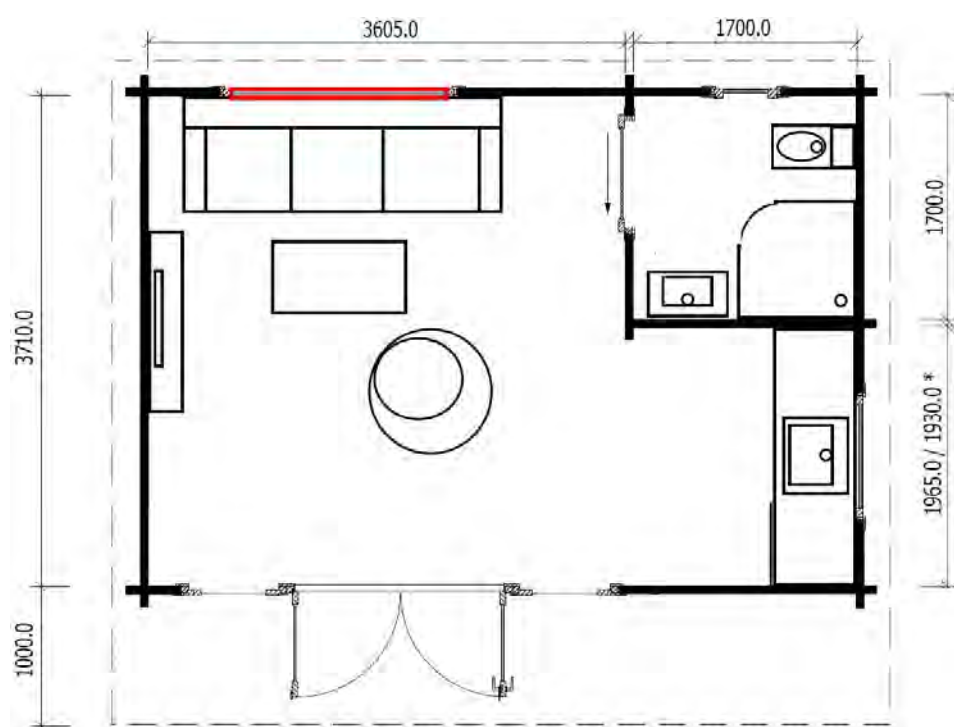
 Customizable placement of windows marked red on the floor plan





## Sicilia Panorama 20

Elegant and functional, our most popular backyard cabin Sicilia Panorama 20 (5.4 m x 3.8 m) has a separate room inside to be used as a bathroom or for storage. It can be your ultimate teenage Retreat, a home office or a perfect place for guests. The cabin is featuring Panoramic French doors, German hardware and double glazing in doors and windows. With the floor area less than 20m<sup>2</sup>, this cabin can be built without council permission in NSW. Constructed on a prepared level base, Sicilia timber studio can be assembled in 1-2 days.



\*dimensions vary based on 45/80mm wall thickness

**45/80** Wall thickness, mm



Floor plan can be flipped



Customizable placement of windows marked red on the floor plan





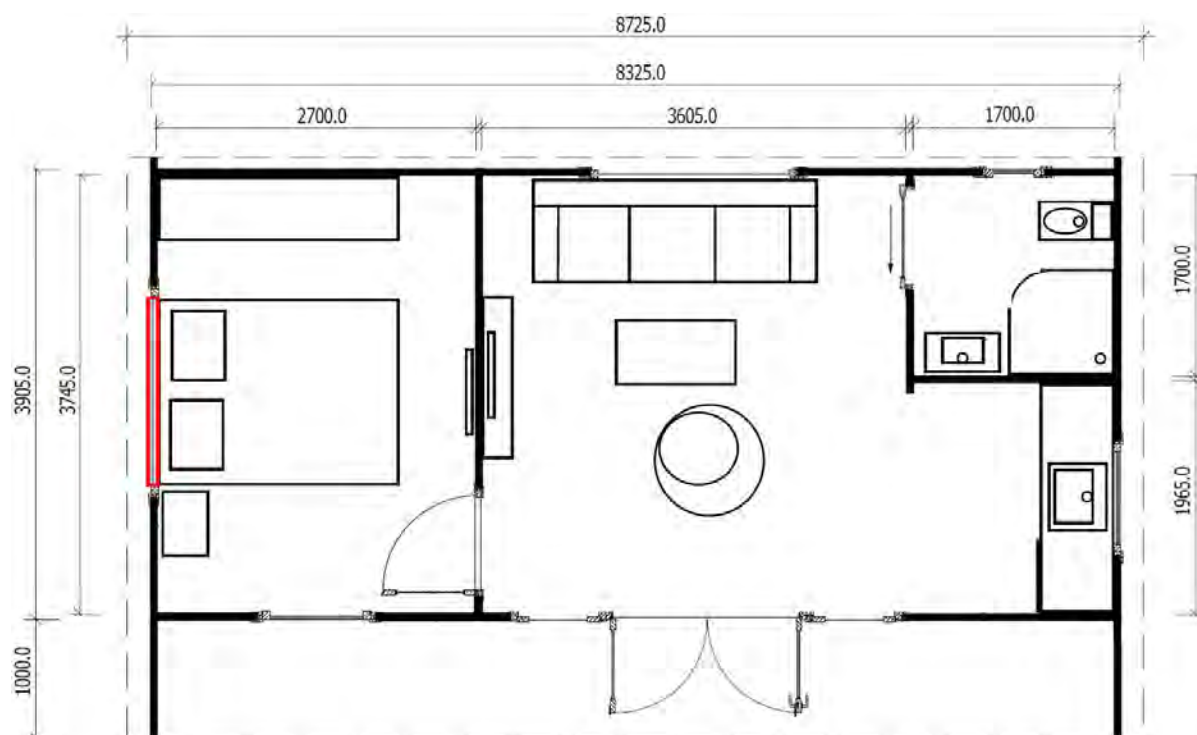
On Display  
in Central  
Coast



## Sicilia Panorama 30



Sicilia Panorama 30 (8.3 m x 3.9 m) is a lifestyle changing addition to any home. This 1 bedroom cabin is a practical and beautiful space ideal for stay-at-home children, Family Home, Parents Retreat, Teenage Studio or a Granny Flat. Packed with superb features such as Panoramic windows, double glazing on French doors and windows, this studio is open, airy and full of natural light. Sicilia Panorama 30 can be built with the sidewalls on the veranda or without. Constructed on a prepared level base, Sicilia timber studio can be assembled in 2 days. Sidewalls on the deck and some internal walls can be cut out, subject to builder's approval.



80

Wall thickness, mm

**LGL**

Glulam timber walls



Floor plan can be flipped



Customizable placement of windows  
marked red on the floor plan





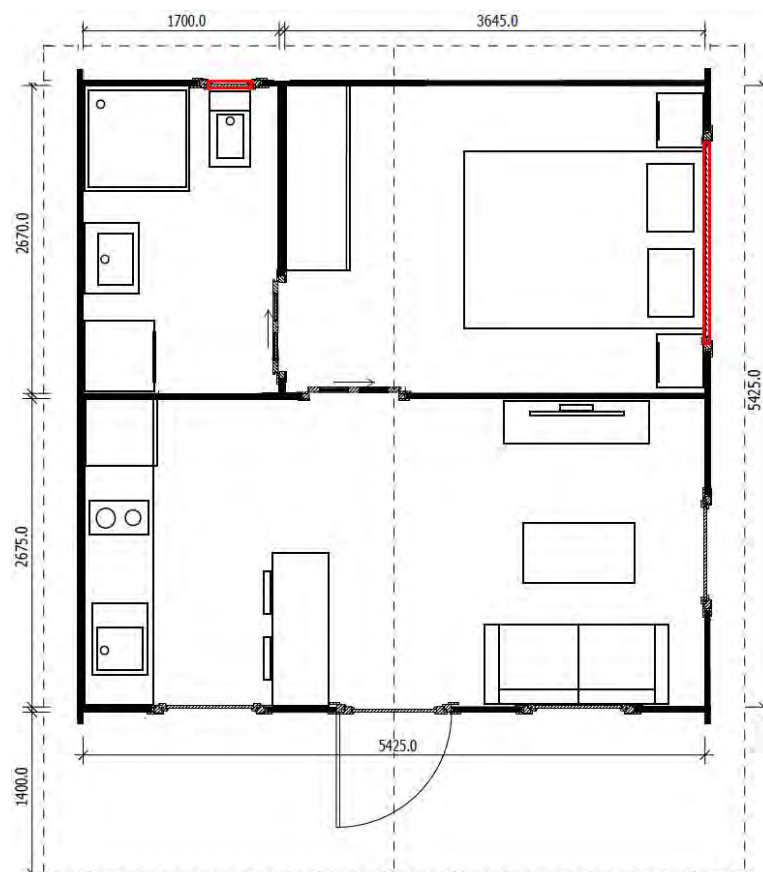
On Display  
in Canberra



## CORSICA 30




Classic style Corsica 30 (5.6 m x 5.6 m) is a 1 bedroom cabin featuring high ceilings and covered front deck area to sit back and relax. This traditional style cottage is a perfect solution for any Australian backyard. Corsica 30 is ideal for a stay-at-home children Family Home, Parents Retreat or can be an ultimate Teenage Studio. Corsica 30 can be your perfect getaway - close the door and enjoy the silence as cabin features double glazing on doors and windows. Constructed on a prepared level base, Corsica 30 timber studio can be assembled in 2 days. Some internal walls can be cut out, subject to builder's approval.



**80** Wall thickness, mm

**LGL** Glulam timber walls

 Floor plan can be flipped

 Customizable placement of windows marked red on the floor plan



# THE FREEDOM OF DESIGN

YZY Kit Homes are notable for their flexibility in design. Team of engineers and designers will find the best structural solution to any custom design. Over 200 people on average working with automated and computerised production lines enable us to adapt and fulfil any custom request. So, if you need any changes to our standard range of granny flats or wish to make your own design come to life, bring it on!

## Walk through your building before order

We will model your building in 3D, so you can check every detail, walk through the building before confirming your order

### Double glazed Windows

YZY Kit Homes offer top-performing and energy-efficient DG windows in Timber frames. But if you have your favourite Australian made local windows - not a problem, we will incorporate them in the building design.

### More choice

Following flexible options are sourced locally by our accredited builders, so you can pick and choose to suit your taste and budget.

- Timber or steel sub-floor or a slab base
- Custom size veranda and decking
- Timber Handrail and external steps
- Colorbond roofing in colour of your choice
- The flooring of your choice
- Kitchen and bathroom fit-outs



## Pro-installed by the experienced builder or DIY

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 new space is completed.

# FACTORY

YZY Kit Homes manufacturing facility is well-known for its state-of-the-art German-made technology and highly skilled staff. Our fully automated timber machining technology allows achieving excellent dimensional accuracy. Precisely pre-cut parts enable easy and quick building process, so you have your building erected on-site within a few days.

Over 30 years of operation, the factory has delivered more than 150,000 various sized buildings including residential homes, commercial buildings, backyard cabins and sheds. Producing and delivering not only to Scandinavia or other European countries like the UK, Germany and Holland but also to Australia, New Zealand, USA, Japan, China makes processes easy. From designing homes following the market specifics to a safe and sound delivery through long distances are well-known processes mastered during the years.



Sicilia 20 studio built in 2017 as a Pop-Up Restaurant for IKEA Growroom launch in an Iconic place, Sydney

**Consult with your  
local builder about  
your building  
project today**

Find your nearest Display Village or YZY Kit Homes accredited builder, more information and a full range of cabins, studios and granny flats  
[www.yzykithomes.com.au](http://www.yzykithomes.com.au)

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