



DESIGN PACK / DUBAI / WARM CONTEMPORARY

Warm Contemporary Four Bedroom Dubai Home

A calm, fully furnished family home with oak, limestone tones and soft clay accents

AED 132,475.21

Furnishing estimate including allowances

48 selected lines

Furniture, textiles, lighting and styling

2026-10-02

Document issue date

1. How to Use This Pack

This pack brings together the warm contemporary furnishing plan, room layouts, selected furniture, complete styling layers and the itemised budget for Warm Contemporary Four Bedroom Dubai Home. Start with the layouts, then use each item code to find its product photograph and shopping link.

The layouts use one metre-based coordinate system. The item list records the selected dimensions and quantities. Check wall lengths, ceiling heights, door openings, electrical points and delivery access at the property before ordering.

Open each item-name link to buy directly from the named retailer. Prices and availability were checked on 2026-10-01, 2026-10-02. The alternative listed beneath each item is a separate option and is excluded from the selected total. Check its size and price again before switching.

The layout plans document (layout-plans.pdf, also in this download) draws every room to scale with its wall measurements and door swings, and gives each numbered piece its size, its distance from the walls and the way it faces. Hand it to a delivery crew, carpenter or electrician.

Use the interactive walkthrough included with this download to inspect the plan. The README explains how to open it and lists any internet requirement. The rendered gallery shows design visualizations of this furnishing scheme.

HomePrint supplies design documents. Retailers handle purchases, delivery and their own installation services. For a changed or unavailable item, use the documented alternative after checking its fit, or contact HomePrint through the website.

Plan basis. Original HomePrint portfolio geometry: conventional 16.0 m x 12.0 m internal rectangle plus a 2.4 m x 8.0 m east balcony. Designed dimensions, not an as-built survey.

2. Room Layouts

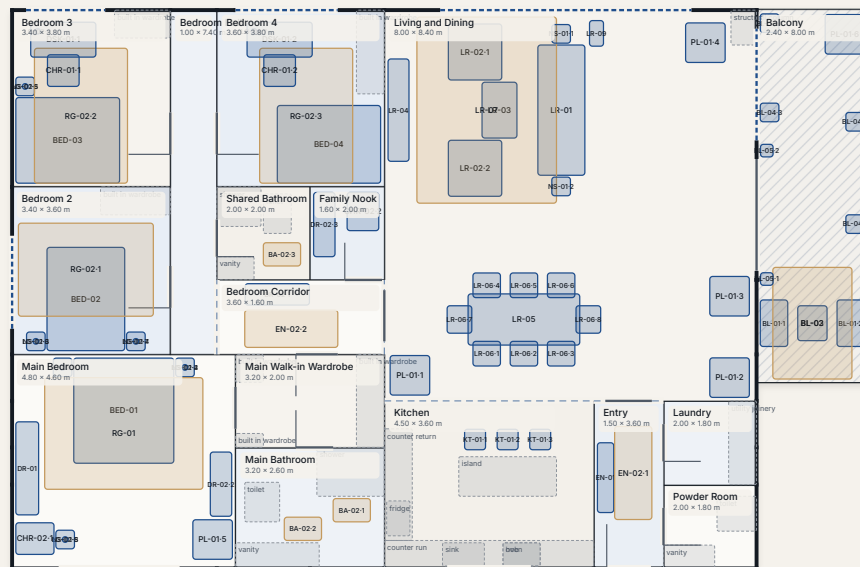
Blue outlines show floor furniture. Oak outlines show other placed layers. Grey outlines show retained fitted features, excluded from purchases. Dashed blue lines show windows; grey lines show doors. The source floor plan records openings and swing directions.

Whole-home plan

The complete plan uses the same global metre coordinates as the room layouts and offline walkthrough. Furniture labels show the selected item codes and rotated footprints.

Warm Contemporary Four Bedroom Dubai Home

WHOLE-HOME SCALED FURNISHING PLAN



Placed furniture

Footprints shown after plan rotation

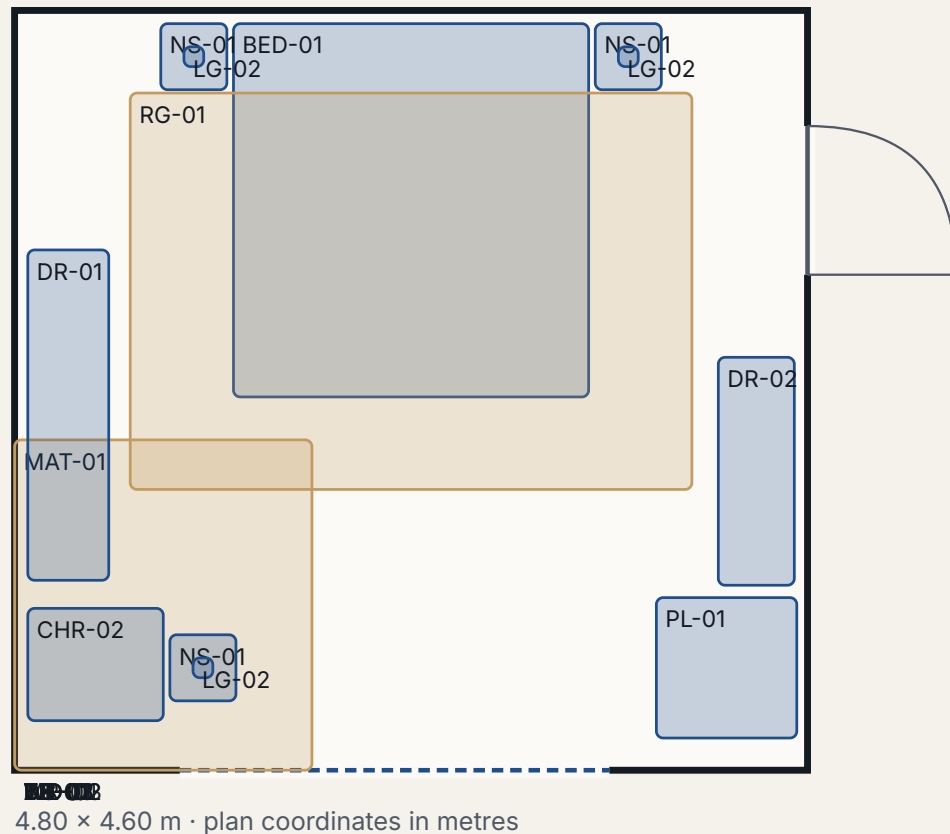
BA-02 0.80 × 0.50 m
BED-01 2.15 × 2.26 m
BED-02 1.67 × 2.22 m
BED-03 2.23 × 1.84 m
BED-04 2.22 × 1.67 m
BL-01 0.59 × 1.00 m
BL-02 0.63 × 0.75 m
BL-03 1.70 × 2.40 m
BL-04 0.40 × 0.40 m
BL-05 0.27 × 0.27 m
CHR-01 0.68 × 0.68 m
CHR-02 0.68 × 0.82 m, 0.82 × 0.68 m
DR-01 0.49 × 2.00 m
DR-02 0.46 × 1.38 m, 1.38 × 0.46 m
DSK-01 1.40 × 0.75 m
EN-01 0.35 × 1.50 m
EN-02 0.80 × 2.00 m, 2.00 × 0.80 m
KT-01 0.45 × 0.44 m
LG-02 0.12 × 0.12 m
LR-01 1.01 × 2.80 m
LR-02 1.15 × 1.20 m
LR-03 0.75 × 1.20 m
LR-04 0.45 × 2.20 m
LR-05 2.40 × 1.30 m
LR-06 0.53 × 0.59 m, 0.59 × 0.53 m
LR-07 3.00 × 4.00 m
LR-08 0.30 × 0.55 m
NS-01 0.40 × 0.40 m
PL-01 0.85 × 0.85 m
RG-01 3.40 × 2.40 m
RG-02 2.00 × 2.90 m, 2.90 × 2.00 m



Global coordinates in metres from the southwest origin. Dimensions and placements come from this Design Pack. Verify site conditions before ordering.

Main Bedroom

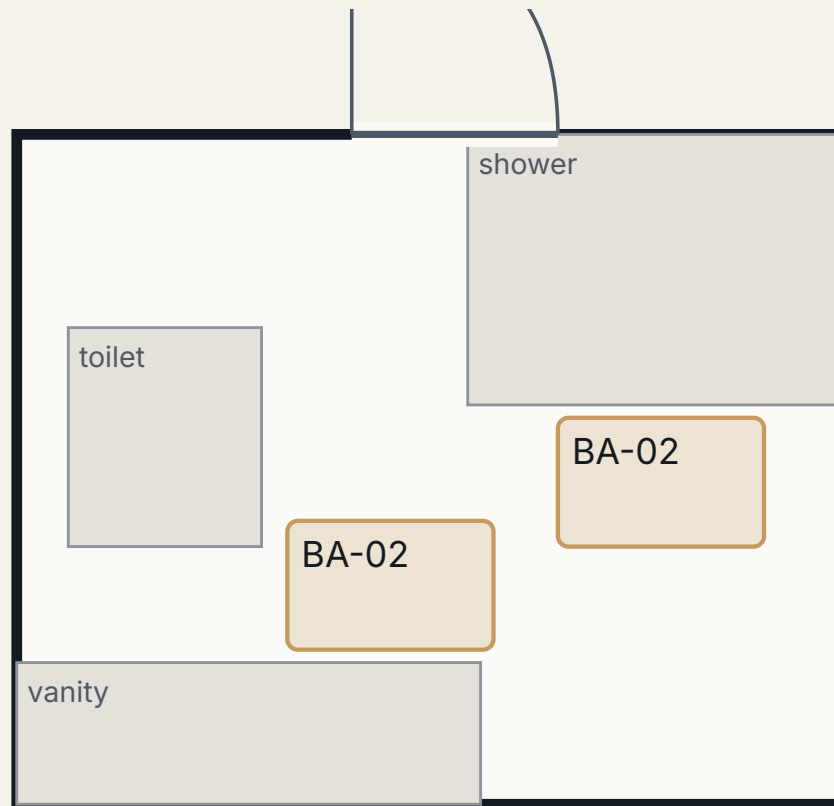
A calm king room with a fully upholstered bed between two bedside tables, a vanity with a mirror, a chest of drawers, a reading chair in the window corner, blackout curtains and layered bedding.



AR-01: Borgo Shadow Box - 120X120 CM · WD-01: DYTÅG Curtains, 1 pair - beige/with heading tape 145×300 cm · WD-02: ÄNGSFRYLE Sheer curtain, 1 piece - white/with heading tape 300×300 cm · WD-03: VIDGA Single track set - white · PL-01: Olive Tree - 210 CM · TX-01: Cvijeta Cotton Velvet Cushion Cover - 60X60 CM · DC-01: Juna Ceramic Vase - 34 CM · BED-01: Nolla king bed beige - 180×200 CM · MAT-01: VATNESTRÖM Pocket sprung mattress - firm/natural 180×200 cm · NS-01: TONSTAD Bedside table - oak veneer 40×40×59 cm · DR-01: Nolla vanity table · DR-02: HAUGA Chest of 6 drawers - white 138×46×84 cm · MR-01: Toor mirror 110×80cm · RG-01: Sufliä Looselay Rug Beige - 240X340 cm · LG-01: Pendant Lamp 3L · LG-02: Lume Fabric Table Lamp E27 - 75 CM · BD-01: NATTJASMIN Duvet cover and 2 pillowcases - light beige 240×220/50×80 cm · BD-02: GRUSSTARR Duvet, cool 240×220 cm · BD-03: SANDGRÄSMAL Pillow 50×80 cm · TX-02: FJÄDRAR Cushion pad - off-white 65×65 cm · TH-01: Idell Throw 130X170CM · CHR-02: POÄNG Armchair - black-brown/Knisa light beige

Main Bathroom

Existing fixed bathroom fittings; styling only.

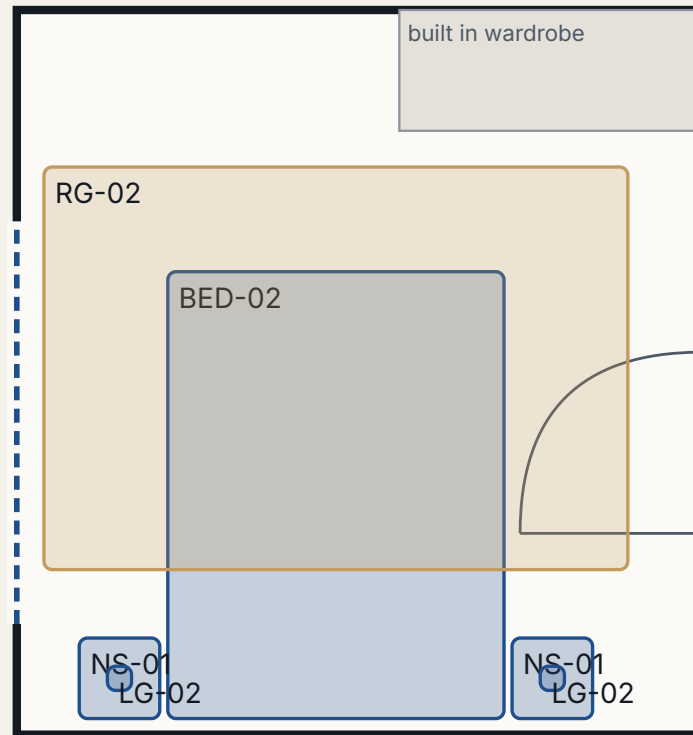


3.20 × 2.60 m · plan coordinates in metres

BA-01: VÅGSJÖN Bath towel - light beige 70×140 cm · BA-02: TOFTBO Bath mat - beige 50×80 cm

Bedroom 2

A welcoming queen guest room with warm neutral textiles, two bedside tables and lamps, art, a mirror and the retained wardrobe, with its hall route kept clear.

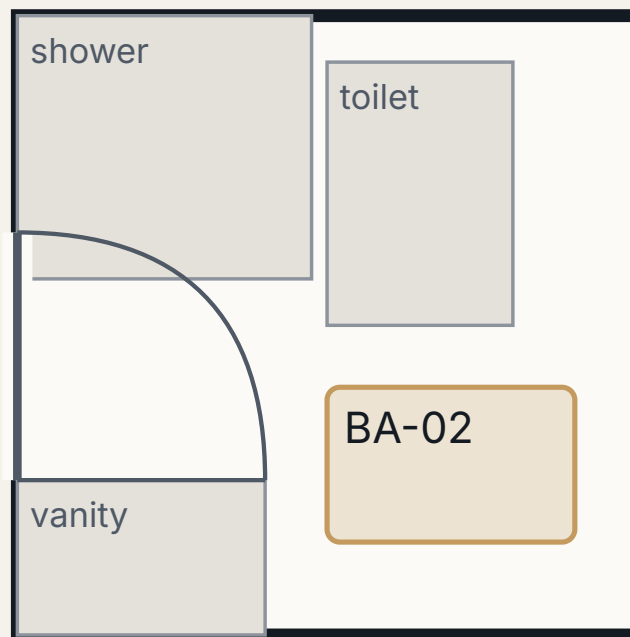


3.40 × 3.60 m · plan coordinates in metres

AR-01: Borgo Shadow Box - 120X120 CM · WD-01: DYTÅG Curtains, 1 pair - beige/with heading tape 145×300 cm · WD-02: ÄNGSFRYLE Sheer curtain, 1 piece - white/with heading tape 300×300 cm · WD-03: VIDGA Single track set - white · TX-01: Cvijeta Cotton Velvet Cushion Cover - 60X60 CM · BED-02: IDANÄS Upholstered bed frame - Naggen beige 160×200 cm · MAT-02: VATNESTRÖM Pocket sprung mattress - extra firm/natural 160×200 cm · NS-01: TONSTAD Bedside table - oak veneer 40×40×59 cm · MR-01: Toor mirror 110×80cm · RG-02: Rotan Looselay Rug 200X290cm · LG-01: Pendant Lamp 3L · LG-02: Lume Fabric Table Lamp E27 - 75 CM · BD-01: NATTJASMIN Duvet cover and 2 pillowcases - light beige 240×220/50×80 cm · BD-02: GRUSSTARR Duvet, cool 240×220 cm · BD-03: SANDGRÄSMAL Pillow 50×80 cm · TX-02: FJÄDRAR Cushion pad - off-white 65×65 cm · TH-01: Idell Throw 130X170CM

Shared Bathroom

Retained shared bathroom entered directly from the bedroom hall.

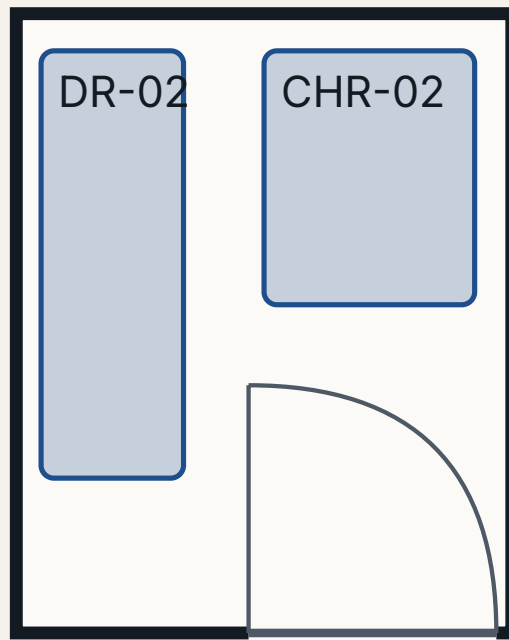


2.00 × 2.00 m · plan coordinates in metres

BA-01: VÅGSJÖN Bath towel - light beige 70×140 cm · BA-02: TOFTBO Bath mat - beige 50×80 cm

Family Nook

A compact landing with a reading chair and shared linen chest outside the bedroom doors.

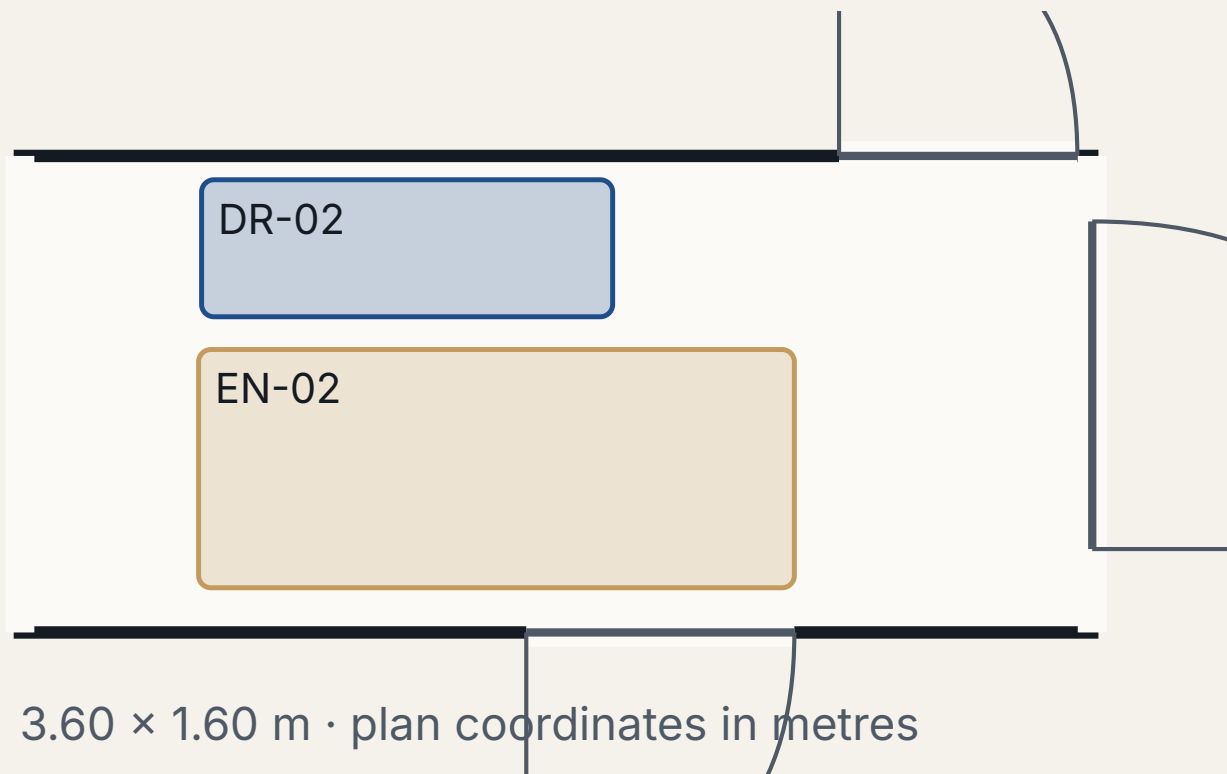


1.60 × 2.00 m · plan coordinates in metres

DR-02: HAUGA Chest of 6 drawers - white 138×46×84 cm · CHR-02: POÄNG Armchair - black-brown/Knisa light beige

Bedroom Corridor

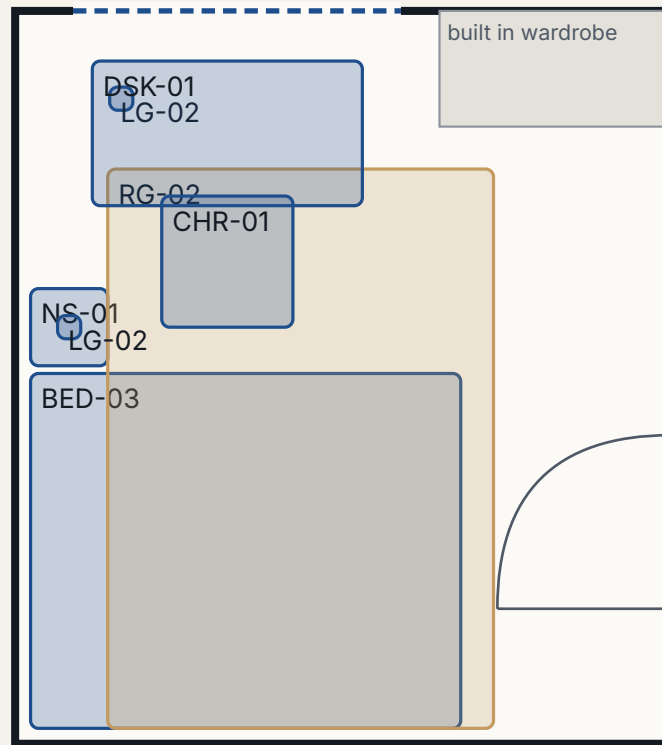
A quiet family gallery with a chest of drawers, a vase and art, linked to a continuous 1.0 m bedroom hall with a washable runner and repeated ceiling lights.



AR-01: Borgo Shadow Box - 120X120 CM · DC-01: Juna Ceramic Vase - 34 CM · DR-02: HAUGA Chest of 6 drawers - white 138×46×84 cm · LG-01: Pendant Lamp 3L · EN-02: TIDTABELL Rug, flatwoven - beige 80×200 cm

Bedroom 3

A permanent queen bedroom for an older child with a compact desk, proper task chair, retained built-in wardrobe and durable soft furnishings.

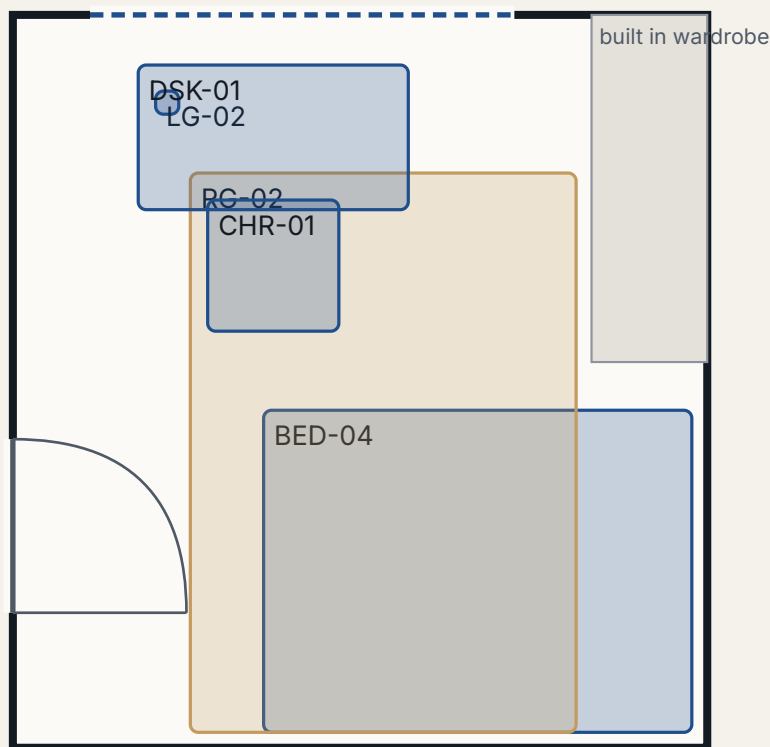


3.40 × 3.80 m · plan coordinates in metres

AR-01: Borgo Shadow Box - 120X120 CM · WD-01: DYTÅG Curtains, 1 pair - beige/with heading tape 145×300 cm · WD-02: ÄNGSFRYLE Sheer curtain, 1 piece - white/with heading tape 300×300 cm · WD-03: VIDGA Single track set - white · TX-01: Cvijeta Cotton Velvet Cushion Cover - 60X60 CM · DC-01: Juna Ceramic Vase - 34 CM · BED-03: TUFJORD Upholstered bed frame - Tallmyra white/black/Leirsund 160×200 cm · MAT-02: VATNESTRÖM Pocket sprung mattress - extra firm/natural 160×200 cm · NS-01: TONSTAD Bedside table - oak veneer 40×40×59 cm · MR-01: Toor mirror 110×80cm · RG-02: Rotan Looselay Rug 200X290cm · LG-01: Pendant Lamp 3L · LG-02: Lume Fabric Table Lamp E27 - 75 CM · BD-01: NATTJASMIN Duvet cover and 2 pillowcases - light beige 240×220/50×80 cm · BD-02: GRUSSTARR Duvet, cool 240×220 cm · BD-03: SANDGRÄSMAL Pillow 50×80 cm · TX-02: FJÄDRAR Cushion pad - off-white 65×65 cm · TH-01: Idell Throw 130X170CM · DSK-01: TONSTAD Desk - off-white 140×75 cm · CHR-01: JÄRVFJÄLLET Office chair with armrests - Glose black

Bedroom 4

A permanent queen guest bedroom with a compact writing desk, full window treatment, reading light and complete bedding.

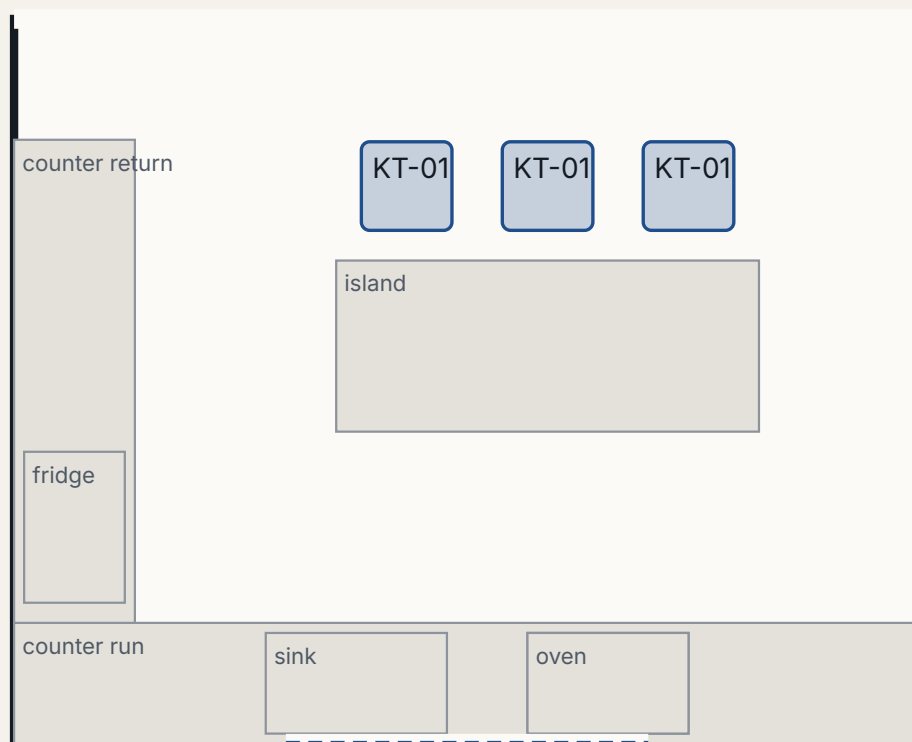


3.60 × 3.80 m · plan coordinates in metres

AR-01: Borgo Shadow Box - 120X120 CM · WD-01: DYTÅG Curtains, 1 pair - beige/with heading tape 145×300 cm · WD-02: ÄNGSFRYLE Sheer curtain, 1 piece - white/with heading tape 300×300 cm · WD-03: VIDGA Single track set - white · TX-01: Cvijeta Cotton Velvet Cushion Cover - 60X60 CM · DC-01: Juna Ceramic Vase - 34 CM · BED-04: IDANÄS Upholstered bed frame - Naggen beige 160×200 cm · MAT-02: VATNESTRÖM Pocket sprung mattress - extra firm/natural 160×200 cm · MR-01: Toor mirror 110×80cm · RG-02: Rotan Looselay Rug 200X290cm · LG-01: Pendant Lamp 3L · LG-02: Lume Fabric Table Lamp E27 - 75 CM · BD-01: NATTJASMIN Duvet cover and 2 pillowcases - light beige 240×220/50×80 cm · BD-02: GRUSSTARR Duvet, cool 240×220 cm · BD-03: SANDGRÄSMAL Pillow 50×80 cm · TX-02: FJÄDRAR Cushion pad - off-white 65×65 cm · TH-01: Idell Throw 130X170CM · DSK-01: TONSTAD Desk - off-white 140×75 cm · CHR-01: JÄRVFJÄLLET Office chair with armrests - Glose black

Kitchen

Dress the existing joinery with three counter stools, warm pendants and a restrained preparation and tableware layer.

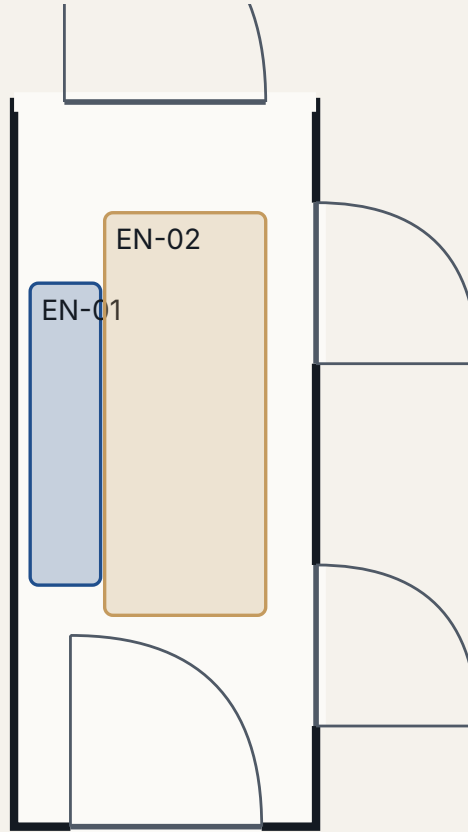


4.50 × 3.60 m · plan coordinates in metres

DC-01: Juna Ceramic Vase - 34 CM · KT-01: GRÖNSTA Bar stool - counter height grey-turquoise/in/outdoor 64 cm

Entry

A slim console with a bronze-framed mirror above it on the west wall, a runner and a three-shade pendant make a useful arrival point clear of the front door.

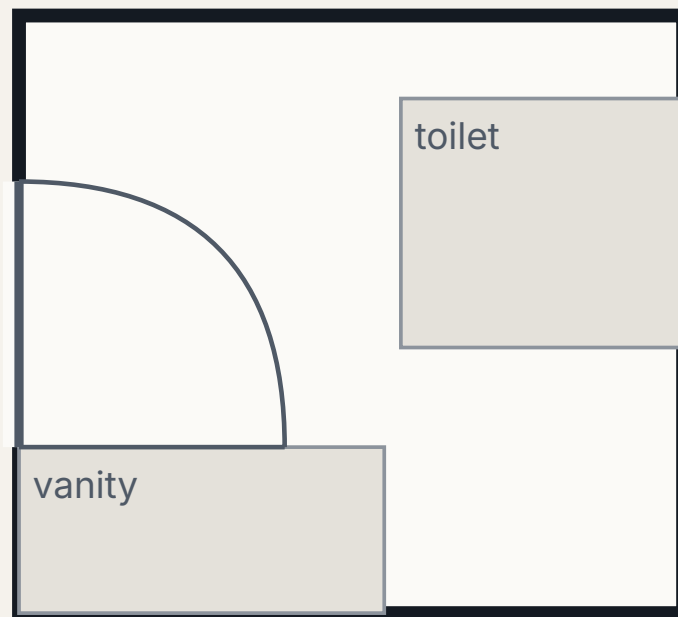


1.50 × 3.60 m · plan coordinates in metres

DC-01: Juna Ceramic Vase - 34 CM · MR-01: Toor mirror 110×80cm · LG-01: Pendant Lamp 3L · EN-01: Cross Console · EN-02: TIDTABELL Rug, flatwoven - beige 80×200 cm

Powder Room

Existing fixed fittings; styling only.

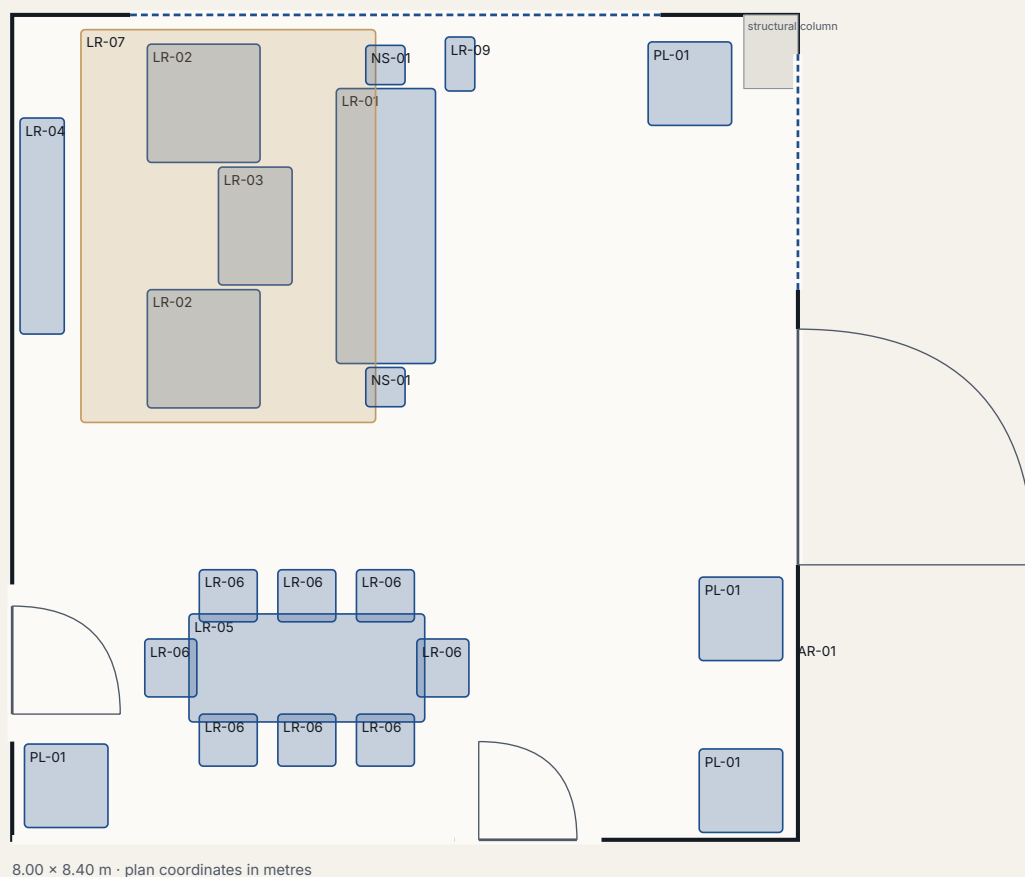


2.00 × 1.80 m · plan coordinates in metres

BA-01: VÅGSJÖN Bath towel - light beige 70×140 cm

Living and Dining

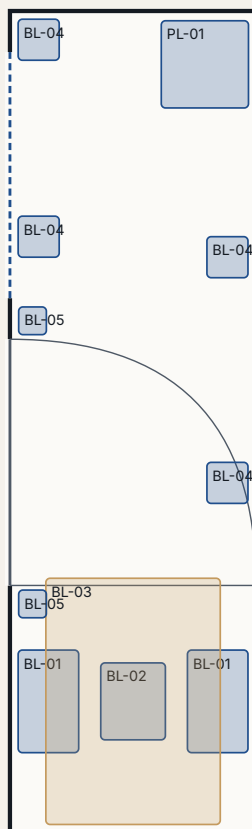
A generous family sitting room and eight-seat dining zone. The sofa faces the low dark-wood media unit on the solid west wall, two velvet chairs face each other across the coffee table, and the dining table sits under one glass-globe chandelier, with layered lighting and a lived-in but orderly styling layer.



LR-01: Karla 4 seater sofa · LR-02: Moana Single Seater Sofa · LR-03: Uma Mdf Top Coffee table · LR-04: Parque TV Unit · LR-05: Blythe 8 Seater Dining Table · LR-06: Aico dining chair · LR-07: Soloni Looselay Rug Greige - 300X400 cm · LR-08: Leti 18-Lights Metal Chandelier · LR-09: Faby Linen Floor Lamp E27 - 165 CM · AR-01: Borgo Shadow Box - 120X120 CM · WD-01: DYTÅG Curtains, 1 pair - beige/with heading tape 145x300 cm · WD-02: ÄNGSFRYLE Sheer curtain, 1 piece - white/with heading tape 300x300 cm · WD-03: VIDGA Single track set - white · PL-01: Olive Tree - 210 CM · TX-01: Cvijeta Cotton Velvet Cushion Cover - 60X60 CM · DC-01: Juna Ceramic Vase - 34 CM · NS-01: TONSTAD Bedside table - oak veneer 40x40x59 cm · TX-02: FJÄDRAR Cushion pad - off-white 65x65 cm

Balcony

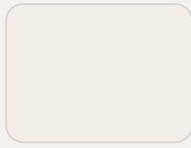
A four-seat outdoor conversation area with an outdoor rug, planters and rechargeable lanterns, keeping the sliding door clear.



2.40 × 8.00 m · plan coordinates in metres

PL-01: Olive Tree - 210 CM · BL-01: JOLPEN 2-seat sofa, outdoor - white/grey 100×59×67 cm · BL-02: NÄMMARÖ Table, outdoor - light brown stained 75×63 cm · BL-03: FULLMAKT Rug flatwoven, in/outdoor - beige/mélange 170×240 cm · BL-04: Agora Planter - 40X40X36.5 CM · BL-05: Bambie Bamboo Lantern - 27X27X40 CM

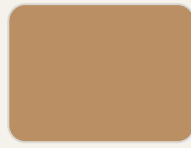
3. Style Boards



Warm chalk
Wall base
#F4EFE6



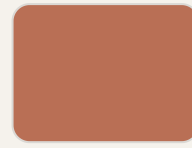
Oat linen
Primary textile
#D6C6B2



Natural oak
Wood
#B98F63



Coffee brown
Contrast
#3D3028



Soft clay
Accent
#B96F55

Existing finishes and wall treatments

- Existing light oak plank floor throughout dry rooms, retained and not charged
- Existing pale porcelain tile in kitchen, bathrooms, utility and balcony, retained and not charged
- Warm chalk washable wall paint in dry rooms
- Oak veneer slat panel behind the living media unit
- Clay mineral-paint headboard panel in the main bedroom
- Floor-length oatmeal curtains with white sheers on ceiling tracks

Living and Dining

A generous family sitting room and eight-seat dining zone. The sofa faces the low dark-wood media unit on the solid west wall, two velvet chairs face each other across the coffee table, and the dining table sits under one glass-globe chandelier, with layered lighting and a lived-in but orderly styling layer.



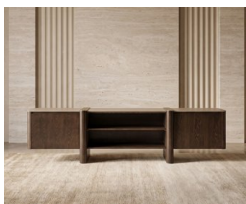
LR-01 / Karla 4 seater sofa



LR-02 / Moana Single Seater Sofa



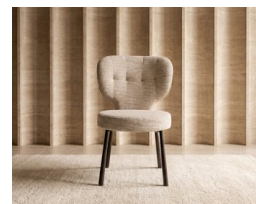
LR-03 / Uma Mdf Top Coffee table



LR-04 / Parque TV Unit



LR-05 / Blythe 8 Seater Dining Table



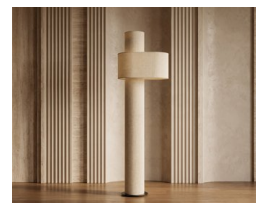
LR-06 / Aico dining chair



LR-07 / Soloni Looselay Rug Greige -
300X400 cm



LR-08 / Leti 18-Lights Metal
Chandelier



LR-09 / Faby Linen Floor Lamp E27 -
165 CM

Across the home



AR-01 / Borgo Shadow Box - 120X120 CM



WD-01 / DYTÅG Curtains, 1 pair - beige/with heading tape 145x300 cm



WD-02 / ÄNGSFRYLE Sheer curtain, 1 piece - white/with heading tape 300x300 cm



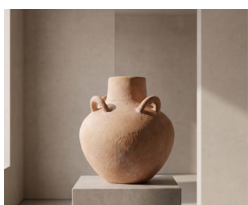
WD-03 / VIDGA Single track set - white



PL-01 / Olive Tree - 210 CM



TX-01 / Cvijeta Cotton Velvet Cushion Cover - 60X60 CM



DC-01 / Juna Ceramic Vase - 34 CM



MAT-02 / VATNESTRÖM Pocket sprung mattress - extra firm/natural 160x200 cm



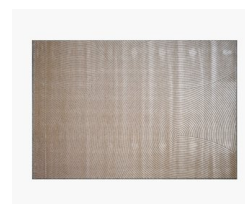
NS-01 / TONSTAD Bedside table - oak veneer 40x40x59 cm



DR-02 / HAUGA Chest of 6 drawers - white 138x46x84 cm



MR-01 / Toor mirror 110x80cm



RG-02 / Rotan Looselay Rug 200X290cm



LG-01 / Pendant Lamp 3L



LG-02 / Lume Fabric Table Lamp E27
- 75 CM



BD-01 / NATTJASMIN Duvet cover
and 2 pillowcases - light beige
240×220/50×80 cm



BD-02 / GRUSSTARR Duvet, cool
240×220 cm



BD-03 / SANDGRÄSMAL Pillow
50×80 cm



TX-02 / FJÄDRAR Cushion pad - off-
white 65×65 cm



TH-01 / Idell Throw 130X170CM



DSK-01 / TONSTAD Desk - off-white
140×75 cm



CHR-01 / JÄRVFJÄLLET Office chair
with armrests - Glose black



CHR-02 / POÄNG Armchair - black-
brown/Knisa light beige



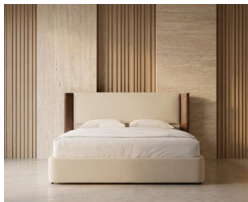
BA-01 / VÅGSJÖN Bath towel - light
beige 70×140 cm



BA-02 / TOFTBO Bath mat - beige
50×80 cm

Main Bedroom

A calm king room with a fully upholstered bed between two bedside tables, a vanity with a mirror, a chest of drawers, a reading chair in the window corner, blackout curtains and layered bedding.



**BED-01 / Nolla king bed beige -
180×200 CM**



**MAT-01 / VATNESTRÖM Pocket
sprung mattress - firm/natural
180×200 cm**



DR-01 / Nolla vanity table



**RG-01 / Sufliä Looselay Rug Beige -
240X340 cm**

Bedroom 2

A welcoming queen guest room with warm neutral textiles, two bedside tables and lamps, art, a mirror and the retained wardrobe, with its hall route kept clear.



BED-02 / IDANÄS Upholstered bed
frame - Naggen beige 160×200 cm

Bedroom 3

A permanent queen bedroom for an older child with a compact desk, proper task chair, retained built-in wardrobe and durable soft furnishings.



BED-03 / TUFJORD Upholstered bed
frame - Tallmyra
white/black/Leirsund 160×200 cm

Bedroom 4

A permanent queen guest bedroom with a compact writing desk, full window treatment, reading light and complete bedding.



BED-04 / IDANÄS Upholstered bed
frame - Naggen beige 160×200 cm

Kitchen

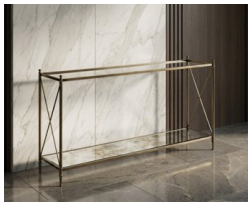
Dress the existing joinery with three counter stools, warm pendants and a restrained preparation and tableware layer.



KT-01 / GRÖNSTA Bar stool - counter
height grey-turquoise/in/outdoor 64
cm

Entry

A slim console with a bronze-framed mirror above it on the west wall, a runner and a three-shade pendant make a useful arrival point clear of the front door.



EN-01 / Cross Console



EN-02 / TIDTABELL Rug, flatwoven -
beige 80×200 cm

Balcony

A four-seat outdoor conversation area with an outdoor rug, planters and rechargeable lanterns, keeping the sliding door clear.



BL-01 / JOLPEN 2-seat sofa, outdoor
- white/grey 100×59×67 cm



BL-02 / NÄMMARÖ Table, outdoor -
light brown stained 75×63 cm



BL-03 / FULLMAKT Rug flatwoven,
in/outdoor - beige/mélange 170×240
cm



BL-04 / Agora Planter - 40X40X36.5
CM



BL-05 / Bambie Bamboo Lantern -
27X27X40 CM

Rendered Design Gallery

AI-assisted design visualizations based on this plan, the placed furniture and the actual product photographs. The listed products keep their positions and finishes; smaller styling accessories in the images (books, ceramics, tableware, extra plants and similar) show how the home can be dressed and are not part of the budget unless they appear in the item list. Confirm finishes against retailer photographs before ordering.



The living room: Karla sofa, Moana chairs and the Uma table on a Soloni rug, with the balcony and Dubai Hills beyond.



The media wall: Parque unit in dark walnut beneath the Borgo shadow-box art.



Eight-seat Blythe dining under the Leti chandelier, open to the kitchen.



The retained kitchen with GRÖNSTA counter stools at the island.



The main bedroom: Nolla king bed, TONSTAD bedside tables and Borgo art above the headboard.



Bedroom 2: IDANÄS queen bed in beige with oak bedside tables and the west window.



Bedroom 3: TUFJORD bed along the wall and a TONSTAD desk under the window.



Bedroom 4: IDANÄS bed in beige with a TONSTAD desk by the window.



The main bathroom styled with VÅGSJÖN towels and TOFTBO mats.



The shared bathroom with VÅGSJÖN towels.



The balcony lounge: two JOLPEN benches, a NÄMMARÖ table and Bambie lanterns.



The entry: Cross console, Toor mirror and a TIDTABELL runner leading to the living room.

4. Full Item List

Amounts in AED. Unit prices refer to the named pack or set where applicable. Alternatives are excluded from the total.

Code / Photo	Room / Item / Retailer	Dimensions	Qty	Unit AED	Amount AED
LR-01 	Living and Dining Karla 4 seater sofa 2XL Home Alternative: Arton 3 seater sofa . 2XL Home, AED 6,365.00. 243 W x 99 D x 86 H cm.	280 × 101 × 78 cm	1	5,940.00	5,940.00
LR-02 	Living and Dining Moana Single Seater Sofa 2XL Home Alternative: Karla Single seater Sofa . 2XL Home, AED 2,370.00. 88 W x 99 D x 78 H cm.	92 × 100 × 74 cm	2	2,450.00	4,900.00
LR-03 	Living and Dining Uma Mdf Top Coffee table 2XL Home Alternative: Atticus coffee table . 2XL Home, AED 1,189.00. 100 W x 100 D x 35 H cm.	120 × 75 × 34 cm	1	1,030.00	1,030.00
LR-04 	Living and Dining Parque TV Unit 2XL Home Alternative: Winnie TV unit . 2XL Home, AED 3,349.00. 220 W x 40 D x 40 H cm.	220 × 45 × 58 cm	1	3,090.00	3,090.00
LR-05 	Living and Dining Blythe 8 Seater Dining Table 2XL Home Alternative: Odren 8 Seater dining table . 2XL Home, AED 3,479.00. 240 W x 110 D x 76 H cm.	240 × 110 × 75 cm	1	3,999.00	3,999.00
LR-06 	Living and Dining Aico dining chair 2XL Home Alternative: Porto dining chair . 2XL Home, AED 1,090.00. 57 W x 52 D x 82 H cm.	59 × 53 × 83 cm	8	599.00	4,792.00
LR-07 	Living and Dining Soloni Looselay Rug Greige - 300X400 cm 2XL Home Alternative: Knoll Looselay Rug Greige - 300X400 cm . 2XL Home, AED 2,149.00. 300 W x 400 D x 1.1 H cm.	400 × 300 × 0.35 cm	1	2,299.00	2,299.00
LR-08 	Living and Dining Leti 18-Lights Metal Chandelier 2XL Home Alternative: Pendant Lamp 3L . 2XL Home, AED 69.00. 57 W x 14 D x 150 H cm.	165 × 45 × 45 cm	1	1,149.00	1,149.00
LR-09 	Living and Dining Faby Linen Floor Lamp E27 - 165 CM 2XL Home Alternative: Ross Iron Floor Lamp - 164 CM . 2XL Home, AED 479.00. 32 W x 25 D x 164 H cm.	55 × 30 × 165 cm	1	679.00	679.00
Selected-product subtotal					120,425.20

Code / Photo	Room / Item / Retailer	Dimensions	Qty	Unit AED	Amount AED
AR-01 	Across the home <u>Borgo Shadow Box - 120X120 CM</u> 2XL Home Alternative: <u>Takt Shadow Box - 100X150 CM</u> . 2XL Home, AED 999.00. 100 W x 4 D x 150 H cm.	120 × 6 × 120 cm	6	1,579.00	9,474.00
WD-01 	Across the home <u>DYTÅG Curtains, 1 pair - beige/with heading tape 145×300 cm</u> IKEA UAE Alternative: <u>DYTÅG Curtains, 1 pair - grey-green/with heading tape 145×300 cm</u> . IKEA UAE, AED 329.00. Each pair: 2 panels, each 145 W x 300 L cm.	Each pair: 2 panels, each 145 W × 300 L cm	8	329.00	2,632.00
WD-02 	Across the home <u>ÄNGSFRYLE Sheer curtain, 1 piece - white/with heading tape 300×300 cm</u> IKEA UAE Alternative: <u>BERGNEJLIKA Net curtains, 1 pair - white/with heading tape 145×300 cm</u> . IKEA UAE, AED 79.00. Each pair: 2 panels, each 145 W x 300 L cm.	Each piece: 300 W × 300 L cm	14	199.00	2,786.00
WD-03 	Across the home <u>VIDGA Single track set - white</u> IKEA UAE Alternative: <u>VIDGA Single track set for wall - white</u> . IKEA UAE, AED 190.00. 140 cm cuttable rail with two 12 cm wall fittings.	Each set: 140 cm single track rail	28	130.00	3,640.00
PL-01 	Across the home <u>Olive Tree - 210 CM</u> 2XL Home Alternative: <u>Travellers Palm Tree</u> . 2XL Home, AED 459.00. 91 W x 91 D x 183 H cm.	85 × 85 × 210 cm	6	989.00	5,934.00
TX-01 	Across the home <u>Cvijeta Cotton Velvet Cushion Cover - 60X60 CM</u> 2XL Home Alternative: <u>Velimir Cotton Velvet Cushion Cover - 60X60 CM</u> . 2XL Home, AED 109.00. 60 W x 60 D x 1 H cm.	60 W × 60 L cm cover; 1 cm listed product depth	12	159.00	1,908.00
DC-01 	Across the home <u>Juna Ceramic Vase - 34 CM</u> 2XL Home Alternative: <u>Juna Ceramic Vase - 25.50 CM</u> . 2XL Home, AED 135.00. 26 W x 26 D x 25.5 H cm.	35 W × 35 L × 34 H cm	9	259.00	2,331.00
BED-01 	Main Bedroom <u>Nolla king bed beige - 180×200 CM</u> 2XL Home Alternative: <u>Malta King bed beige - 180×200 CM</u> . 2XL Home, AED 3,540.00. 221 W x 226 D x 124 H cm.	215 × 226 × 114 cm	1	5,150.00	5,150.00
BED-02 	Bedroom 2 <u>IDANÅS Upholstered bed frame - Naggen beige 160×200 cm</u> IKEA UAE Alternative: <u>TUFJORD Upholstered bed frame - Tallmyra white/black/Leirsund 160×200 cm</u> . IKEA UAE, AED 2,795.00. 184 W x 223 D x 109 H cm.	167 × 222 × 121 cm	1	1,895.00	1,895.00
BED-03 	Bedroom 3 <u>TUFJORD Upholstered bed frame - Tallmyra white/black/Leirsund 160×200 cm</u> IKEA UAE Alternative: <u>IDANÅS Upholstered bed frame - Naggen beige 160×200 cm</u> . IKEA UAE, AED 1,895.00. 167 W x 222 D x 121 H cm.	184 × 223 × 109 cm	1	2,795.00	2,795.00
Selected-product subtotal					120,425.20

Code / Photo	Room / Item / Retailer	Dimensions	Qty	Unit AED	Amount AED
BED-04 	Bedroom 4 IDANÄS Upholstered bed frame - Naggen beige 160×200 cm IKEA UAE Alternative: TUFJORD Upholstered bed frame - Tallmyra white/black/Leirsund 160×200 cm. IKEA UAE, AED 2,795.00. 184 W x 223 D x 109 H cm.	167 × 222 × 121 cm	1	1,895.00	1,895.00
MAT-01 	Main Bedroom VATNESTRÖM Pocket sprung mattress - firm/natural 180×200 cm IKEA UAE Alternative: VALEVÅG Pocket sprung mattress - firm/light blue 180×200 cm. IKEA UAE, AED 1,395.00. 180 W x 200 D x 24 H cm.	180 × 200 × 26 cm	1	3,795.00	3,795.00
MAT-02 	Across the home VATNESTRÖM Pocket sprung mattress - extra firm/natural 160×200 cm IKEA UAE Alternative: VALEVÅG Pocket sprung mattress - extra firm/light blue 160×200 cm. IKEA UAE, AED 1,195.00. 160 W x 200 D x 24 H cm.	160 × 200 × 26 cm	3	3,395.00	10,185.00
NS-01 	Across the home TONSTAD Bedside table - oak veneer 40×40×59 cm IKEA UAE Alternative: TONSTAD Bedside table - brown stained oak veneer 40×40×59 cm. IKEA UAE, AED 445.00. 40 W x 40 D x 59 H cm.	40 × 40 × 59 cm	8	445.00	3,560.00
DR-01 	Main Bedroom Nolla vanity table 2XL Home Alternative: Toor vanity with 8 Drawers. 2XL Home, AED 3,799.00. 204 W x 55 D x 77 H cm.	200 × 49 × 79 cm	1	5,550.00	5,550.00
DR-02 	Across the home HAUGA Chest of 6 drawers - white 138×46×84 cm IKEA UAE Alternative: TONSTAD Chest of 4 drawers - off-white 82×47×91 cm. IKEA UAE, AED 995.00. 82 W x 47 D x 91 H cm.	138 × 46 × 84 cm	3	999.00	2,997.00
MR-01 	Across the home Toor mirror 110×80cm 2XL Home Alternative: Repoz mirror139.7×2×86.4 Taupe. 2XL Home, AED 995.00. 86.4 W x 3.3 D x 139.7 H cm.	110 × 6 × 80 cm	5	709.00	3,545.00
RG-01 	Main Bedroom Sufliä Looselay Rug Beige - 240X340 cm 2XL Home Alternative: Sonar Looselay Rug Greige - 200X290 cm. 2XL Home, AED 1,299.00. 200 W x 290 D x 1.1 H cm.	340 × 240 × 0.4 cm	1	1,629.00	1,629.00
RG-02 	Across the home Rotan Looselay Rug 200X290cm 2XL Home Alternative: Sonar Looselay Rug Greige - 200X290 cm. 2XL Home, AED 1,299.00. 290 L x 200 W x 1.1 H cm.	290 × 200 × 0.4 cm	3	999.00	2,997.00
LG-01 	Across the home Pendant Lamp 3L 2XL Home Alternative: Leti 18-Lights Metal Chandelier. 2XL Home, AED 1,149.00. 165 W x 60 D x 45 H cm.	57 × 14 × 150 cm	7	69.00	483.00
Selected-product subtotal					120,425.20

Code / Photo	Room / Item / Retailer	Dimensions	Qty	Unit AED	Amount AED
LG-02 	Across the home Lume Fabric Table Lamp E27 - 75 CM 2XL Home Alternative: Ahti Iron Table Lamp E27 - 77 CM . 2XL Home, AED 389.00. 19 W x 16 D x 77 H cm.	12 × 12 × 75 cm	8	365.00	2,920.00
BD-01 	Across the home NATTJASMIN Duvet cover and 2 pillowcases - light beige 240x220/50x80 cm IKEA UAE Alternative: NATTJASMIN Duvet cover and 2 pillowcases - white 240x220/50x80 cm . IKEA UAE, AED 279.00. 240 × 220 cm duvet cover with two 50 × 80 cm pillowcases.	Set: 240 × 220 cm duvet cover and two 50 × 80 cm pillowcases	4	279.00	1,116.00
BD-02 	Across the home GRUSSTARR Duvet, cool 240x220 cm IKEA UAE Alternative: RÅDHUSVIN Duvet, warm - wool 240x220 cm . IKEA UAE, AED 499.00. 240 × 220 cm duvet.	240 W × 220 L cm	4	249.00	996.00
BD-03 	Across the home SANDGRÄSMAL Pillow 50x80 cm IKEA UAE Alternative: Slumber Down Alternative Pillow - 50 × 75+5 cm . Danube Home UAE, AED 59.00. 50 × 75 cm pillow with 5 cm gusset.	50 W × 80 L cm	8	14.95	119.60
TX-02 	Across the home FJÄDRAR Cushion pad - off-white 65x65 cm IKEA UAE Alternative: Microfibre Cushion Insert - 60 × 60 cm . Zara Home UAE, AED 79.00. 60 × 60 cm cushion insert.	65 W × 65 L cm	12	65.00	780.00
TH-01 	Across the home Idell Throw 130X170CM 2XL Home Alternative: Eason Throw 130X170CM . 2XL Home, AED 157.00. 130 W x 170 D x 0 H cm.	130 W × 170 L cm	4	135.00	540.00
DSK-01 	Across the home TONSTAD Desk - off-white 140x75 cm IKEA UAE Alternative: MICKE Desk - white 105x50 cm . IKEA UAE, AED 395.00. 105 W x 50 D x 75 H cm.	140 × 75 × 75 cm	2	895.00	1,790.00
CHR-01 	Across the home JÄRVFJÄLLET Office chair with armrests - Glose black IKEA UAE Alternative: FLINTAN Office chair - black . IKEA UAE, AED 295.00. 71 W x 71 D x 114 H cm.	68 × 68 × 140 cm	2	1,195.00	2,390.00
CHR-02 	Across the home POÄNG Armchair - black-brown/Knisa light beige IKEA UAE Alternative: POÄNG Armchair - walnut effect/Knisa light beige . IKEA UAE, AED 295.00. 68 W x 82 D x 100 H cm.	68 × 82 × 100 cm	2	295.00	590.00
KT-01 	Kitchen GRÖNSTA Bar stool - counter height grey-turquoise/in/outdoor 64 cm IKEA UAE Alternative: JANINGE Bar stool - white 76 cm . IKEA UAE, AED 445.00. 38 W x 36 D x 84 H cm.	45 × 44 × 76 cm	3	395.00	1,185.00
Selected-product subtotal					120,425.20

Code / Photo	Room / Item / Retailer	Dimensions	Qty	Unit AED	Amount AED
EN-01 	Entry Cross Console 2XL Home Alternative: Arezzo Console Table . 2XL Home, AED 3,749.00. 160 W x 40 D x 78 H cm.	150 × 35 × 78 cm	1	1,649.00	1,649.00
EN-02 	Entry TIDTABELL Rug, flatwoven - beige 80×200 cm IKEA UAE Alternative: MORUM Rug flatwoven, in/outdoor - dark grey 80×200 cm . IKEA UAE, AED 119.00. 80 W x 200 D x 5 H cm.	200 × 80 × 0.4 cm	2	249.00	498.00
BL-01 	Balcony JOLPEN 2-seat sofa, outdoor - white/grey 100×59×67 cm IKEA UAE Alternative: BONDHOLMEN 2-seat sofa, outdoor - white/beige 139×81×73 cm . IKEA UAE, AED 545.00. 139 W x 81 D x 73 H cm.	100 × 59 × 67 cm	2	275.00	550.00
BL-02 	Balcony NÄMMARÖ Table, outdoor - light brown stained 75×63 cm IKEA UAE Alternative: NÄMMARÖ Table, outdoor - light brown stained 140×75 cm . IKEA UAE, AED 595.00. 140 W x 75 D x 75 H cm.	75 × 63 × 75 cm	1	245.00	245.00
BL-03 	Balcony FULLMAKT Rug flatwoven, in/outdoor - beige/mélange 170×240 cm IKEA UAE Alternative: MORUM Rug flatwoven, in/outdoor - dark green 160×230 cm . IKEA UAE, AED 329.00. 160 W x 230 D x 5 H cm.	240 × 170 × 0.5 cm	1	699.00	699.00
BL-04 	Balcony Agora Planter - 40X40X36.5 CM 2XL Home Alternative: Brio Planter - 44X44X34 CM . 2XL Home, AED 375.00. 44 W x 44 D x 34 H cm.	40 × 40 × 36.5 cm	4	247.00	988.00
BL-05 	Balcony Bambie Bamboo Lantern - 27X27X40 CM 2XL Home Alternative: Jowi Stainless Steel Lantern - 20.2X18.5X40 CM . 2XL Home, AED 93.00. 18.5 W x 20.2 D x 40 H cm.	27 × 27 × 40 cm	2	38.00	76.00
BA-01 	Across the home VÅGSJÖN Bath towel - light beige 70×140 cm IKEA UAE Alternative: BROKGLIM Bath towel - beige 70×140 cm . IKEA UAE, AED 69.00. 70 × 140 cm bath towel.	70 W × 140 L cm	8	19.95	159.60
BA-02 	Across the home TOFTBO Bath mat - beige 50×80 cm IKEA UAE Alternative: TOFTBO Bath mat - grey-white/mélange 40×60 cm . IKEA UAE, AED 14.95. 40 × 60 cm bath mat.	80 × 50 × 2 cm	3	25.00	75.00
Selected-product subtotal					120,425.20

Getting it built

Estimated assembly: 29 hours 10 minutes. 71 flat-pack units, with the remaining items unpacked, positioned or mounted as specified.

- LR-01 / Karla 4 seater sofa: 1 units, about 25 minutes per unit.
- LR-02 / Moana Single Seater Sofa: 2 units, about 25 minutes per unit.
- LR-03 / Uma Mdf Top Coffee table: 1 units, about 25 minutes per unit.
- LR-04 / Parque TV Unit: 1 units, about 45 minutes per unit.
- LR-05 / Blythe 8 Seater Dining Table: 1 units, about 25 minutes per unit.
- LR-06 / Aico dining chair: 8 units, about 25 minutes per unit.
- LR-08 / Leti 18-Lights Metal Chandelier: 1 units, about 10 minutes per unit.
- LR-09 / Faby Linen Floor Lamp E27 - 165 CM: 1 units, about 10 minutes per unit.
- BED-01 / Nolla king bed beige - 180×200 CM: 1 units, about 45 minutes per unit.
- BED-02 / IDANÄS Upholstered bed frame - Naggen beige 160×200 cm: 1 units, about 45 minutes per unit.
- BED-03 / TUFJORD Upholstered bed frame - Tallmyra white/black/Leirsund 160×200 cm: 1 units, about 45 minutes per unit.
- BED-04 / IDANÄS Upholstered bed frame - Naggen beige 160×200 cm: 1 units, about 45 minutes per unit.
- MAT-01 / VATNESTRÖM Pocket sprung mattress - firm/natural 180×200 cm: 1 units, about 45 minutes per unit.
- MAT-02 / VATNESTRÖM Pocket sprung mattress - extra firm/natural 160×200 cm: 3 units, about 45 minutes per unit.
- NS-01 / TONSTAD Bedside table - oak veneer 40×40×59 cm: 8 units, about 25 minutes per unit.
- DR-01 / Nolla vanity table: 1 units, about 45 minutes per unit.
- DR-02 / HAUGA Chest of 6 drawers - white 138×46×84 cm: 3 units, about 45 minutes per unit.
- LG-01 / Pendant Lamp 3L: 7 units, about 10 minutes per unit.
- LG-02 / Lume Fabric Table Lamp E27 - 75 CM: 8 units, about 10 minutes per unit.
- DSK-01 / TONSTAD Desk - off-white 140×75 cm: 2 units, about 25 minutes per unit.
- CHR-01 / JÄRVFJÄLLET Office chair with armrests - Glose black: 2 units, about 25 minutes per unit.
- CHR-02 / POÄNG Armchair - black-brown/Knisa light beige: 2 units, about 25 minutes per unit.
- KT-01 / GRÖNSTA Bar stool - counter height grey-turquoise/in/outdoor 64 cm: 3 units, about 25 minutes per unit.
- EN-01 / Cross Console: 1 units, about 25 minutes per unit.
- BL-01 / JOLPEN 2-seat sofa, outdoor - white/grey 100×59×67 cm: 2 units, about 25 minutes per unit.
- BL-02 / NÄMMARÖ Table, outdoor - light brown stained 75×63 cm: 1 units, about 25 minutes per unit.
- BL-03 / FULLMAKT Rug flatwoven, in/outdoor - beige/mélange 170×240 cm: 1 units, about 25 minutes per unit.
- BL-04 / Agora Planter - 40X40X36.5 CM: 4 units, about 25 minutes per unit.
- BL-05 / Bambie Bamboo Lantern - 27X27X40 CM: 2 units, about 10 minutes per unit.

Confirm furniture assembly, curtain fitting, wall fixings and electrical installation with the retailer or a local installer. The budget includes the recorded service allowances; obtain final checkout and site quotes before booking.

5. Budget Table

Room or allowance	AED
Living and Dining	27,878.00
Across the home	63,948.20
Main Bedroom	16,124.00
Bedroom 2	1,895.00
Bedroom 3	2,795.00
Bedroom 4	1,895.00
Kitchen	1,185.00
Entry	2,147.00
Balcony	2,558.00
Selected products	120,425.20
IKEA consolidated delivery and assembly booking One consolidated IKEA UAE delivery-and-assembly booking at the published AED 144 rate. Eligibility and slot are reconfirmed at checkout.	144.00
2XL Home delivery The selected 2XL Home basket exceeds the current AED 500 free-delivery threshold. Final checkout remains the authority.	0.00
Curtain track installation Twenty-eight selected VIDGA track units multiplied by IKEA UAE's published AED 60 per-unit track-installation rate.	1,680.00
Curtain height alteration Eight selected DYTÅG pairs and fourteen ÄNGSFRYLE sheer pieces multiplied by IKEA UAE's published AED 30 package height-alteration rate.	660.00
Curtain site measurement One published IKEA UAE curtain measurement visit for the five window zones.	150.00
Art, mirror and media-unit safety mounting Six artworks, five mirrors and one media unit. AED 60 per piece uses IKEA UAE's published per-piece installation rate as a budgeting proxy; obtain a site-specific installer quote before purchase.	720.00
Warm chalk wall painting The 323.23 square metre room-by-room net wall takeoff in source/wall-treatment-takeoff.json multiplied by the upper published standard-emulsion Dubai rate. The measured scope includes the new bedroom hall and furnished family nook; final paint area and substrate repair are site measured.	5,818.14
Clay mineral-paint headboard panel A 3.70 × 2.70 metre main-bedroom feature panel from source/wall-treatment-takeoff.json, multiplied by the upper published Dubai decorative-paint rate. Mineral product selection is confirmed by installer quote.	449.55
Natural oak acoustic slat media panel The 2.20 × 2.70 metre media-wall takeoff in source/wall-treatment-takeoff.json multiplied by the published installed Trepanel oak slat rate.	1,948.32
Ceiling-light installation One dining pendant plus seven bedroom, entry and corridor fixtures multiplied by IKEA UAE's published AED 60 per-piece installation rate. Existing compatible ceiling points are assumed.	480.00

Room or allowance	AED
Furnishing estimate including delivery and installation allowances	132,475.21
Furnishing budget ceiling	150,000.00
Remaining furnishing budget	17,524.79

HomePrint design fee, shown separately

AED 3,750.00

Total including design fee
AED 136,225.21

Remaining against furnishing ceiling after design fee

AED 13,774.79

Product verification dates: 2026-10-01, 2026-10-02. Issued 2026-10-02. The furnishing ceiling excludes the separately stated design fee. Allowances are estimates and need checkout or site confirmation. Existing flooring is retained; wall treatment materials and installation are included in the listed allowances.