



DESIGN PACK / DUBAI / JAPANDI

Dubai Japandi Studio Design Pack

Light timber, low furniture and tactile neutrals give a compact home room to breathe.

AED 12,068.35

Furnishing estimate including allowances

37 selected lines

Furniture, textiles, lighting and styling

2026-10-02

Document issue date

1. How to Use This Pack

This pack brings together the japandi furnishing plan, room layouts, selected furniture, complete styling layers and the itemised budget for Dubai Japandi Studio Design Pack. 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 2026-09-30, 2026-10-01. 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 geometry with documented design dimensions. The official Ellington Windsor House studio plan was reviewed as research, but its lack of wall dimensions or a scale bar prevents reliable extraction. This apartment does not claim developer, customer or survey provenance.

2. Room Layouts

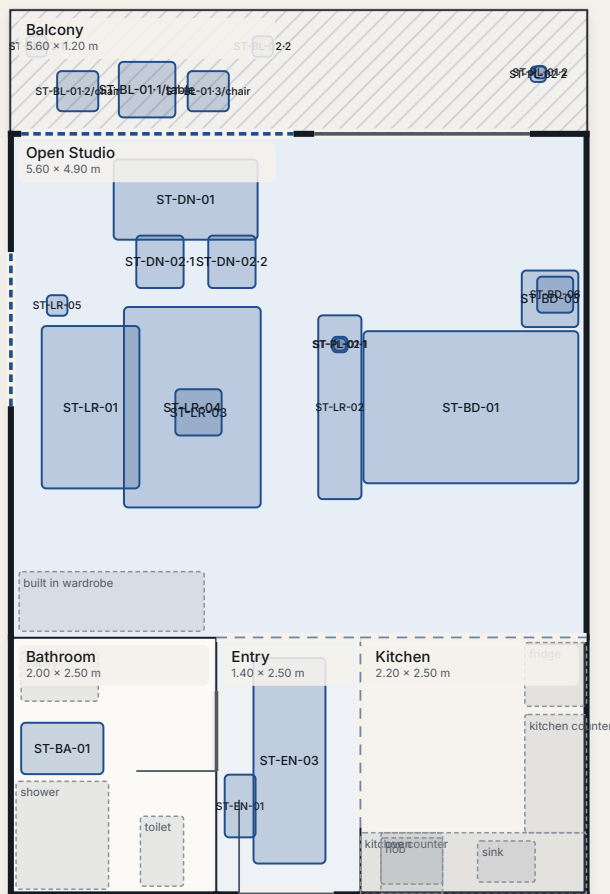
Blue outlines show floor furniture. Oak outlines show other placed layers. Grey outlines show retained fitted features, excluded from purchases. Dashed blue lines show windows; grey lines show doors. The source floor plan records openings and swing directions.

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.

Dubai Japandi Studio Design Pack

WHOLE-HOME SCALED FURNISHING PLAN



Placed furniture

Footprints shown after plan rotation

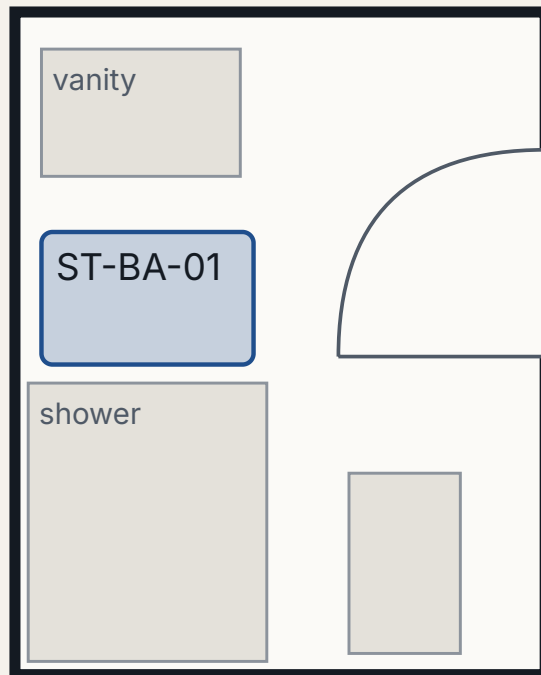
ST-BA-01 0.80 × 0.50 m
ST-BD-01 2.09 × 1.48 m
ST-BD-05 0.55 × 0.55 m
ST-BD-06 0.35 × 0.35 m
ST-BL-01 0.40 × 0.39 m, 0.55 × 0.54 m
ST-BL-02 0.20 × 0.20 m
ST-DN-01 1.40 × 0.78 m
ST-DN-02 0.46 × 0.51 m
ST-EN-01 0.30 × 0.61 m
ST-EN-03 0.70 × 2.00 m
ST-LR-01 0.95 × 1.58 m
ST-LR-02 0.42 × 1.79 m
ST-LR-03 0.45 × 0.45 m
ST-LR-04 1.33 × 1.95 m
ST-LR-05 0.20 × 0.20 m
ST-PL-01 0.12 × 0.12 m
ST-PL-02 0.15 × 0.15 m



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

Bathroom

Retain sanitaryware and tile; add coordinated towels, a bath mat, a soap dispenser and simple storage.

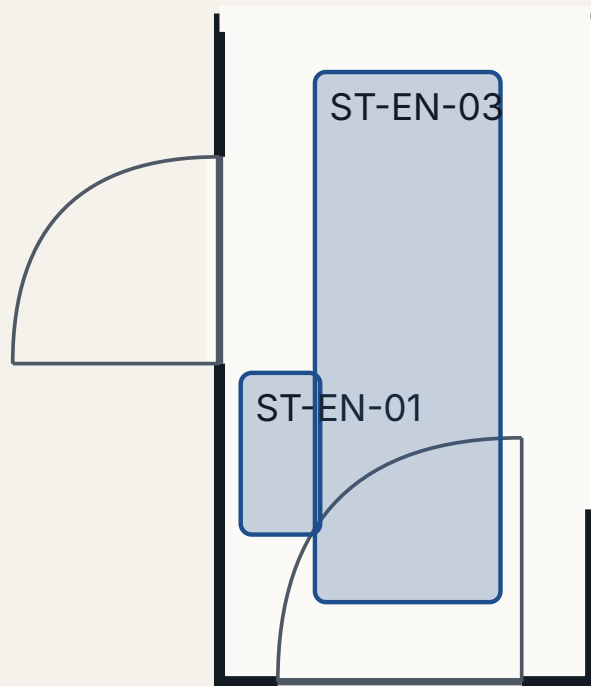


2.00 × 2.50 m · plan coordinates in metres

ST-BA-01: TOFTBO bath mat, grey-white melange · ST-BA-02: VÅGSJÖN bath towel, dark grey · ST-BA-03: VÅGSJÖN hand towel, white · ST-BA-04: EKOLN soap dispenser, beige · ST-BA-05: TISKEN basket with suction cup, black

Entry

The front door now opens against the short east return, so a slim shoe cabinet stands on the west wall just inside it. A striped runner leads down the corridor into the studio and the centre route stays clear.

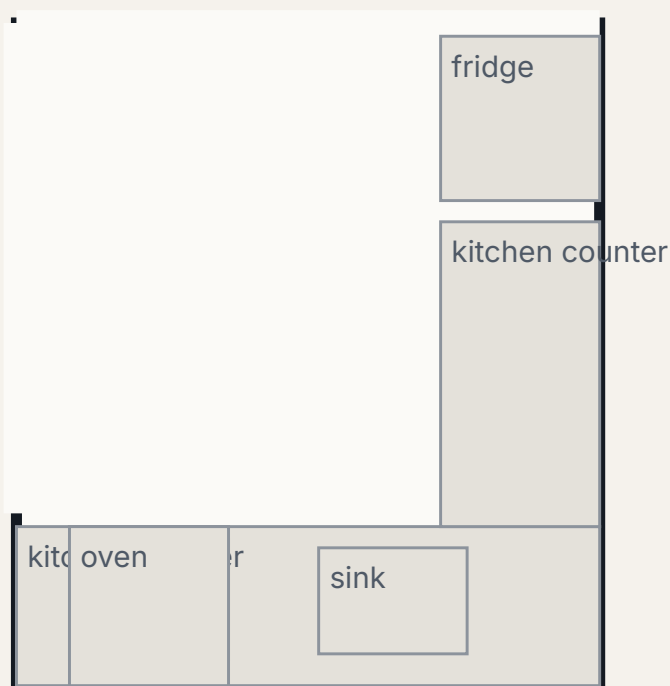


1.40 × 2.50 m · plan coordinates in metres

ST-EN-01: BRUSALI shoe cabinet with 3 compartments, white · ST-EN-03: MÄVINN flatwoven runner, beige blue stripe · ST-EN-04: HAMNFYR ceiling lamp, white

Kitchen

Retain the fitted kitchen and appliances; add task lighting, textiles, practical accessories and a small ceramic counter arrangement.

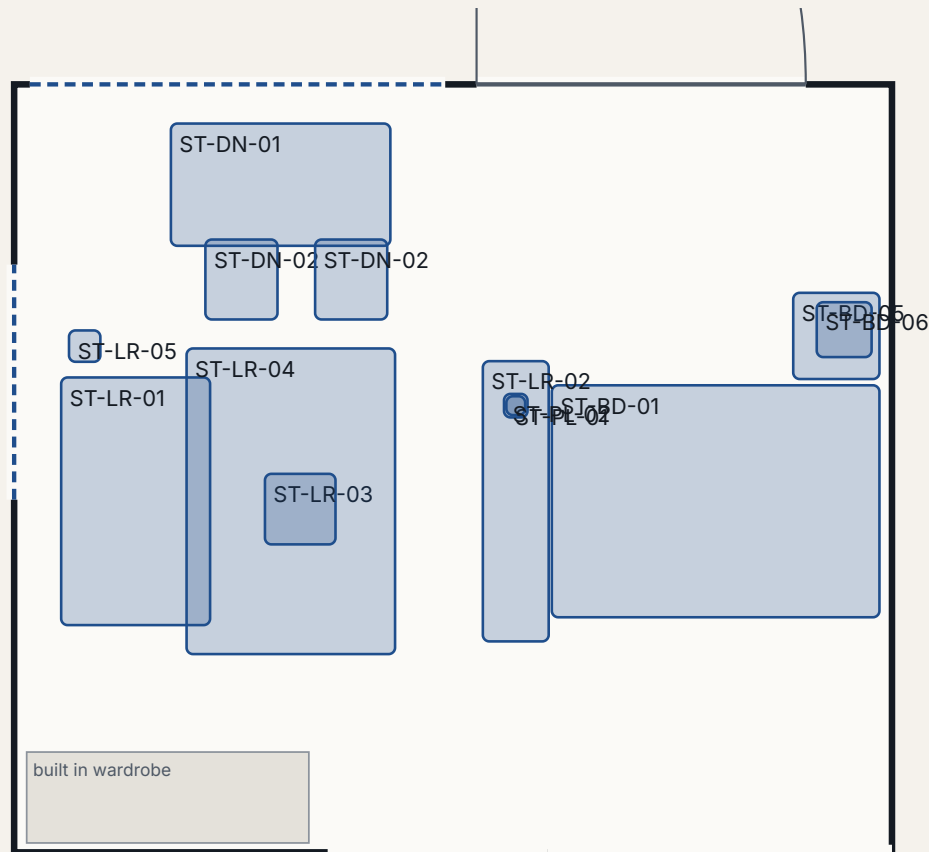


2.20 × 2.50 m · plan coordinates in metres

ST-KT-01: RINNIG double-sided dish drainer, green · ST-KT-02: APTITLIG chopping board, bamboo · ST-KT-03: IKEA 365+ dry food jar with lid, transparent white

Open Studio

The TARVA bed has its headboard on the solid east wall, with the LACK side table and lamp beside it. A low oak console at the foot of the bed screens the sleeping side from the living corner, where the sofa sits by the curtained west window facing the console over a jute rug. The ash table runs along the balcony glass for meals and laptop work under the rattan pendant, and a full-length mirror beside the built-in wardrobe makes a dressing corner.

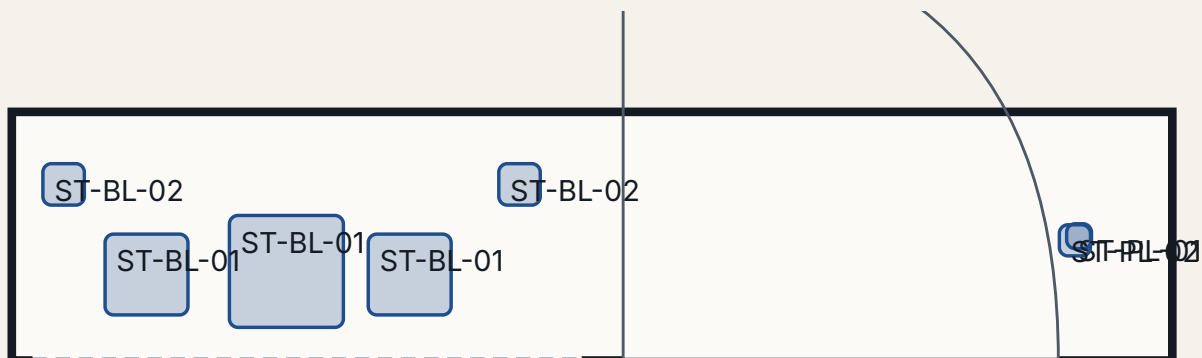


5.60 × 4.90 m · plan coordinates in metres

ST-EN-02: NISSEDAL full-length mirror, white · ST-BD-01: TARVA bed frame, white stained with LURÖY, 140×200 cm · ST-BD-03: VESTERÖY pocket sprung mattress, extra firm, 140×200 cm · ST-BD-04: HAMPFLOCKEL duvet cover and 2 pillowcases, dark blue · ST-BD-07: GRUSSTARR duvet, cool, 240×220 cm · ST-BD-08: SANDGRÄSMAL pillow, 50×80 cm · ST-TX-01: INDIRA bedspread, natural unbleached cotton · ST-BD-05: LACK side table, white stained oak effect · ST-BD-06: VINDKRAFT table lamp, white moulded paper pulp · ST-LR-01: MANNARP 2-seat sofa, Gunnared beige · ST-LR-02: STOCKHOLM 2025 TV bench with sliding doors, oak veneer · ST-LR-03: GLADOM tray table, black · ST-LR-04: LOHALS flatwoven rug, natural, compact size · ST-LR-05: VARPTROSS bamboo floor lamp · ST-LR-06: GINSTMOTT curtains, one pair, white · ST-LR-07: HUGAD curtain rod, white · ST-LR-08: LAGERPOPPEL cushion cover, yellow-beige · ST-LR-09: INNER cushion pad, white, indoor/outdoor · ST-LR-10: PJÄTTERYD picture, Dawn Haze · ST-DN-01: LISABO table, ash veneer · ST-DN-02: LISABO chair, ash · ST-DN-03: NARRKOLV rattan pendant lamp · ST-PL-01: FEJKA artificial potted orchid, white · ST-PL-02: KÖRSBÄRSBJÖRK plant pot, light grey-beige

Balcony

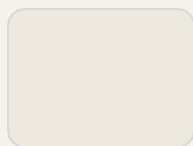
A compact two-seat outdoor arrangement, lantern and planting fit without crowding the sliding opening.



5.60 × 1.20 m · plan coordinates in metres

ST-PL-01: FEJKA artificial potted orchid, white · ST-PL-02: KÖRSBÄRSBJÖRK plant pot, light grey-beige · ST-BL-01: TÄRNÖ table and 2 chairs, outdoor · ST-BL-02: ENRUM lantern for block candle, white

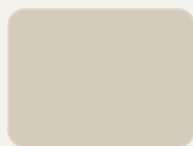
3. Style Boards



Warm chalk
Walls
#EEE9DF



Pale pine and oak
Timber
#C6AD89



Oatmeal
Textiles
#D6CABB



Charcoal
Small contrast
#35332D



Clay
Ceramics
#AA755A

Existing finishes and wall treatments

- open studio and entry: existing matte light-oak plank flooring
- kitchen and bathroom: existing warm pale porcelain tile
- balcony: existing sand-grey exterior tile
- walls: warm chalk repaint; a quiet clay-coloured sleeping-wall accent

Entry

The front door now opens against the short east return, so a slim shoe cabinet stands on the west wall just inside it. A striped runner leads down the corridor into the studio and the centre route stays clear.



ST-EN-01 / BRUSALI shoe cabinet
with 3 compartments, white
BRUSALI shoe cabinet with 3
compartments, white



ST-EN-03 / MÄVINN flatwoven
runner, beige blue stripe
MÄVINN flatwoven runner, beige blue
stripe



ST-EN-04 / HAMNFYR ceiling lamp,
white
HAMNFYR ceiling lamp, white

Open Studio

The TARVA bed has its headboard on the solid east wall, with the LACK side table and lamp beside it. A low oak console at the foot of the bed screens the sleeping side from the living corner, where the sofa sits by the curtained west window facing the console over a jute rug. The ash table runs along the balcony glass for meals and laptop work under the rattan pendant, and a full-length mirror beside the built-in wardrobe makes a dressing corner.



ST-EN-02 / NISSEDAL full-length mirror, white
NISSEDAL full-length mirror, white



ST-BD-01 / TARVA bed frame, white stained with LURÖY, 140×200 cm
TARVA bed frame, white stained with LURÖY, 140×200 cm



ST-BD-03 / VESTERÖY pocket sprung mattress, extra firm, 140×200 cm
VESTERÖY pocket sprung mattress, extra firm, 140×200 cm



ST-BD-04 / HAMPFLOCKEL duvet cover and 2 pillowcases, dark blue
HAMPFLOCKEL duvet cover and 2 pillowcases, dark blue



ST-BD-07 / GRUSSTARR duvet, cool, 240×220 cm
GRUSSTARR duvet, cool, 240×220 cm



ST-BD-08 / SANDGRÄSMAL pillow, 50×80 cm
SANDGRÄSMAL pillow, 50×80 cm



ST-TX-01 / INDIRA bedspread, natural unbleached cotton
INDIRA bedspread, natural unbleached cotton



ST-BD-05 / LACK side table, white stained oak effect
LACK side table, white stained oak effect



ST-BD-06 / VINDKRAFT table lamp, white moulded paper pulp
VINDKRAFT table lamp, white moulded paper pulp



ST-LR-01 / MANNARP 2-seat sofa,
Gunnared beige
MANNARP 2-seat sofa, Gunnared
beige



ST-LR-02 / STOCKHOLM 2025 TV
bench with sliding doors, oak veneer
STOCKHOLM 2025 TV bench with
sliding doors, oak veneer



ST-LR-03 / GLADOM tray table, black
GLADOM tray table, black



ST-LR-04 / LOHALS flatwoven rug,
natural, compact size
LOHALS flatwoven rug, natural,
compact size



ST-LR-05 / VARPTROSS bamboo
floor lamp
VARPTROSS bamboo floor lamp



ST-LR-06 / GINSTMOTT curtains,
one pair, white
GINSTMOTT curtains, one pair, white



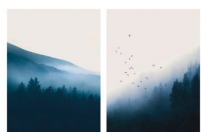
ST-LR-07 / HUGAD curtain rod, white
HUGAD curtain rod, white



ST-LR-08 / LAGERPOPPEL cushion
cover, yellow-beige
LAGERPOPPEL cushion cover, yellow-
beige



ST-LR-09 / INNER cushion pad,
white, indoor/outdoor
INNER cushion pad, white,
indoor/outdoor



ST-LR-10 / PJÄTTERYD picture, Dawn
Haze
PJÄTTERYD picture, Dawn Haze



ST-DN-01 / LISABO table, ash veneer
LISABO table, ash veneer



ST-DN-02 / LISABO chair, ash
LISABO chair, ash



ST-DN-03 / NARRKOLV rattan
pendant lamp
NARRKOLV rattan pendant lamp



ST-PL-01 / FEJKA artificial potted
orchid, white
FEJKA artificial potted orchid, white



ST-PL-02 / KÖRSBÄRSBJÖRK plant
pot, light grey-beige
KÖRSBÄRSBJÖRK plant pot, light
grey-beige

Kitchen

Retain the fitted kitchen and appliances; add task lighting, textiles, practical accessories and a small ceramic counter arrangement.



ST-KT-01 / RINNIG double-sided dish
drainer, green
RINNIG double-sided dish drainer,
green



ST-KT-02 / APTITLIG chopping
board, bamboo
APTITLIG chopping board, bamboo



ST-KT-03 / IKEA 365+ dry food jar
with lid, transparent white
IKEA 365+ dry food jar with lid,
transparent white

Bathroom

Retain sanitaryware and tile; add coordinated towels, a bath mat, a soap dispenser and simple storage.



ST-BA-01 / TOFTBO bath mat, grey-white melange
TOFTBO bath mat, grey-white melange



ST-BA-02 / VÅGSJÖN bath towel, dark grey
VÅGSJÖN bath towel, dark grey



ST-BA-03 / VÅGSJÖN hand towel, white
VÅGSJÖN hand towel, white



ST-BA-04 / EKOLN soap dispenser, beige
EKOLN soap dispenser, beige



ST-BA-05 / TISKEN basket with suction cup, black
TISKEN basket with suction cup, black

Balcony

A compact two-seat outdoor arrangement, lantern and planting fit without crowding the sliding opening.



ST-BL-01 / TÄRNÖ table and 2 chairs,
outdoor
TÄRNÖ table and 2 chairs, outdoor



ST-BL-02 / ENRUM lantern for block
candle, white
ENRUM lantern for block candle,
white

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 whole studio from the kitchen: sofa by the west window, dining at the glass, bed behind a low oak console.



The living corner: MANNARP sofa, LAGERPOPPEL cushions, GLADOM table and a jute rug by the window.



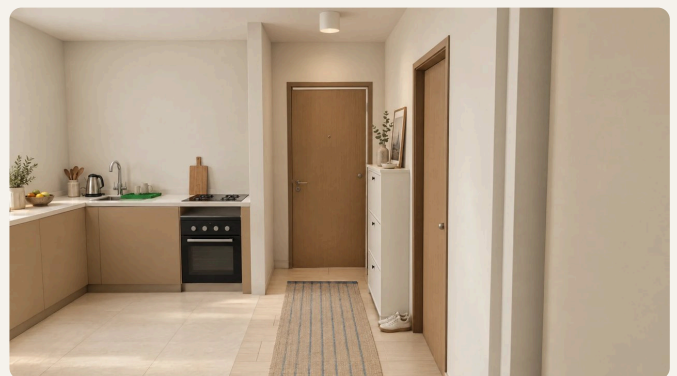
The sleeping wall: TARVA bed in navy HAMPFLOCKEL linen, LACK bedside and four Dawn Haze prints.



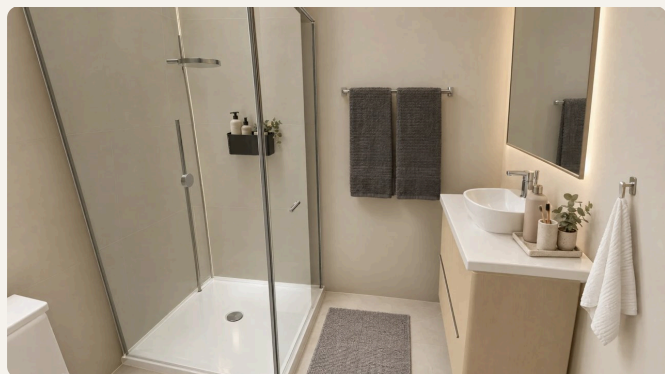
Dining and work at the balcony glass under the NARRKOLV rattan pendant.



The retained kitchen dressed with RINNIG, APTITLIG and IKEA 365+ pieces.



The entry: BRUSALI shoe cabinet, MÄVINN runner and a clear route to the front door.



The bathroom with VÅGSJÖN towels, EKOLN soap and a TOFTBO mat.



From the window corner: bed, console and kitchen in one calm line.



Dressing corner: NISSEDAL mirror beside the built-in wardrobe.



The balcony set: TÄRNÖ table and chairs with ENRUM lanterns.

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
ST-EN-01 	Entry <u>BRUSALI shoe cabinet with 3 compartments, white</u> IKEA UAE Alternative: <u>STÄLL shoe cabinet with 3 compartments, white</u> . IKEA UAE, AED 599.00. 79 × 29 × 148 cm. 18 cm wider than the selected cabinet before rotation. It fits at the same east-wall position, ending at y=1.34 m and remaining clear of the entry door swing.	61 × 30 × 130 cm	1	399.00	399.00
ST-EN-02 	Open Studio <u>NISSEDAL full-length mirror, white</u> IKEA UAE Alternative: <u>GRINSBOL rattan mirror</u> . IKEA UAE, AED 125.00. Ø55 × 2 cm wall profile. Same 55 cm round elevation as the selected mirror; no layout change.	Width 65 cm Height 150 cm	1	195.00	195.00
ST-EN-03 	Entry <u>MÄVINN flatwoven runner, beige blue stripe</u> IKEA UAE Alternative: <u>TIDTABELL flatwoven rug, beige</u> . IKEA UAE, AED 249.00. 80 × 200 × 0.6 cm.	Area 1.40 m ² Length 200 cm Width 70.0 cm Surface density 1400 g/m ²	1	199.00	199.00
ST-EN-04 	Entry <u>HAMNFYR ceiling lamp, white</u> IKEA UAE Alternative: <u>NARRKOLV rattan pendant lamp</u> . IKEA UAE, AED 199.00. 56 × 56 × 14 cm.	14 × 14 × 24 cm	1	39.00	39.00
ST-BD-01 	Open Studio <u>TARVA bed frame, white stained with LURÖY, 140×200 cm</u> IKEA UAE Alternative: <u>GLAMBERGET bed frame with storage and mattress, pine, 140×200 cm</u> . IKEA UAE, AED 2,190.00. 163 × 211 × 35 cm.	148 × 209 × 92 cm	1	695.00	695.00
ST-BD-03 	Open Studio <u>VESTERÖY pocket sprung mattress, extra firm, 140×200 cm</u> IKEA UAE Alternative: <u>NYHAMN pocket sprung mattress, 140×200 cm</u> . IKEA UAE, AED 800.00. 140 × 200 × 12 cm.	140 × 200 × 20 cm	1	795.00	795.00
ST-BD-04 	Open Studio <u>HAMPFLOCKEL duvet cover and 2 pillowcases, dark blue</u> IKEA UAE Alternative: <u>PILTANDVINGE duvet cover and 2 pillowcases, light blue</u> . IKEA UAE, AED 99.00. 240 × 220 cm duvet cover; 2 pillowcases 50 × 80 cm. Same bed and pillowcase sizes; colour changes to light blue.	Pillowcase quantity 2 pack Pillowcase length 50 cm Pillowcase width 80 cm Thread count: 240 /inch ² Duvet cover length 220 cm Duvet cover width 240 cm	1	249.00	249.00
ST-BD-07 	Open Studio <u>GRUSSTARR duvet, cool, 240×220 cm</u> IKEA UAE Alternative: <u>RÅDHUSVIN duvet, warm, wool, 240×220 cm</u> . IKEA UAE, AED 499.00. 240 × 220 cm finished duvet size. Same cover fit; warmer wool construction.	Length 220 cm Width 240 cm Filling weight 420 g Total weight 1980 g	1	249.00	249.00
Selected-product subtotal					9,068.35

Code / Photo	Room / Item / Retailer	Dimensions	Qty	Unit AED	Amount AED
ST-BD-08 	Open Studio SANDGRÄSMAL pillow, 50×80 cm IKEA UAE Alternative: Slumber Down Alternative Pillow, 50×75+5 cm . Danube Home UAE, AED 59.00. 75 × 50 cm with 5 cm gusset. Fits the selected 50 × 80 cm pillowcase with 5 cm ease along its length.	Length 50 cm Width 80 cm Filling weight 505 g Total weight 570 g	2	14.95	29.90
ST-TX-01 	Open Studio INDIRA bedspread, natural unbleached cotton IKEA UAE Alternative: GULLSTRÅLE bedspread, light beige . IKEA UAE, AED 149.00. 230 × 250 cm finished bedspread size. 20 cm wider and 10 cm longer than the selected bedspread; centre on the same bed.	Length 250 cm Width 230 cm	2	129.00	258.00
ST-BD-05 	Open Studio LACK side table, white stained oak effect IKEA UAE Alternative: HAUGA bedside table, white . IKEA UAE, AED 199.00. 40 × 36 × 63 cm.	55 × 55 × 45 cm	1	59.00	59.00
ST-BD-06 	Open Studio VINDKRAFT table lamp, white moulded paper pulp IKEA UAE Alternative: BÄCKNATE table lamp, white . IKEA UAE, AED 79.00. 10 × 10 × 50 cm.	35 × 35 × 46 cm	1	99.00	99.00
ST-LR-01 	Open Studio MANNARP 2-seat sofa, Gunnared beige IKEA UAE Alternative: LILLEHEM 2-seat modular sofa, Vissle beige and wood . IKEA UAE, AED 1,645.00. 152 × 76 × 73 cm.	158 × 95 × 96 cm	1	1,395.00	1,395.00
ST-LR-02 	Open Studio STOCKHOLM 2025 TV bench with sliding doors, oak veneer IKEA UAE Alternative: BRIMNES TV bench with drawers, white . IKEA UAE, AED 595.00. 216 × 41 × 54 cm.	178.8 × 42 × 56.2 cm	1	1,595.00	1,595.00
ST-LR-03 	Open Studio GLADOM tray table, black IKEA UAE Alternative: LACK side table, white stained oak effect . IKEA UAE, AED 59.00. 55 × 55 × 45 cm.	45 × 45 × 53 cm	1	59.00	59.00
ST-LR-04 	Open Studio LOHALS flatwoven rug, natural, compact size IKEA UAE Alternative: TIDTABELL flatwoven rug, beige . IKEA UAE, AED 249.00. 80 × 200 × 0.6 cm.	133 × 195 × 1.3 cm	1	299.00	299.00
ST-LR-05 	Open Studio VARPTROSS bamboo floor lamp IKEA UAE Alternative: KINNAHULT floor lamp, ash white . IKEA UAE, AED 229.00. 37 × 37 × 150 cm.	20 × 20 × 118 cm	1	299.00	299.00
ST-LR-06 	Open Studio GINSTMOTT curtains, one pair, white IKEA UAE Alternative: PALPLJUNGMAL sheer curtains, one pair, white check . IKEA UAE, AED 59.00. 145 × 300 cm per curtain. Same 145 cm panel width and 300 cm drop; no track change.	Length 300 cm Width 145 cm Area 4.35 m ² Width/curtain 145 cm Weight 2.70 kg	2	109.00	218.00
Selected-product subtotal					9,068.35

Code / Photo	Room / Item / Retailer	Dimensions	Qty	Unit AED	Amount AED
ST-LR-07 	Open Studio <u>HUGAD curtain rod, white</u> IKEA UAE Alternative: <u>RÄCKA curtain rod, white</u> . IKEA UAE, AED 20.00. 120–210 cm adjustable length × Ø1.9 cm. Adjust to the same opening width; 0.9 cm slimmer than the selected HUGAD rod.	Min. length 120 cm Max. length 210 cm Diameter 28 mm Max. load 10 kg	2	30.00	60.00
ST-LR-08 	Open Studio <u>LAGERPOPPEL cushion cover, yellow-beige</u> IKEA UAE Alternative: <u>SVARTHÖ cushion cover, beige</u> . IKEA UAE, AED 39.00. 50 × 50 cm finished cover size. Same cushion-pad fit; colour changes to beige.	Length 50 cm Width 50 cm	2	19.95	39.90
ST-LR-09 	Open Studio <u>INNER cushion pad, white, indoor/outdoor</u> IKEA UAE Alternative: <u>FJÄDRAR cushion pad, off-white</u> . IKEA UAE, AED 35.00. 50 × 50 cm finished pad size. Same host cushion size; no layout change.	Length 50 cm Width 50 cm Filling weight 395 g Total weight 435 g	2	20.00	40.00
ST-LR-10 	Open Studio <u>PJÄTTERYD picture, Dawn Haze</u> IKEA UAE Alternative: <u>PJÄTTERYD picture, Swedish sand dunes</u> . IKEA UAE, AED 85.00. 3 pictures, each 56 × 56 cm; depth unpublished. Three-piece square set replaces the selected pair; re-centre the group within the same wall zone.	Height 40 cm Package quantity 2 pack Width 30 cm	2	65.00	130.00
ST-DN-01 	Open Studio <u>LISABO table, ash veneer</u> IKEA UAE Alternative: <u>SANDSBERG table, black</u> . IKEA UAE, AED 95.00. 67 × 67 × 73 cm.	78 × 140 × 74 cm	1	495.00	495.00
ST-DN-02 	Open Studio <u>LISABO chair, ash</u> IKEA UAE Alternative: <u>TEODORES chair, white</u> . IKEA UAE, AED 145.00. 46 × 54 × 80 cm.	46 × 51 × 80 cm	2	175.00	350.00
ST-DN-03 	Open Studio <u>NARRKOLV rattan pendant lamp</u> IKEA UAE Alternative: <u>MISTERHULT bamboo pendant lamp</u> . IKEA UAE, AED 249.00. 45 × 45 × 40 cm.	56 × 56 × 14 cm	1	199.00	199.00
ST-KT-01 	Kitchen <u>RINNIG double-sided dish drainer, green</u> IKEA UAE Alternative: <u>STÄMLING dish drainer, light grey-green</u> . IKEA UAE, AED 7.95. 15 × 48 × 11 cm.	31 × 40 × 3 cm	1	14.95	14.95
ST-KT-02 	Kitchen <u>APTITLIG chopping board, bamboo</u> IKEA UAE Alternative: <u>FASCINERA chopping board, acacia</u> . IKEA UAE, AED 45.00. 19 × 28 × 1.8 cm.	15 × 31 × 1.2 cm	1	17.95	17.95
ST-KT-03 	Kitchen <u>IKEA 365+ dry food jar with lid, transparent white</u> IKEA UAE Alternative: <u>ÖGONTRÖST bamboo stand for jar</u> . IKEA UAE, AED 15.95. 22 × 22 × 14 cm.	8 × 17 × 18 cm	3	12.95	38.85
Selected-product subtotal					9,068.35

Code / Photo	Room / Item / Retailer	Dimensions	Qty	Unit AED	Amount AED
ST-BA-01 	Bathroom <u>TOFTBO bath mat, grey-white melange</u> IKEA UAE Alternative: TOFTBO compact bath mat, grey-white melange. IKEA UAE, AED 14.95. 40 × 60 cm finished mat size. 20 cm shorter and 10 cm narrower; centre at the same vanity approach.	Length 80 cm Width 50 cm Area 0.40 m ² Weight. 1410 g/m ²	1	25.00	25.00
ST-BA-02 	Bathroom <u>VÅGSJÖN bath towel, dark grey</u> IKEA UAE Alternative: VÅGSJÖN bath towel, white. IKEA UAE, AED 19.95. 70 × 140 cm finished towel size. Same bath-towel size; colour changes to white.	Length 140 cm Width 70 cm Area 0.98 m ² Weight. 400 g/m ²	2	19.95	39.90
ST-BA-03 	Bathroom <u>VÅGSJÖN hand towel, white</u> IKEA UAE Alternative: LUDDVIAL bath towel, white. IKEA UAE, AED 9.95. 55 × 120 cm finished towel size. 15 cm narrower and 20 cm shorter; uses the same vanity host.	Length 70 cm Width 40 cm Area 0.28 m ² Weight. 400 g/m ²	2	9.95	19.90
ST-BA-04 	Bathroom <u>EKOLN soap dispenser, beige</u> IKEA UAE Alternative: SILVTJÄRN soap dispenser. IKEA UAE, AED 49.00. 14 cm high, 350 ml; footprint unpublished. 4 cm lower than the selected dispenser; retain the same vanity position after confirming its base footprint.	Height 18 cm Volume 300 ml	1	25.00	25.00
ST-BA-05 	Bathroom <u>TISKEN basket with suction cup, black</u> IKEA UAE Alternative: BEKNA plastic-rattan basket. IKEA UAE, AED 69.00. 25 × 35 × 20 cm.	28 × 17 × 17 cm	1	29.00	29.00
ST-PL-01 	Open Studio <u>FEJKA artificial potted orchid, white</u> IKEA UAE Alternative: FEJKA artificial potted hydrangea, white. IKEA UAE, AED 39.00. Ø12 cm pot × 50 cm plant height. 39 cm taller than the selected potted succulent; use the same floor zone, not the shallow media-unit surface.	Diameter of plant pot 12 cm Height of plant 58 cm	2	25.00	50.00
ST-PL-02 	Open Studio <u>KÖRSBÄRSBJÖRK plant pot, light grey-beige</u> IKEA UAE Alternative: KLYNNON handmade bamboo plant pot. IKEA UAE, AED 12.95. 12 × 12 × 11 cm.	15 × 15 × 12 cm	2	19.00	38.00
ST-BL-01 	Balcony <u>TÄRNÖ table and 2 chairs, outdoor</u> IKEA UAE Alternative: NÄMMARÖ table and 2 folding chairs, outdoor. IKEA UAE, AED 675.00. 63 × 75 × 75 cm.	What's included	1	255.00	255.00
ST-BL-02 	Balcony <u>ENRUM lantern for block candle, white</u> IKEA UAE Alternative: BORRBY lantern for block candle, black. IKEA UAE, AED 35.00. 15 × 15 × 28 cm. 3 cm wider and 6 cm taller; remains within the same balcony surface zone.	Length 13 cm Width 13 cm Height 28 cm	2	35.00	70.00
Selected-product subtotal					9,068.35

Getting it built

Estimated assembly: 23 hours 0 minutes. 46 flat-pack units, with the remaining items unpacked, positioned or mounted as specified.

- ST-EN-01 / BRUSALI shoe cabinet with 3 compartments, white: 1 units, about 30 minutes per unit.
- ST-EN-02 / NISSEDAL full-length mirror, white: 1 units, about 30 minutes per unit.
- ST-EN-03 / MÄVINN flatwoven runner, beige blue stripe: 1 units, about 30 minutes per unit.
- ST-EN-04 / HAMNFYR ceiling lamp, white: 1 units, about 30 minutes per unit.
- ST-BD-01 / TARVA bed frame, white stained with LURÖY, 140×200 cm: 1 units, about 30 minutes per unit.
- ST-BD-03 / VESTERÖY pocket sprung mattress, extra firm, 140×200 cm: 1 units, about 30 minutes per unit.
- ST-BD-05 / LACK side table, white stained oak effect: 1 units, about 30 minutes per unit.
- ST-BD-06 / VINDKRAFT table lamp, white moulded paper pulp: 1 units, about 30 minutes per unit.
- ST-LR-01 / MANNARP 2-seat sofa, Gunnared beige: 1 units, about 30 minutes per unit.
- ST-LR-02 / STOCKHOLM 2025 TV bench with sliding doors, oak veneer: 1 units, about 30 minutes per unit.
- ST-LR-03 / GLADOM tray table, black: 1 units, about 30 minutes per unit.
- ST-LR-04 / LOHALS flatwoven rug, natural, compact size: 1 units, about 30 minutes per unit.
- ST-LR-05 / VARPTROSS bamboo floor lamp: 1 units, about 30 minutes per unit.
- ST-LR-06 / GINSTMOTT curtains, one pair, white: 2 units, about 30 minutes per unit.
- ST-LR-07 / HUGAD curtain rod, white: 2 units, about 30 minutes per unit.
- ST-LR-08 / LAGERPOPPEL cushion cover, yellow-beige: 2 units, about 30 minutes per unit.
- ST-LR-09 / INNER cushion pad, white, indoor/outdoor: 2 units, about 30 minutes per unit.
- ST-LR-10 / PJÄTTERYD picture, Dawn Haze: 2 units, about 30 minutes per unit.
- ST-DN-01 / LISABO table, ash veneer: 1 units, about 30 minutes per unit.
- ST-DN-02 / LISABO chair, ash: 2 units, about 30 minutes per unit.
- ST-DN-03 / NARRKOLV rattan pendant lamp: 1 units, about 30 minutes per unit.
- ST-KT-01 / RINNIG double-sided dish drainer, green: 1 units, about 30 minutes per unit.
- ST-KT-02 / APTITLIG chopping board, bamboo: 1 units, about 30 minutes per unit.
- ST-KT-03 / IKEA 365+ dry food jar with lid, transparent white: 3 units, about 30 minutes per unit.
- ST-BA-01 / TOFTBO bath mat, grey-white melange: 1 units, about 30 minutes per unit.
- ST-BA-02 / VÅGSJÖN bath towel, dark grey: 2 units, about 30 minutes per unit.
- ST-BA-03 / VÅGSJÖN hand towel, white: 2 units, about 30 minutes per unit.
- ST-BA-04 / EKOLN soap dispenser, beige: 1 units, about 30 minutes per unit.
- ST-BA-05 / TISKEN basket with suction cup, black: 1 units, about 30 minutes per unit.
- ST-PL-01 / FEJKA artificial potted orchid, white: 2 units, about 30 minutes per unit.
- ST-PL-02 / KÖRSBÄRSBJÖRK plant pot, light grey-beige: 2 units, about 30 minutes per unit.
- ST-BL-01 / TÄRNÖ table and 2 chairs, outdoor: 1 units, about 30 minutes per unit.
- ST-BL-02 / ENRUM lantern for block candle, white: 2 units, about 30 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
Entry	637.00
Open Studio	7,895.80
Kitchen	71.75
Bathroom	138.80
Balcony	325.00
Selected products	9,068.35
Wall paint and preparation materials estimated for the designed wall coverage, including the clay accent; confirm paint coverage and surface condition	850.00
Painting and curtain installation estimated site allowance for repainting, curtain fixings and minor mounting	1,150.00
Retailer delivery and furniture assembly estimated checkout and assembly allowance; confirm selected retailer terms	650.00
Light fittings, fixings and picture hanging estimated installation and consumables allowance; qualified installer to confirm electrical work	350.00
Furnishing estimate including delivery and installation allowances	12,068.35
Furnishing budget ceiling	20,000.00
Remaining furnishing budget	7,931.65

HomePrint design fee, shown separately

AED 1,000.00

Total including design fee**AED 13,068.35**

Remaining against furnishing ceiling after design fee

AED 6,931.65

Product verification dates: 2026-09-30, 2026-10-01. 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.