



PRESTIGE RENOVATION

PREMIUM REAL ESTATE RENOVATION · DUBAI

Sample Bill of Quantities

Villa fit-out · 315 m² · Dubai

A real, itemised estimate from one of our villa projects —
published in full, so you can see exactly what you would be paying for.

315 m²

INTERNAL AREA

10

SECTIONS

4,041,845

TOTAL AED, INCL. VAT

What this project cost

The villa below was quoted in ten sections. Three of them are reproduced in full in this document — the rest are listed here so you can see the shape of the whole project.

Work	Amount, AED
Finishes ●	1,209,309
Finishes — Elevation ●	530,766
Joinery Works ●	1,156,000
Special Construction — External	393,819
Special Construction	143,681
Doors	120,250
Metal Works	110,520
Finishes — External	101,190
Metal Works — External	42,636
Accessories	41,205
Subtotal (VAT exclusive)	3,849,376
VAT 5%	192,469
TOTAL (VAT inclusive)	4,041,845

● Reproduced in full in this document.

NOT INCLUDED IN THIS VERSION

Seven sections are withheld — and the three above are abridged.

Doors, metal works, special construction, external finishes and accessories are priced in the same line-by-line detail — they are simply not published here. The three sections you can see have also been shortened: repeated items are merged and some lines omitted. The complete Bill of Quantities runs to 34 pages.

Request the complete BOQ

All ten sections, in full. Sent on request, with no obligation.

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Where this project started

This is post-construction fit-out. The villa was handed over by the developer as a finished shell — structure complete, layout approved. There was nothing to demolish and nothing to move.

So the figures above exclude: demolition and strip-out, changes to the layout, relocation of walls or services, and mechanical and electrical works (quoted separately).

If your property is a resale, or needs reconfiguring, those works are added on top and priced separately. This is why we never quote a villa from its floor area alone.

A note on these figures. This is a real estimate from one of our villa projects, published to show how our pricing is built — not as a price list. Rates reflect current costs and are not a public offer: your project would be priced on its own area, scope and specification.

01 Finishes

Floors, ceilings and walls

1,209,309

AED

Screed, porcelain tile, engineered parquet, Knauf ceiling systems and Armourcoat decorative plaster. Every preparatory layer — primer, adhesive, levelling — is priced on its own line rather than hidden inside a lump sum.

#	Work	Qty	Unit	Rate	Amount
1	Screed Installation Surface preparation, leveling guides installation, screed application, smoothing, curing until fully dry	314.6	m²	120	37,752
	· Cement-sand mix		KG		incl.
	· Primer		L		incl.
2	Tile Installation on the Floor Surface preparation, marking, application of tile adhesive, tile laying, leveling, grouting, surface...	148.2	m²	310	45,956
	· Porcelain Tile 1200x1200 mm for dining room and kitchen	45.3	m²	250	11,325
	· Porcelain Tile 1200x600 mm for WC, bathroom	154.5	m²	250	38,612
	· Porcelain Tile 1200x1200 mm for Stairs	74.9	m²	280	20,985
	· Tile adhesive	625	KG	10	6,000
	· Epoxy Grout for Tiles		KG		incl.
3	Glue-down Parquet Installation Without baseboards surface preparation, leveling, applying adhesive, laying parquet, trimming and...	220.5	m²	200	44,100
	· Parquet	242.6	m²	426	103,326
	· Adhesive for parquet		KG	included	incl.
4	Installation of Orac Decor SX168 Square Skirting 13xH 150 mm	103.1	m	125	12,889
	· Orac Decor SX168 Square Skirting, 13xH 150 mm		m	75	incl.
	· Skirting Adhesive		no	included	incl.
5	Installation of Gypsum Flat Ceiling with GI Supports A gypsum flat ceiling with galvanized iron GI supports, including all necessary fixtures and components...	396	m²	150	59,400
	· Gypsum ceiling boards		m²	included	incl.
	· Galvanized Iron (GI) support		LS	included	incl.
	· Fixing accessories (screws, anchors, etc.)		LS	included	incl.
	· Joint tape		LS	included	incl.
	· Joint compound		LS	included	incl.
6	Application of 2 Coats of Stucco Supply and application of two coats of stucco on the ceiling Including sanding and leveling, as per the required specifications. The process includes surface...	396	m²	100	39,600
	· Stucco — high-quality plaster suitable for ceiling applications.		KG	included	incl.
7	Application of 2 Coats of Paint on Ceiling Two coats of paint on the ceiling, as per the required specifications. The process includes surface...	396	m²	70	27,720
	· Ceiling paint — high-quality paint suitable for ceiling applications.		L	included	incl.
8	Creation of a Curtain Niche Installation of a curtain niche, including cutting, finishing, and installation of relevant elements...	27.8	m	150	4,170
	· Gypsum board or ceiling tiles — for creating the niche.			included	incl.

#	Work	Qty	Unit	Rate	Amount
9	Ceiling Reinforcement in the Area of Pendant Light Installation Reinforcement of the ceiling in the area designated for pendant light installation, including structural...	6	m²	350	2,100
	· Steel reinforcement plates or brackets		LS	included	incl.
	· Steel rods or anchors		LS	included	incl.
10	18mm thick plaster; internal walls; including above false ceiling up to soffit of slab To receive washable fenomastic paint. Walls above false ceiling to be plaster till slab soffit	1,052	m2	145	152,540
11	Wall Finishing System: Decorative Plaster Armourcoat x11 rooms Armourcoat decorative plaster on the walls. The system includes surface preparation, application of a...	378.5	m2	380	143,830
	· Primer		L	included	incl.
	· Armourcoat decorative plaster		kg	included	incl.
12	Installation of wall separation Profile for Plaster x7 rooms A wall separation profile for plaster, including marking, securing the profile, and leveling. The...	283.2	m	100	28,318
	· Wall separation Profile for Plaster	237.1	m	included	incl.
	· Fixing accessories		lot	included	incl.
13	Painting Walls Behind Furniture x9 rooms Painting of walls behind furniture, including surface preparation cleaning, priming , and applying two...	84.3	m2	70	5,901
	· Paint		L	included	incl.
	· Room 102			included	incl.
14	Tile Installation on the wall surface preparation, marking Application of tile adhesive, tile laying, leveling, grouting, surface cleaning)	13.1	m²	250	3,275
	· Tile adhesive		KG	included	incl.
15	HPL Panels on Bathroom Walls with Toilet Installation Consideration x2 rooms HPL panels on bathroom walls, with consideration for the installation of a toilet frame in-wall cistern...	6.8	m²	1,430	9,724
	· HPL panels — water-resistant and moisture-resistant panels suitable for installation in bathrooms		m²	included	incl.
	· Framing system (profiles)		lot	included	incl.
	· Sealant		lot	included	incl.
	· Adhesive or silicone sealant			included	incl.
	· Room 104, 105			included	incl.
16	Wall Reinforcement Installation Reinforcement of the partition wall to increase its structural integrity, stability, and load-bearing...	7.9	m²	1,500	11,850
	· Drywall or plasterboard		m²	included	incl.
17	Installation of Large Format Tiles or Natural Stone x3 rooms	16.4	m²	650	10,628
	· Large format tiles or natural stone	12.9	m²	2,450	31,605
	· Tile adhesive or stone adhesive		kg	included	incl.
	· Grout		l	included	incl.
	· Profiles (if required)		lot	included	incl.
	· Primer (if required)		lot	included	incl.
	· Santiacomo wall panel, W 850xH2950, type 1	6	no	6,000	36,000
	· Santiacomo wall panel, W 850xH2950, type 2 (with shelves)	1	no	7,500	7,500

#	Work	Qty	Unit	Rate	Amount
	· Fastening accessories		LS	included	incl.
	· Joint profiles		LS	included	incl.
	· Panel adhesive		LS	included	incl.
	· Miled MDF panel with a radius 460 mm, H3100, W20mm	2	no	7,127	14,254
	· Miled MDF panel L 3190 mm, H400, W20mm	1	no	7,127	7,127
	· Tile adhesive or panel adhesive		LS	included	incl.
18	Tile Installation on the wall surface preparation, marking x5 rooms Application of tile adhesive, tile laying, leveling, grouting, surface cleaning)	118.4	m²	310	36,704
	· Armourcoat decorative plaster type 1 (25.75 m2)		kg	included	incl.
	· Armourcoat decorative plaster type 2 (3.20 m2)		kg	included	incl.
19	Wall Reinforcement Installation x3 rooms Reinforcement of the partition wall to increase its structural integrity, stability, and load-bearing...	21.8	m²	500	10,901
	· Large format tiles or natural stone		m²	included	incl.
20	INSTALLATION OF Wooden Slat Panel	3.8	m²	2,136	8,010
	· Wooden Slat Panel	3.8	m²	included	incl.
	· Armourcoat decorative plaster type 1 (25.20 m2)		kg	included	incl.
	· Armourcoat decorative plaster type 2 (5.45 m2)		kg	included	incl.
21	INSTALLATION Decorative gypsum panel, W1580xH3000mm	1	no	10,500	10,500
	· Decorative gypsum panel, W1580xH3000mm	1	no	included	incl.
	· Miled MDF panel W18mm	16.5	m²	1,200	19,785
	· Miled MDF panel W10mm	1.3	m²	950	1,191
	· Porcelain Tile, Capri Lineal Stone 18"x47, 1194x457 mm	5	m²		incl.
22	Installation of the frame include the delivery of metal profiles Assembly, and installation of the frame structure with the attachment of moisture-resistant HPL panels...	5.2	m²	1,450	7,468
	· Metal profile (steel or aluminum) for the frame		LS	included	incl.
	· Moisture-resistant HPL panels	5.2	m²	included	incl.
	· Fasteners (screws, anchors, adhesive)		LS	included	incl.
	· Hardware (hinges, gas lifts, push-to-open mechanisms) for the door panels		LS	included	incl.
23	Shelves above the bathtub x3 rooms Surface preparation, frame installation if necessary , tile laying, grout filling, edge finishing of the...	3	LS	1,056	3,168
	· Primer		L	included	included
	· Paint		L	included	included
24	INSTALLATION OF Wooden Slat Panel	7.5	m²	1,400	10,570
	· Wooden Slat Panel	14.5	m²	included	included
	· Fastening accessories		LS	included	included
	· Joint profiles		LS	included	included
	· Sealant		LS	included	included
	· Tile adhesive or panel adhesive		LS	included	included
25	INSTALLATION OF Veneered MDF panel	7	m²	1,100	7,645
	· Fixing accessories			included	included

#	Work	Qty	Unit	Rate	Amount
	· Adhesive or silicone sealant			included	included
	· Steel reinforcement plates or brackets		LS	included	included
	· Steel rods or anchors		LS	included	included
	· Drywall or plasterboard		m²	included	included
	· Fixing accessories (screws, anchors, etc.)		LS	included	included
	· Tile adhesive or stone adhesive		kg	included	included
	· Grout		l	included	included
	· Profiles (if required)		lot	included	included
	· Primer (if required)		lot	included	included
	· Tile adhesive		KG	included	included
26	Installation of the frame include the delivery of metal profiles x2 rooms Assembly, and installation of the frame structure with the attachment of moisture-resistant HPL panels...	11.9	m²	1,430	17,088
	· Metal profile (steel or aluminum) for the frame		LS	included	included
	· Moisture-resistant HPL panels	6	m²	included	included
	· Fasteners (screws, anchors, adhesive)		LS	included	included
	· Hardware (hinges, gas lifts, push-to-open mechanisms) for the door panels		LS	included	included
	· Armourcoat decorative plaster		kg	included	included
	· Wall separation Profile for Plaster	46.1	m	included	included
	· Joint compound		kg	included	included
	· Tile adhesive		KG	included	included
	· Fixing accessories			included	included
	· Adhesive or silicone sealant			included	included
	· Metal profile (steel or aluminum) for the frame		LS	included	included
	· Moisture-resistant HPL panels	6	m²	included	included
	· Fasteners (screws, anchors, adhesive)		LS	included	included
	· Hardware (hinges, gas lifts, push-to-open mechanisms) for the door panels		LS	included	included
Total — Finishes					1,209,309

02 Elevation

Facade finishes

530,766

AED

Front, right and left elevations. Repeated work types are shown once, with quantities totalled across all three.

#	Work	Qty	Unit	Rate	Amount
1	Application of Bituminous Waterproofing includes surface preparation by cleaning the area of dirt Dust, and old coatings, followed by the application of a bitumen primer to ensure good adhesion, and...	430.6	m2	150	64,590
	· Bitumen primer		L	included	incl.
	· Bituminous mastic		L	included	incl.
	· Geotextile or reinforcing net	431	m2	included	incl.
2	Stone Cladding Installation x3 rooms Tavertine using Dry-Fix Method	262.9	m2	350	92,015
	· High-quality thermally treated travertine for facade cladding, offering excellent UV resistance. The color and texture must be coordinated with the consulting engineer and the client to ensure an optimal combination of aesthetics and functionality for the project.	262.9	m2	450	118,305
	· Installation of Fixing Elements (Anchors, Brackets, Holders)	337.1	m2	included	incl.
	· Fixing systems and accessories	9	no.	included	incl.
	· Sealing of joints between stones (silicone sealant)	337.1	m2	included	incl.
	· Silicone sealant		L	included	incl.
	· Finishing Treatment and Protection	337.1	m2	included	incl.
	· Hydrophobic sealer to travertine		L	included	incl.
	· 20mm thick c/s plaster Jotun exterior	48.8	m2	70	3,416
	· Plaster Jotun exterior		no.	included	incl.
	· Jotun Jotashield Primer		L	included	incl.
	· Wall Painting; Externally			included	incl.
	· Wall Painting To External Wall Elevation (Two coats of paint)	228.4	m2	70	15,988
	· Jutashield Textured Paint system; complete all as required as per specification, drawings and to Engineer's approval.		L	included	incl.
3	Stone Cladding Installation x3 rooms Marble using Dry-Fix Method. All work must be carried out according to the drawings, specifications, and...	64.2	m2	350	22,470
	· The marble Calacatta slabs of high quality, with uniform veining and color consistency, as per the approved samples.	51.8	m2	1,850	95,830
4	Installation and supply Powder Coated Aluminum x2 rooms	43.1	m2	800	34,480
	· Powder-coated aluminum for exterior applications, including all necessary surface preparation, fabrication, and installation as per the approved drawings. The aluminum shall be coated with a high-quality powder coating finish, providing durability, UV resistance, and corrosion protection. The coating color and finish to be approved by the client and consultant.	43.1	m2		incl.
5	Installation and supply Powder coated aluminum composite molding / canopy x2 rooms	11.4	m2	800	9,120
	· Powder-coated aluminum composite molding / canopy for exterior applications, including all necessary surface preparation, fabrication, and installation as per the approved drawings. The aluminum shall be coated with a high-quality powder coating finish, providing durability, UV resistance, and corrosion protection. The coating color and finish to be approved by the client and consultant.	11.4	m2		incl.

#	Work	Qty	Unit	Rate	Amount
6	Stone Cladding Installation x3 rooms Base Marble using Dry-Fix Method. All work must be carried out according to the drawings,...	10	m2	350	3,500
	· The base marble slabs of high quality, with uniform veining and color consistency, as per the approved samples.	10	m2	1,850	18,500
	· 20mm thick c/s plaster Jotun exterior	179.6	m2	120	21,552
	· The marble Calacatta slabs of high quality, with uniform veining and color consistency, as per the approved samples.	12.4	m2	2,500	31,000
Total — Elevation					530,766

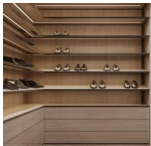
03 Joinery Works

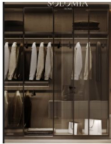
Bespoke furniture, built in our own workshop

1,156,000

AED

Kitchen, wardrobes, dressing tables, media and display cabinets — each unit designed and made for its room, down to the millimetre.

#	Work	Qty	Unit	Rate	Amount
TO MAID'S ROOM					
1	 Fixing organizer cabinet with internal lighting Featuring a compartment for a stacked washing machine and dryer, space for an ironing board, mop, and...	1	no	18,285	18,285
TO ENTRANCE HALL					
1	 Fixing walk-in wardrobe with internal lighting for shoes and clothing Featuring sections with hanging rods for outerwear, shelves for storing sweaters and accessories, as...	1	no	35,700	35,700
2	 Installation of a shoe and bag cabinet with clothing shelves and sliding glass doors with backlighting The cabinet is equipped with specialized shelves and compartments for storing shoes and bags, as well as...	1	no	47,950	47,950
TO GF BEDROOM					
1	 Installation of a storage cabinet with glass facades and lighting The cabinet is equipped with shelves and drawers designed for storing documents, clothes, or other...	1	no	35,694	35,694
2	 Fixing dressing table The body is made of 18 mm thick MDF with a laminated finish for protection against mechanical damage and...	1	no	3,256	3,256
3	Fixing a floor cabinet with drawers for media players and decor The body is made of 18 mm thick MDF with a laminated finish for protection against mechanical damage and...	1	no	7,700	7,700
TO KITCHEN					
1	 Fixing U-shaped kitchen Featuring internal lighting with a separate cabinet for integrating the refrigerator, featuring an upper...	1	no	125,989	125,989
3	 Installation of a wine cabinet made of glass The cabinet is designed to store wine bottles and features glass shelves and a glass body, allowing for...	1	no	60,000	60,000
TO DINING ROOM					

#	Work	Qty	Unit	Rate	Amount
1	 Installation of an open modular shelving unit on aluminum supports Fixed 'in tension' to the ceiling. The shelving unit is equipped with shelves made of safety glass,...	1	no	51,275	51,275
TO LIVING AREA					
1	 Fixing a floor cabinet with drawers for media players and decor The body is made of 18 mm thick MDF with a laminated finish for protection against mechanical damage and...	1	no	37,250	37,250
2	 Fixing display cabinet for books and decorative elements With internal lighting featuring spacious, height-adjustable shelves for storing books of various sizes...	2	no	19,000	38,000
TO BEDROOM 1					
1	 Installation of a storage cabinet with glass facades and lighting The cabinet is equipped with shelves and drawers designed for storing documents, clothes, or other...	1	no	35,694	35,694
2	Fixing dressing table The body is made of 18 mm thick MDF with a laminated finish for protection against mechanical damage and...	1	no	3,256	3,256
3	 Fixing a floor cabinet with drawers for media players and decor The body is made of 18 mm thick MDF with a laminated finish for protection against mechanical damage and...	1	no	9,900	9,900
TO BEDROOM 2					
1	 Installation of a storage cabinet with glass facades and lighting The cabinet is equipped with shelves and drawers designed for storing documents, clothes, or other...	1	no	16,913	16,913
2	 Fixing a floor cabinet with drawers for media players and decor The body is made of 18 mm thick MDF with a laminated finish for protection against mechanical damage and...	1	no	9,900	9,900
TO M-BEDROOM					
1	 Installation of a storage cabinet with glass facades and lighting The cabinet is equipped with shelves and drawers designed for storing documents, clothes, shoes, or...	1	no	80,472	80,472
2	 Installation of a cabinet with decorative backlighting The cabinet is equipped with a wooden slat panel and a safe mirrored surface with a protective layer, as...	1	no	16,964	16,964
3	Fixing a floor cabinet with drawers for media players and decor The body is made of 18 mm thick MDF with a laminated finish for protection against mechanical damage and...	1	no	16,864	16,864
4	 Installation of a wardrobe island Which includes additional shelves, drawers, and a work surface. The island is made of high-quality...	1	no	18,900	18,900

#	Work	Qty	Unit	Rate	Amount
TO LIVING ROOM					
1	 Fixing a floor cabinet with drawers for media players and decor The body is made of 18 mm thick MDF with a laminated finish for protection against mechanical damage and...	1	no	8,600	8,600
TO ROOF					
COLLECTION					
Total — Joinery Works					1,156,000

How to read an estimate like this

Each line begins with the work — the labour, with its own rate. Beneath it, in grey, are the materials that work consumes. Anything marked incl. is already covered by the rate above it.

That is the whole point of the document. You can see the screed under the tile, the primer under the paint, the adhesive under the parquet. None of it appears later as a surprise, because all of it is priced before anyone picks up a tool — and fixed in the contract.

Why ours look like this

We came to interiors from large-scale engineering — three decades of infrastructure and public buildings, where an unpriced line is not an inconvenience but a failure. The habit stayed with us.

Design, fit-out and joinery are handled by one team, and the furniture is built in our own workshop. One contract, one point of responsibility, from the first drawing to the day you walk in.

Want an estimate like this for your property?

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