



YZY Kit Homes

Scandinavian Way of Life

SICILIA PANORAMA 30

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 20m2 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, CO²
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.

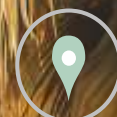
COMPLIANCE AND ENGINEERING

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



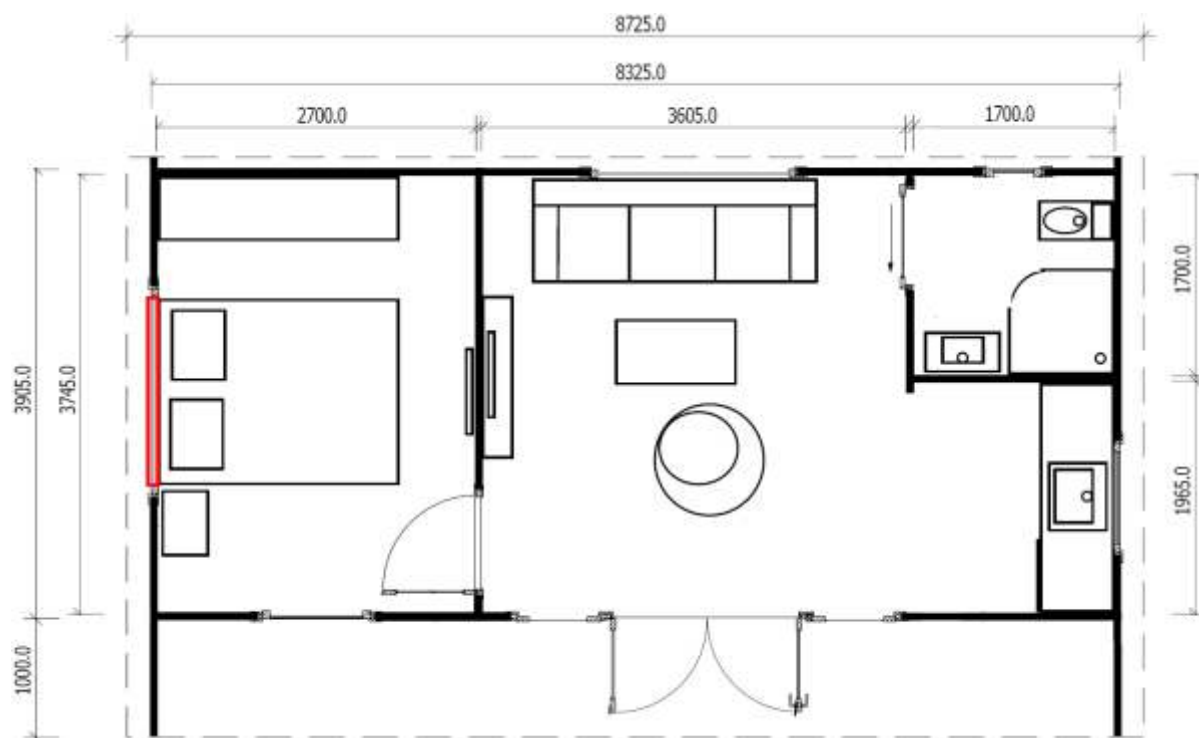
On Display
in Central
Coast



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

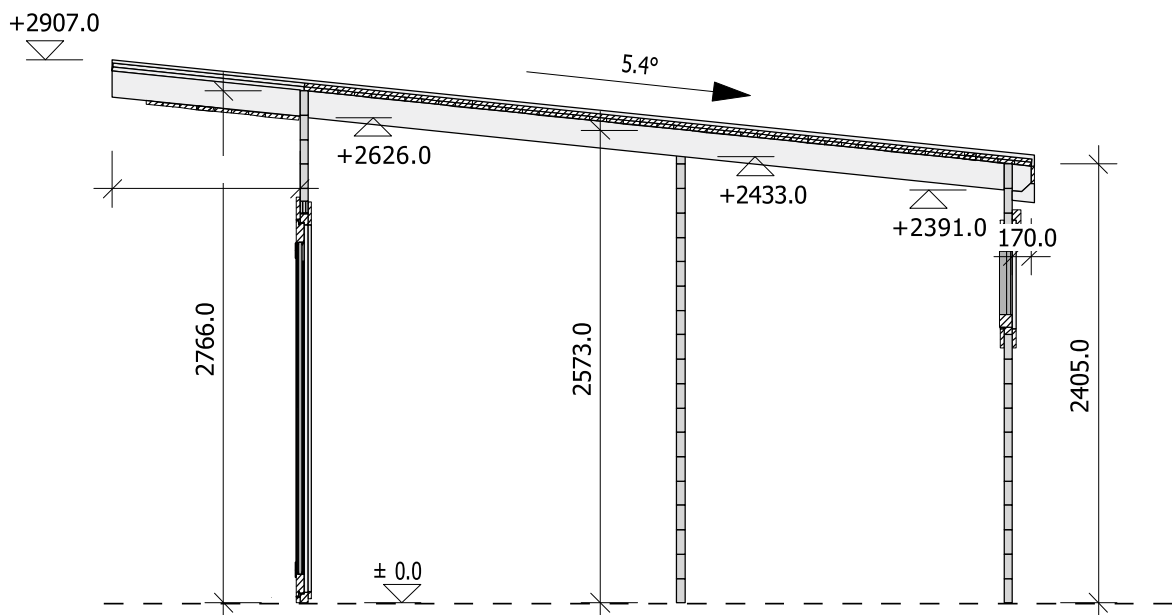
FEATURES

- Panoramic windows make building open, airy and full of natural light
- Wide French doors
- High ceilings up to 2760mm
- Energy-efficient German DG 4/16/4mm doors and windows in timber frames
- Can be built with the sidewalls on the veranda or without
- Floor plan can be flipped
- Customizable placement of windows marked red on the floor plan
- A sleek and modern design
- Can be assembled in just 2 days on a prepared level base

DRAWINGS



■ Customizable placement of windows marked red



STRUCTURAL COMPONENTS MADE IN EU

Every YZY Kit Homes granny flat becomes **unique** with the flexible options and colours of your choice and yet **cost-effective** as the structure of the building is pre-cut at the factory in EU.

- Structure with external and internal walls, kiln-dried 80mm LGL Nordic Spruce
- Roof structure 10 LGL load-bearing rafters, thickness 60mm, h = 140mm
- 20mm T&G ceiling boards (made in sheets approx 900mm)
- Ceiling trimmings
- Fascia boards
- Timber covers for all external corner nibs
- 29 pre-drilled channels, 11 for electricity and 18 for the structural tie-down system, 18mm Ø
- External timber Double Glazed doors and windows:
 - 1 External French doors, w1690 x h2100mm, safety DG glass
 - 2 fixed windows, w800 x h2100mm, safety DG glass
 - 2 tilt&turn windows, w1000 x h1060mm
 - 1 tilt&turn window, w560 x h620mm
 - 1 horizontal tilt window, w1800 x h540mm
 - 1 horizontal tilt window, w1800 x h540mm, customizable placement
 - the door and windows are already installed into the timber frames with architraves
- 2 internal timber doors
 - 1 sliding timber door, w820 x h2000 (sliding hardware not included)
 - 1 hinged timber door, w820 x h2000
- All hardware
- Drawings for assembly with all boards marked
- Set of drawings including generic engineering and structural certificate
- Walkthrough 360-degree interactive 3D model, online viewer

FLEXIBLE COMPONENTS SOURCED FROM AU

Flexible components are **sourced locally**, so your local builder could **customize the parts to suit your taste and budget**.

To build a granny flat to the **lockup stage**, the following is required:

- Timber or steel sub-floor with yellow tongue flooring or a slab base
- Tie-down steel rods
- Colorbond roofing (colour of your choice) with insulation
- Gutters and downpipes
- Sliding door tracks for 1 internal door

To build a granny flat to the **turnkey stage**, the following is required.

- Veranda/decking (can be the custom size)
- Timber Handrail and external steps (optional)
- Internal lining and/or external cladding (optional)
- The flooring coverings of your choice
- Bathroom fit-out
- Kitchen fit-out
- Electrical
- Plumbing
- Painting

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.zykitohomes.com.au

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