



PROPOSAL & BILL OF QUANTITIES

4-Bedroom Villa Renovation

PREPARED FOR Demo Client	PROJECT 4-Bedroom Villa Renovation	LOCATION Arabian Ranches, Dubai	REFERENCE AQ-2026-0147
DATE 20 October 2026	SCOPE Full Villa / Residence Turnkey	AREA 4,500 sq ft	SPECIFICATION Signature Turnkey Tier

Includes: 4 × bedroom suites · 5 × bathrooms · 2 × living & reception · Flooring: marble & engineered oak · Kitchen: bespoke cabinetry & worktops · Bathrooms: 5 full refurbishments · Joinery & fitted wardrobes · Gypsum ceilings & LED lighting · Painting & decorating

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
A CIVIL & PREPARATION				AED 99,640
Strip-out, demolition & site protection	4,500	sq ft	AED 8.44	AED 37,960
Structural alterations, screeds & waterproofing	4,500	sq ft	AED 13.71	AED 61,680
B BESPOKE FINISHES				AED 285,230
Natural stone, timber flooring & wall finishes	4,500	sq ft	AED 31.63	AED 142,340
Doors, ironmongery & fitted furniture	4,500	sq ft	AED 12.65	AED 56,940
Room fit-out packages — 4 × bedroom suites · 5 × bathrooms · 2 × living & reception	11	no.	AED 7,814	AED 85,950
C LIGHTING & MEP				AED 113,870
HVAC, plumbing & electrical first / second fix	4,500	sq ft	AED 17.92	AED 80,660
Architectural lighting & controls	4,500	sq ft	AED 7.38	AED 33,210
D DESIGN & 3D FEES				AED 61,680
Concept, detailed design & FF&E specification	4,500	sq ft	AED 8.44	AED 37,960
Project management & site supervision	4,500	sq ft	AED 5.27	AED 23,720

DESCRIPTION	QTY	UNIT	RATE	AMOUNT
E CUSTOM LINE ITEMS				AED 644,000
Flooring: marble & engineered oak	1	item	AED 96,000	AED 96,000
Kitchen: bespoke cabinetry & worktops	1	item	AED 145,000	AED 145,000
Bathrooms: 5 full refurbishments	1	item	AED 175,000	AED 175,000
Joinery & fitted wardrobes	1	item	AED 118,000	AED 118,000
Gypsum ceilings & LED lighting	1	item	AED 72,000	AED 72,000
Painting & decorating	1	item	AED 38,000	AED 38,000

Subtotal (ex. tax)

AED 1,204,420

UAE VAT (5%)

AED 60,221

GRAND TOTAL

AED 1,264,641

≈ \$344,354 · £264,888

Indicative FX · US\$1 = AED 3.6725 · £1 = US\$1.30

PAYMENT MILESTONES

10%

1. Design & Mobilization Retainer

AED 126,460

≈ \$34,434 · £26,488

Due on signing

40%

2. Strip-Out & First Fix / Material Order

AED 505,860

≈ \$137,743 · £105,956

Due at site start

40%

3. Joinery & Bespoke Finishes Installation

AED 505,860

≈ \$137,743 · £105,956

Due at second fix

10%

4. Snagging & Final Handover

AED 126,461

≈ \$34,435 · £26,488

Due on completion

ACCEPTED BY — DEMO CLIENT

FOR YOUR COMPANY INTERIORS

Estimated programme 28 weeks from mobilization. This proposal is valid for 30 days from the date above and is subject to site survey and final specification.