



**YZY Kit Homes**

Scandinavian Way of Life

## GRANNY FLATS

Ideal space for your family and guests or built as B&B or rental to generate steady income



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We could not be happier to recommend YZY Kit Homes and their exceptionally high quality products. We chose the 2 bedroom Rhodes model and are absolutely in love with it! The quality of the building, the beauty of the timber and other materials, the layout - absolutely every single part of it exceeded all expectations. Honestly, choosing YZY Kit Homes was the best decision we've made as homeowners.

**Catherine and Alex, NSW**



\*Granny flats in this brochure are designed to be a complying development and in most cases will not require development approval (DA). 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 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 3-5 days
2. No need for wall lining
3. Flexible building design
4. Made of LGL laminated timber
5. Energy efficient timber mass walls and DG windows
6. Suits to hard-to-access sites





On Display  
in Central  
Coast

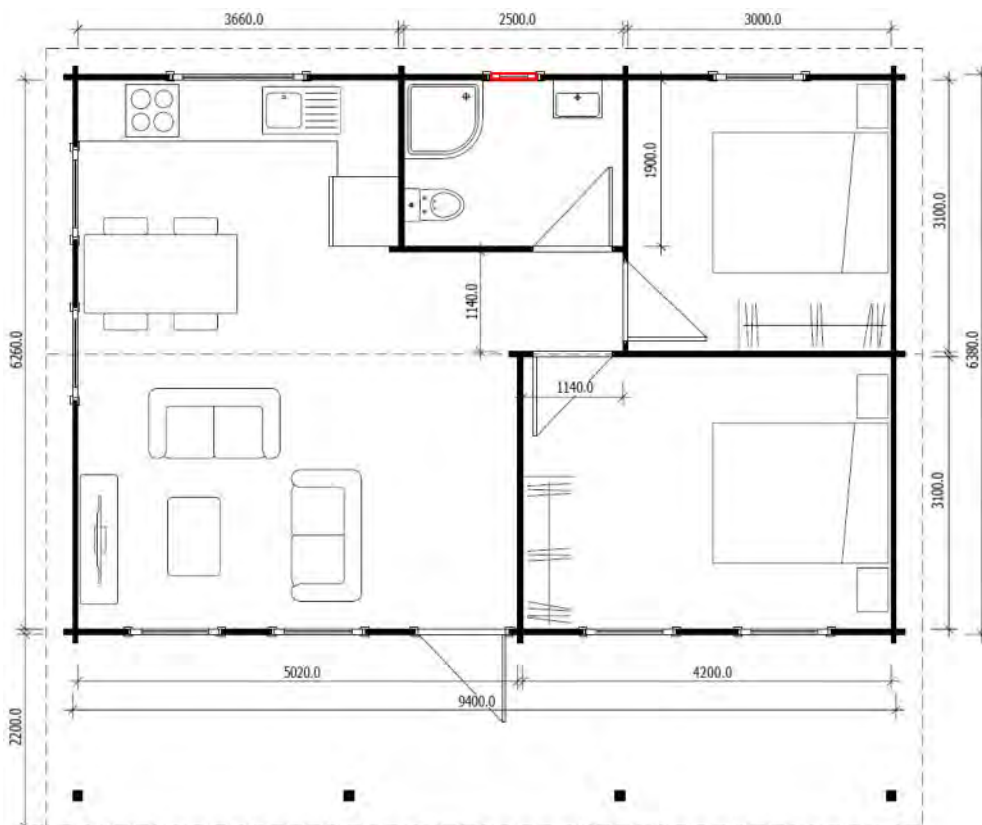


RHODES

2  | 1 



A country classic English cottage style Rhodes (9.4 m x 8.3 m) is a 2 bedroom design with a high-pitched ceilings and trendy exposed beams that make a building extremely airy and spacious. Open plan living, dining and kitchen space with abundance of windows seamlessly brings the outdoors into your house. The decking can easily be wrapped right around the sides to create even more versatile outdoor living space.



LIVING ZONE

60 m<sup>2</sup>

VERANDA

18 m<sup>2</sup>

TOTAL SIZE

78 m<sup>2</sup>

**LGL** Glulam timber walls

**60** Wall thickness, mm



Floor plan can be flipped



Customizable placement of windows marked red on the floor plan

- High-pitched ceilings
- Trendy exposed beams
- Open plan living
- Generously sized main bedroom
- Full-length under roof veranda
- Good airflow throughout home

FEATURES



## IBIZA

2  | 1 



Ibiza (8.2 m x 9 m), our 2 bedroom granny flat combines modern style with natural aesthetics. Designed in linear style, even if combined with steel cladding, Ibiza looks warm and inviting with the natural timber details: decking area, timber architraves and fascia. Like any other building from our granny flats range, cladded Ibiza is ultra-energy efficient building that will require little energy for heating or cooling, saving you money spent on bills and comforting people even in extreme weather areas like ACT and VIC.

### LIVING ZONE

60 m<sup>2</sup>

### VERANDA

12 m<sup>2</sup>

### TOTAL SIZE

72 m<sup>2</sup>



### LGL

Glulam timber walls

80

Wall thickness mm



Floor plan can be flipped



Customizable placement of windows marked red on the floor plan

- Modern and sleek design
- Light and airy with abundance of windows
- Bedrooms separated with a generous size bathroom
- Open plan living







On Display  
in Canberra  
& Central  
Coast



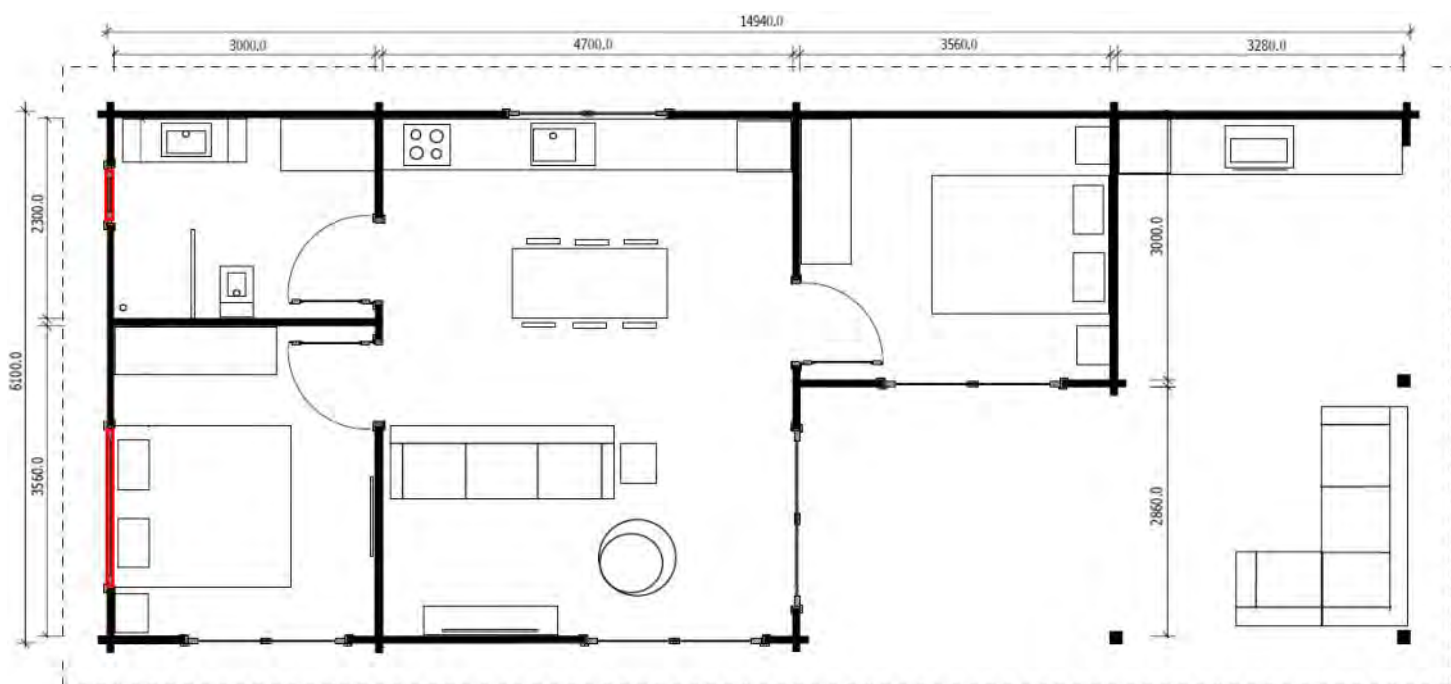
## MADEIRA 2B

2  | 1 



Note. Vertical slats are optional

Madeira 2 bedrooms (15 m x 6.1 m) is a modern and functional design suited for larger properties as a secondary dwelling, or a holiday accommodation for family or business. Making a study out of the second bedroom makes it ideal for a family of two occasionally having relatives or friends to stay overnight. This lowset and widely spanning layout is perfect for a larger block or property with views.



**80** Wall thickness, mm

**LGL** Glulam timber walls

LIVING ZONE

60 m<sup>2</sup>

VERANDA

30 m<sup>2</sup>

TOTAL SIZE

90 m<sup>2</sup>

- Sleek and modern design
- Expansive veranda
- Spacious two bedrooms located on sides of the building



Customizable placement of windows marked red on the floor plan



Floor plan can be flipped

## FEATURES



## ICELAND

2 | 1



Iceland (9.2 m x 8.7 m) is an incredibly well laid out cotemporary 2 bedroom granny flat. This design has 2 spacious bedrooms separated with a generous size bathroom. Open plan living, dining and kitchen area seamlessly brings the outdoors through the abundance of windows. One of the bedrooms allows you to step down onto the veranda for that perfect start of your day with a comforting morning cuppa.

### LIVING ZONE

60 m<sup>2</sup>

### LGL

Glulam timber  
walls

80

Wall thickness  
mm



Floor plan can  
be flipped

### TOTAL SIZE

80 m<sup>2</sup>



- High-pitched ceilings allow adding a loft for storage or sleeping
- Open plan living, dining, kitchen
- Bedrooms separated with a generous size bathroom
- Spacious versatile veranda







GREENLAND

2  | 1 



Greenland (8.9m x 7.5m) is our 2 bedroom granny flat designed for people looking for a cabin with an extra room for family, hobby or guests. The second bedroom may be used for hobbies like arts and crafts or an office. Greenland is perfect for a holiday property, granny flat or a rental room. Pre-cut flat packed kits come conveniently on pallets and a building may be assembled in 4 days saving your money and time in building process.



### LGL

Glulam timber walls

80

Wall thickness mm



Floor plan can be flipped

### LIVING ZONE

57 m<sup>2</sup>

### VERANDA

10 m<sup>2</sup>

### TOTAL SIZE

67 m<sup>2</sup>

- High-pitched ceilings
- Exposed beams create a large breathable space
- Open plan living, dining, kitchen
- Spacious bedrooms
- Good airflow throughout home

 Customizable placement of windows marked red on the floor plan

FEATURES





## CAPRI

2  | 1 



A classic granny flat Capri (7.3 m x 9.9 m) in its idyllic style is perfect for those wishing to have more of a traditional style living. This 2 bedroom design is ideal as a young family home or parents retreat. Capri is functional building with an open plan living, kitchen and dining space that flows out to a good sized under roof front veranda. It will also make a perfect get-away space for your hobby and craft and serve a dual purpose as a sleep out for visiting family or friends.

### LIVING ZONE

60 m<sup>2</sup>

### VERANDA

11 m<sup>2</sup>

### TOTAL SIZE

71 m<sup>2</sup>

### LGL

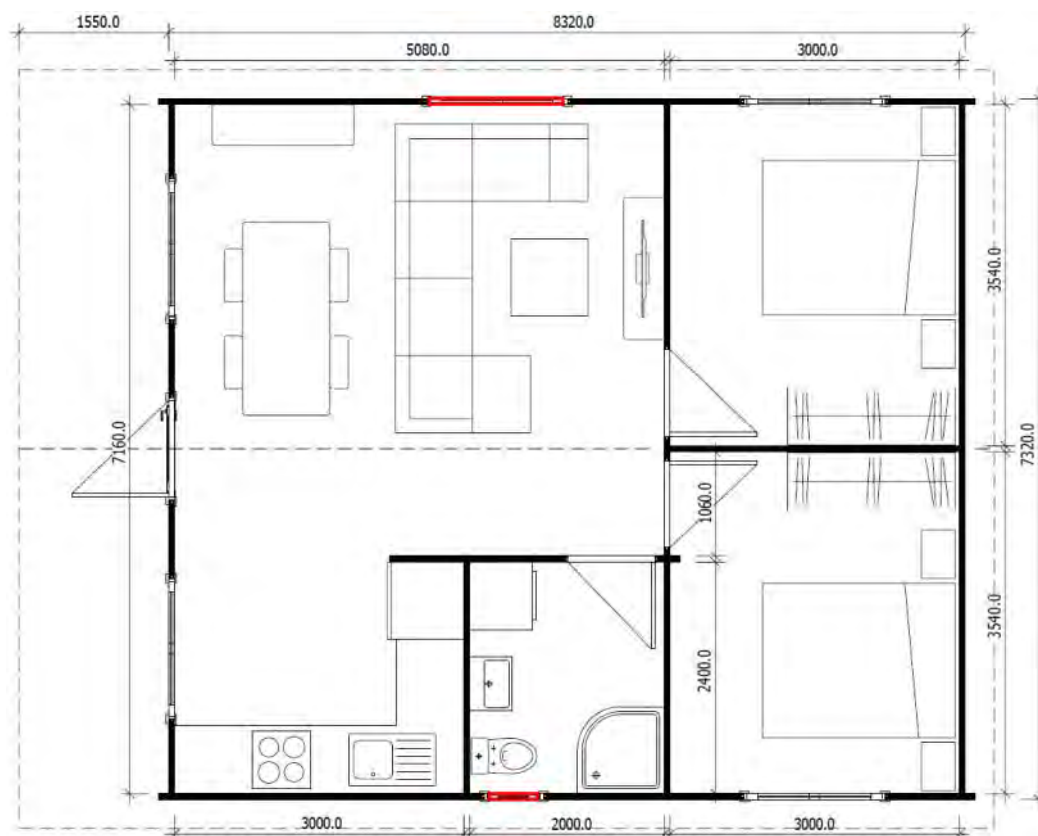
Glulam timber walls

80

Wall thickness mm



Floor plan can be flipped



- Open plan living leading onto a full front veranda
- Gable roof in patio area gives a feeling of spaciousness
- Bedrooms located at the back of the building



Customizable placement of windows marked red on the floor plan



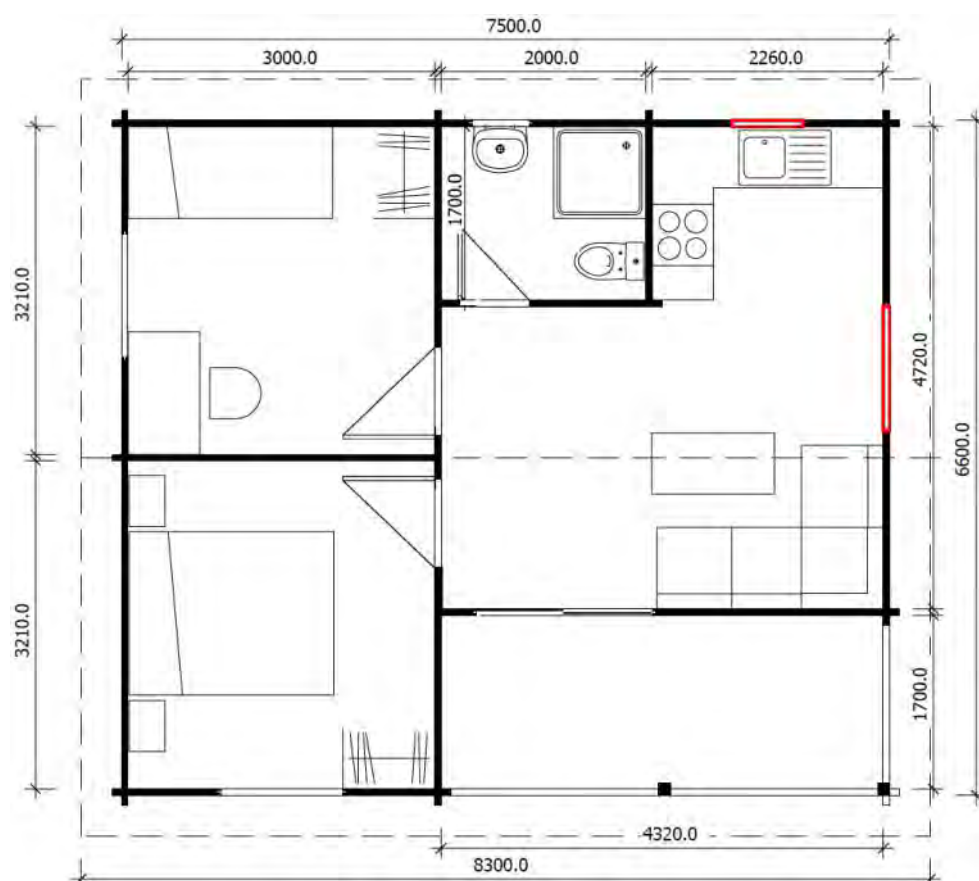


MALTA

2  | 1 



Malta (7.5 m x 6.6 m) is our compact 2 bedroom granny flat designed for people looking for a cabin with an extra room for family, hobby or guests. The second bedroom may be used for hobbies like arts and crafts or an office. Malta is perfect for a holiday property, granny flat or a rental room. Precut flat packed kits come conveniently on pallets and a building may be assembled in 3 days saving your money and time in building process.



### LGL

Glulam timber walls

60

Wall thickness mm



Floor plan can be flipped

### LIVING ZONE

41 m<sup>2</sup>

### VERANDA

8 m<sup>2</sup>

### TOTAL SIZE

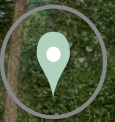
49 m<sup>2</sup>

- High-pitched ceilings bring a sense of openness to the space
- Exposed beams create a large breathable space
- Open plan living
- Compact 2 bedroom building

 Customizable placement of windows marked red on the floor plan

FEATURES





On Display  
in Canberra



## CYPRUS

1  | 1 



Cyprus (8.1 m x 6.6 m) is our 1 bedroom cabin with a large veranda at the front. Cabin is perfect for people looking for a larger extra room in their backyard or a holiday property. Perfect granny flat to keep your family close or build it for rent as a money generating asset. Pre-cut flat packed kits come conveniently on pallets and a granny flat can be assembled in 3 days saving your money and time in the building process.

### LIVING ZONE

39 m<sup>2</sup>

### VERANDA

15 m<sup>2</sup>

### TOTAL SIZE

54 m<sup>2</sup>

### LGL

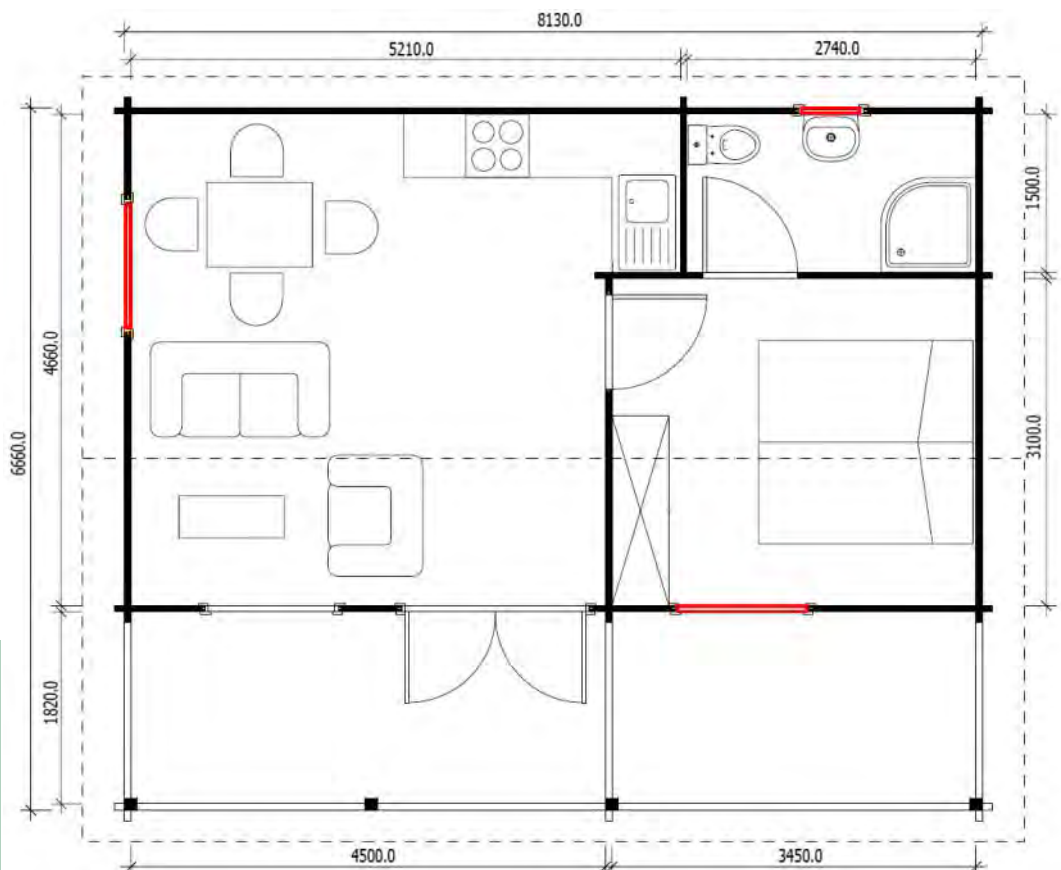
Glulam timber walls

60

Wall thickness  
mm



Floor plan can  
be flipped



- High-pitched ceilings allow adding a loft for storage or sleeping
- Trendy exposed beams
- Spacious en suite bedroom
- Open plan living and kitchen
- Full-length front verandah



 Customizable placement of windows marked red on the floor plan





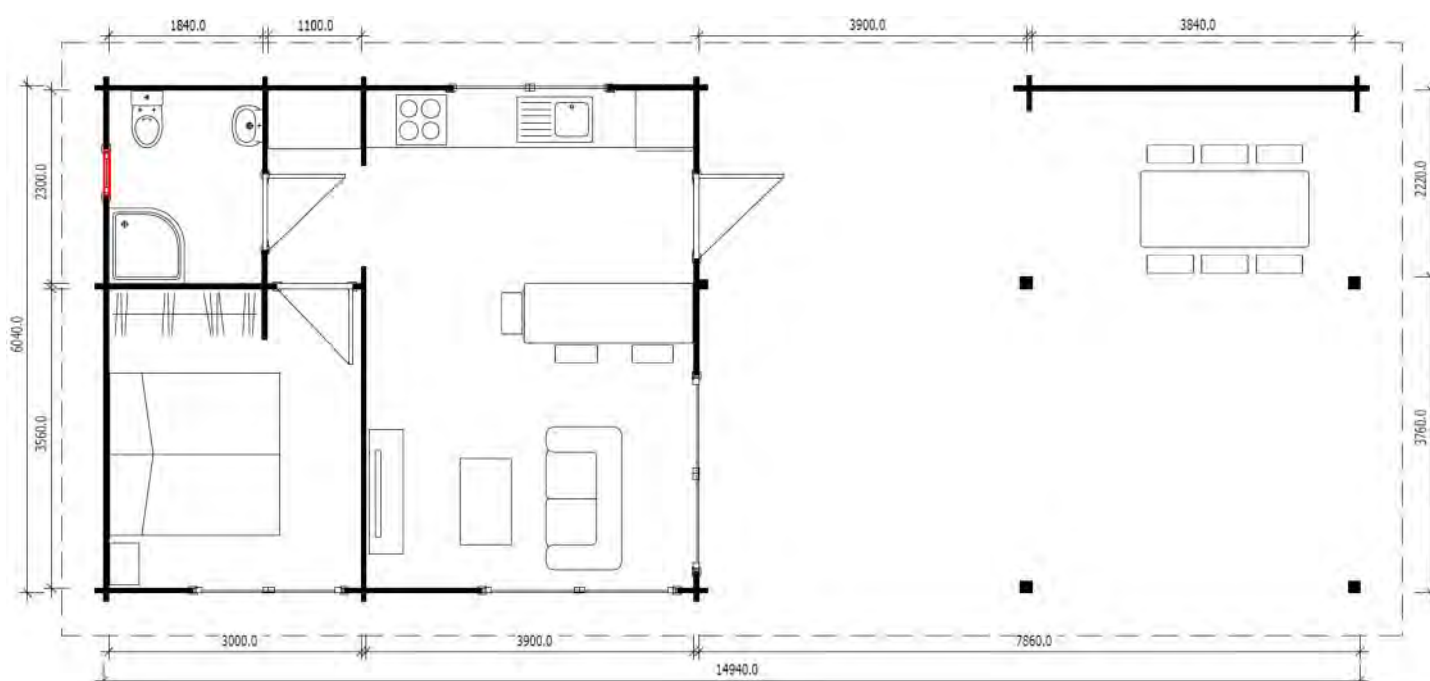
## MADEIRA 1B

1 | 1



Note. Vertical slats are optional

Madeira (15 m x 6 m) is our contemporary 1 bedroom granny flat architecturally designed to be a real lifestyle changer. Featuring a huge outdoor space conveniently step away from the spacious kitchen and lounge room, Madeira granny flat is perfect for hosting the people you love. Enjoy comfy and stylish get-togethers with your nearest and dearest, family and friends.



Customizable placement of windows marked red on the floor plan

LIVING ZONE

43 m²

VERANDA

47 m²

TOTAL SIZE

90 m²

Floor plan can be flipped

**LGL** Glulam timber walls

**60** Wall thickness, mm

- Ultra-modern design
- Huge covered veranda
- Spacious bedroom
- Dedicated room for laundry

## FEATURES



# THE FREEDOM OF DESIGN



## Custom Design

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! 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.

## Windows

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



## 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



## Choice of interior walls style

Paint or stain your walls and you'll have that relaxing holiday house feel. Or add internal lining to achieve more traditional look. Interior design combining timber walls with some dry walls usually looks well styled, modern and cozy.

## More choice

Following flexible options are sourced locally by our accredited builders, so 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.





Europe is leading the way producing energy efficient solid timber homes. Timber mass walls act like "thermal batteries" storing heat during the day and gradually releasing it at night. YZY Kit Homes are energy efficient and eco-friendly buildings that will please you in the years to come.

# ENERGY EFFICIENCY

To achieve a sufficient or desirable energy efficiency rating, there are 2 options:

## OPTION 1

Have your granny flat built in 60mm, 80mm, 95mm, 120mm or 140mm thickness LGL walls that will not require extra insulation even in the hottest or coolest regions of Australia.

## OPTION 2

Have a minimum thickness of the walls required structurally with external cladding or internal lining and added extra insulation in between. Some cladding options will not require maintenance and can be fire resistant.



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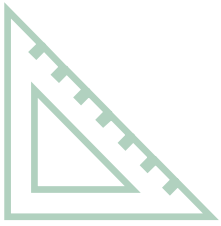
I'm very comfortable in my new home. Anybody who has come to my new home was very very impressed! And I was amazed about how well the building insulated is. I only turned the Air conditioner on once or twice during summer even on we had 5 days straight of over 40 degrees.

**John, NSW**





# PAINTING OR CLADDING



Exterior of your new space makes a big impression on overall feel and look. Choose beautiful paint color scheme possibly matching the existing house or the surroundings or achieve any architectural design with added external cladding.



Narrow your choice down knowing your site



When it comes to decide on the exterior finish of your granny flat, it's definitely worth asking your builder for a professional advice. Local council regulations and orientation of your building may limit your choice.

## Bushfire Attack Levels (BAL)

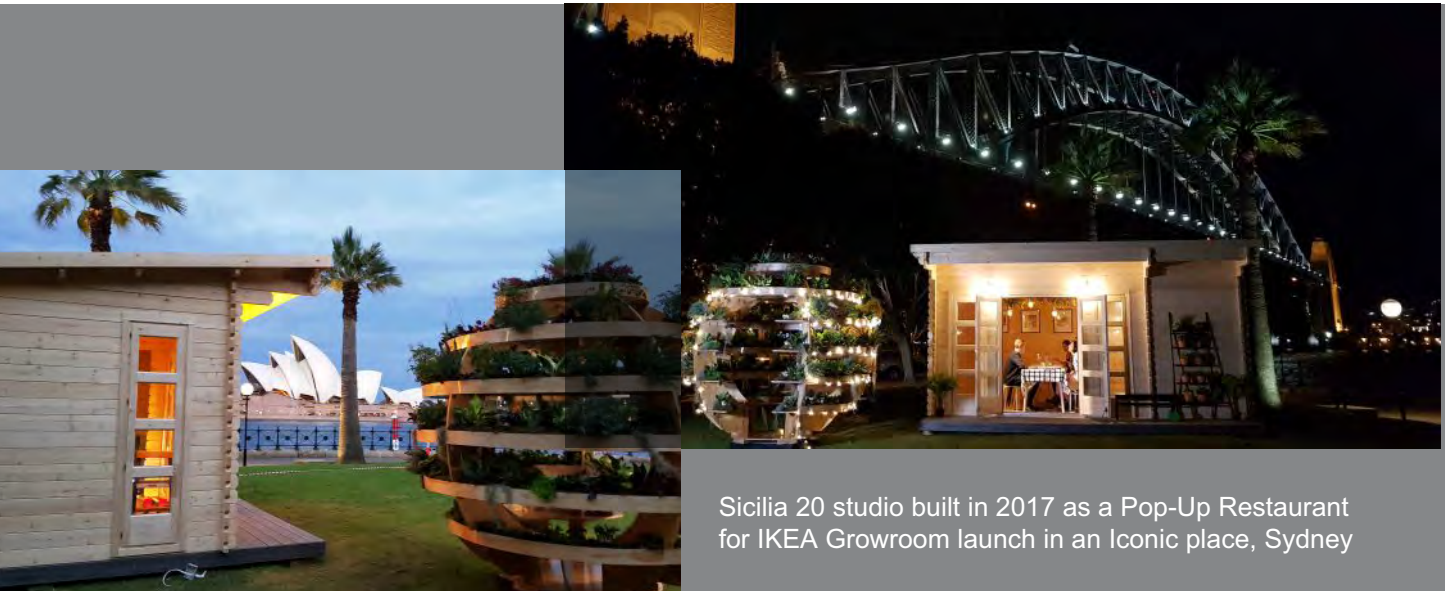
BAL ratings of your property will play a huge role in what you can and can't use. Using fire resistant paint system, YZY Kit Homes may not require external cladding in areas rated up to BAL-29. For areas of more than BAL-29 fire-resistant external cladding will be required.



# 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.zykitihomes.com.au](http://www.zykitihomes.com.au)

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