



SICILIA, 20m²





FLOOR PLAN & SPECS

Sicilia is packed with superb features such as double glazing on all doors and windows, superb grade 44 mm solid timber boards, has a separate room inside for a bathroom or a storage room. Perfect for a Teenage studio, Parents retreat or a pool house.



TREATED WOOD



44mm



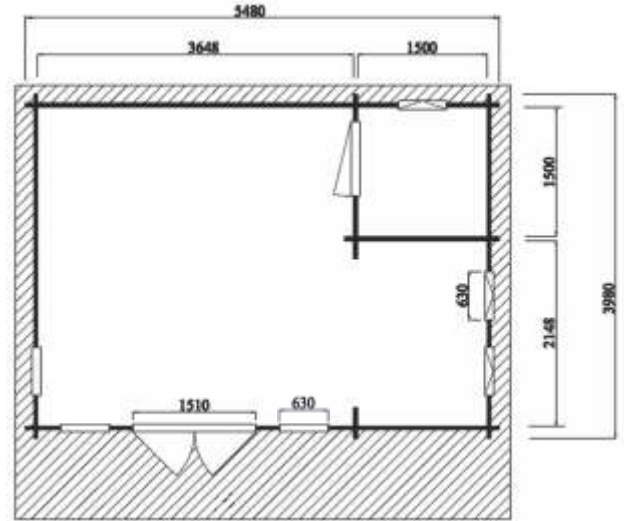
Double Glazed



5.5x4m



2.85x2.2m



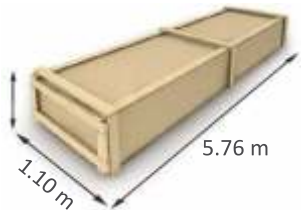
PREMIUM INCLUSIONS

- Factory treated superior grade Nordic spruce 44 mm wall boards
- 8 stainless steel rods in all corners essential for a solid structure
- T&G roof boards
- Internal 44mm walls and doors
- Double glazing on all windows and doors
- Double french doors with aluminium threshold
- 6 windows
- Door and window handles
- Bolts, screws, nails
- Comprehensive assembly instructions with 3D illustrations

Comes as a kit

Packaging – 2 pallets
Total weight: 1,885 kg

1 pallet 0.43 m
2 pallet 0.64 m



DOUBLE GLAZING



QUALITY HARDWARE



TREATED WOOD



T&G ROOF BOARDS

Easy assembly video

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



* All products in this brochure are 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, 2017

FLEXIBLE OPTIONS

- Custom size veranda/decking
- Timber or steel sub-floor or a slab base
- Various flooring like timber, laminate or carpet
- Custom roofing like Colorbond or other
- Gutters and down pipes
- Electrical
- Plumbing
- Kitchen fit out
- Bathroom fit out
- Extra windows
- Painting



CONSULT WITH YOUR LOCAL BUILDER REGARDING YOUR BUILDING PROJECT

Find your nearest display and builder
zykithomes.cm.au/contacts



BENEFITS

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

ABOUT US

YZY kithomes is a combination of two worlds - European engineered and made Scandinavian structures in good hands of reputable Aussie builders.

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.



Distributing YZY structures through authorized distributors, carefully selected builders with a track record and reputation makes our clients very happy cabin owners. By word of mouth more and more people are choosing YZY cabins for their quality features, professional service and good value for money.

All YZY backyard studios have been developed to suit Australian taste and climate and we are the only company in Australia that walked that extra mile to provide Aussies with superior products. We added more windows to let more light in, made higher ceilings and doors [Aussies are tall people!], added stainless steel rods to suit coastal areas, developed comprehensive installation manuals for DIY enthusiasts.

YZY cabins may be built as an exempt development in NSW [that is without council approval]. Also, with our 20m² cabins you have choice of building it without council approval or as a habitable cabin and it will suit requirements for either choice: their internal ceiling height satisfies the requirement to be average of 2.4m for habitable and the height of buildings is up to 3m to comply with exempt development standards.



All natural sustainable wood

You will be delighted to feel the smell of wood inside, breath in with ease...

Available from

Find your nearest display and builder
zykithomes.cm.au/contacts



GALLERY

Find more recent projects built on:
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