

ESTIMATE OF RENOVATION COSTS

Estimate of costs to renovate to excellent quality, not using the cheapest estimates.

Renovation Items

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SUMMARY

Below is a summary of the estimates for renovation to an excellent standard of each item. Detailed description of each item and its source of information are given in the applicable chapter.

	EUR
Painting	4,565
Parkett	7,573
Doors - room	6,500
WC	3,544
Bathroom	6,810
Kitchen	6,000
Windows	7,102
Doors - balkon	2,000
TOTAL	44,093

Painting

Overview

It is assumed that all walls and ceilings are to be painted, except the walls in the bathroom and WC (these walls and floors will be tiled).

The height of each room is assumed to be 2.40 m.

The paintable area of the walls is taken from the wall area with the non-paintable item areas then deducted to give a paintable wall area.

The items within each room that are not to be painted are the doors between rooms, windows and the doors to the balconies.

The room areas were taken from actual measurements, the Wohn, Schlaf, Büro and Kind rooms are shown below. The Küche, Diele, WC and Abstellungraum used the original areas shown below. The layout has been modified since the original Grundriss so current measurements are used.

The area of the ceiling is assumed to be the same as the area of the room.

Paint coverage is assumed to be 5 sqm per litre of paint.

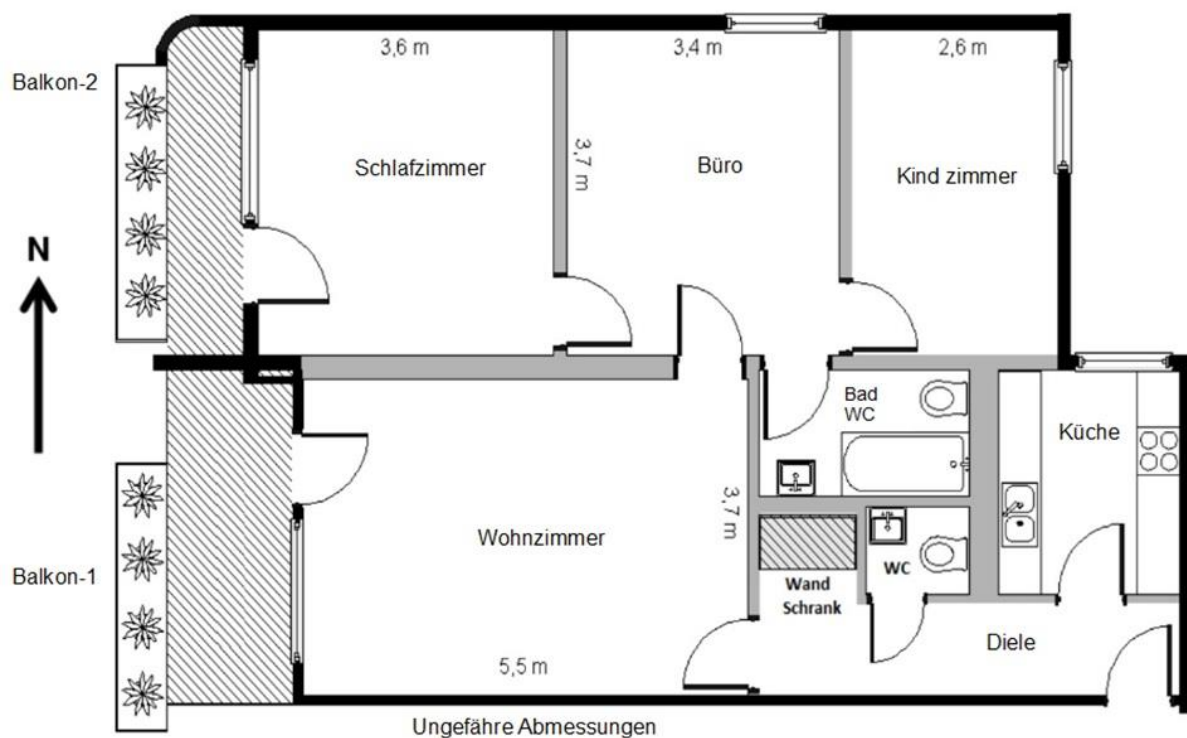
The cost of the paint is assumed to be 13.50 EUR per litre. This gives a cost per sqm of 2.70 EUR.

The amount of paint required is assumed to give all items two coats of paint.

Cost estimates used this link: [Wohnung streichen lassen: Kosten im Überblick - MyHammer](#)

The cost of the worker was between 10-20 EUR per sqm; the average of 15 EUR per sqm is used.

Total cost	4,565	EUR
Worker	15.00	EUR/sqm
Paint	2.70	EUR/sqm
Area	223.8	sqm



Original Grundriss is shown below.



Non-Painted Items			W	H
<u>Room door</u>	1.599	Sqm	0.82	1.95
<u>Windows</u>				
Kitchen	1.581	Sqm	1.18	1.34
Kinder	1.611	Sqm	1.23	1.31
Buro	1.638	Sqm	1.25	1.31
Schlaf	2.668	Sqm	1.84	1.45
Wohn	2.668	Sqm	1.84	1.45
<u>Balkon door</u>				
Schlaf	1.904	Sqm	0.92	2.07
Wohn	1.904	Sqm	0.92	2.07

Wohnzimmer

Applicable areas shown below.

	Walls	Ceiling	TOTAL	
Wohn	44.16	20.35		Total area of walls and ceiling
Room doors	-3.198			x2 room doors
Window	-2.668			x1 large window
Balkon door	-1.904			x1 balkon door
	36.39	20.35	56.74	Total paintable area (sqm)

Schlafzimmer

Applicable areas shown below.

	Walls	Ceiling	TOTAL	
Schlaf	35.04	13.32		Total area of walls and ceiling
Room doors	-1.599			x1 room doors
Window	-2.668			x1 large window
Balkon door	-1.904			x1 balkon door
	28.87	13.32	42.19	Total paintable area (sqm)

Kinder

Applicable areas shown below.

	Walls	Ceiling	TOTAL	
Kinder	30.24	9.62		Total area of walls and ceiling
Room doors	-1.599			x1 room doors
Window	-1.611			x1 standard window
Balkon door	0			x0 balkon door
	27.03	9.62	36.65	Total paintable area (sqm)

Buro

Applicable areas shown below.

	Walls	Ceiling	TOTAL	
Buro	34.08	12.58		Total area of walls and ceiling
Room doors	-6.396			x4 room doors
Window	-1.638			x1 standard window
Balkon door	0			x0 balkon door
	26.05	12.58	38.63	Total paintable area (sqm)

Kitchen

Applicable areas shown below.

	Walls	Ceiling	TOTAL	
Kitchen	23.07	5.75		Total area of walls and ceiling
Room doors	0			x0 room doors * Should be '1' room door
Window	-1.581			x1 standard window
Balkon door	0			x0 balkon door
Adjustment	-11.53			Half of walls are covered by cabinets
	9.95	5.75	15.70	Total paintable area (sqm)

Bad/WC

Applicable areas shown below.

	Walls	Ceiling	TOTAL	
Bad/WC	0	3.81		Walls are not painted
Room doors	0			x0 room doors
Window	0			x0 standard window
Balkon door	0			x0 balkon door
	0	3.81	3.81	Total paintable area (sqm)

WC

Applicable areas shown below.

	Walls	Ceiling	TOTAL	
WC	0	1.35		Walls are not painted
Room doors	0			x0 room doors
Window	0			x0 standard window
Balkon door	0			x0 balkon door
	0.00	1.35	1.35	Total paintable area (sqm)

Diele

Applicable areas shown below.

	Walls	Ceiling	TOTAL	
Diele	30.99	5.72		Total area of walls and ceiling
Room doors	-7.995			x5 room doors including Abstellraum
Window	0			x0 standard window
Balkon door	0			x0 balkon door
	22.99	5.72	28.71	Total paintable area (sqm)

Parkett

The current Parkett is Kahrs Eiche, purchased by the owner and given to the company doing renovations in 2003 to install.

[Parkettboden in bester Qualität | bewährter Klassiker | Kahrs](#)

Cost of removing the existing Parkett and replacing with a new Parkett is estimated.

A much cheaper option would be to have the current Parkett polished or sanded (to remove a thin top layer).

[Parkettboden sanieren - Kosten und Rechenbeispiele](#)

All rooms are included for the Parkett estimate except Kitchen, WC and bathroom.

The worker cost per sqm includes 40 EUR/sqm to remove completely the old Parkett and its under-surfaces.

A similar Parkett to that currently installed was found online at the link below at a price of 41,95 € / m2

[KAHRS Parkett Eiche "Classic" Natur, - 00090061](#)

A higher estimate of 65 EUR per sqm is used which is a higher figure seen for installation of similar Parkett.

Total cost	7,573	EUR
Worker	60.00	EUR/sqm
Parkett	65.00	EUR/sqm
Area	60.58	sqm

Doors - room

Costs of doors can be seen online, including the link below.

[Premium online kaufen | Türenheld](#)

Total cost	6,500	EUR
Door 1,000 each	A realistic estimate that includes cost of installation	
Doors x6	6,000	WC, Wohn (2), Kind, Bad, Schlaf
Closet x1	500	Abstellungsraum

WC

Simple white tiles are assumed and the WC is a simple rectangular layout and not a complex work.

The cost to install/fit new tiles includes 20 EUR per sqm for the tiles and 60 EUR per sqm for the worker.

[Wandfliesen günstig kaufen | Fliesen24®](#)

Removing tiles is assumed to cost more than installing.

[Fliesenlegen: Kosten im Überblick - MyHammer](#)

Total cost	3,544	EUR	
Walls	11.15	sqm	
Floor	3.81	sqm	
Remove old tiles	80	EUR/sqm	
Fit new tiles	80	EUR/sqm	
Sink	100	EUR	Spülbecken
Sink taps	100	EUR	
Toilet	500	EUR	Includes installation costs
Toilet flush	250	EUR	Spülkasten items *
Worker	200	EUR	For sink, taps, toilet and flush items

* [Geberit Umbauset f. UP Spülkasten auf 200 F und Highline Mod. 10.500, 91 215.422.00.1 | 9311323](#)

Bathroom

Simple white tiles are assumed and the bathroom is a simple rectangular layout and not a complex work.

The cost to install/fit new tiles includes 20 EUR per sqm for the tiles and 60 EUR per sqm for the worker.

Removing tiles is assumed to cost more than installing.

[Fliesenlegen: Kosten im Überblick - MyHammer](#)

Total cost	6,810	EUR	
Walls	22.50	Sqm	
Floor	3.81	Sqm	
Remove tiles	80	EUR/sqm	
Fit new tiles	80	EUR/sqm	
Bath	1,400	EUR	
Bath taps	150	EUR	
Sink	150	EUR	
Sink taps	100	EUR	
Toilet	500	EUR	Includes installation costs
Worker	300	EUR	For bath & taps, sink & taps

Kitchen

Estimates to replace items in the kitchen include installation costs. Painting of the kitchen is included in the Painting section.

Total cost	6,000	EUR	
Fridge+freezer	1,000		
Oven + hob	1,000		
Dishwasher	1,000		
Wash machine	1,000		
Dryer	1,000		A condenser dryer can be used in the kitchen
Cupboards	1,000		

Windows

The normal size windows in the kitchen, Buro and Kind rooms have used the highest estimate of 1,200 EUR, from the link below (629 € bis 1.176 € pro Fenster).

[Fenster austauschen: Kosten, Förderungen, Tipps](#)

The larger balkon window have assumed the highest estimate of 600 EUR per sqm, the lowest estimate being 280 EUR per sqm, from the link below.

[Fenster austauschen: Kosten, Einbau & Förderung](#)

Total cost	7,102	EUR	
Kitchen	1,200		Standard window 1.3 m x 1.3 m
Kind	1,200		Standard window 1.3 m x 1.3 m
Buro	1,200		Standard window 1.3 m x 1.3 m
Schlaf	1,751		Includes installation cost 150 EUR
Wohn	1,751		Includes installation cost 150 EUR

Doors - balkon

Balkon doors can be seen in the link below.

[Balkontüren Preise + Info | günstige Balkontüre online kaufen](#)

Total cost	2,000	EUR	
Schlaf	1,000	EUR	Excellent quality door including installation
Wohn	1,000	EUR	Excellent quality door including installation