



DECO WOOD RENOVATION
TECHNICAL SERVICES LLC

30 MUST HAVE RENOVATION UPON PURCHASING YOUR VILLA



ARE YOU PLANNING TO PURCHASE YOUR FIRST
PROPERTY IN DUBAI? HERES THE LIST OF WHAT YOU
NEED TO RENOVATE AFTER YOU MAKE A PURCHASE

THIS LIST ARE MADE FOR VILLA AND TOWNHOUSE.
APARTMENT BUYERS COULD ALSO LEARN FROM THIS

INTRODUCTION

Your Essential Guide to Buying Your First Property in Dubai and Post-Purchase Renovations

Congratulations on embarking on the journey to purchasing your first property in Dubai! Whether you're a first-time buyer or an experienced investor, navigating the real estate market in Dubai can be both exhilarating and challenging. From understanding the local regulations to selecting the right property and managing post-purchase renovations, there are several crucial factors to consider to ensure a successful and fulfilling investment.

After Buying Your First Property in Dubai:

Post-Purchase Renovations:

Once you've successfully secured your first property in Dubai, the journey is far from over. Now comes the exciting phase of transforming your new space into a personalized oasis that reflects your style and meets your needs.

Whether it's upgrading the kitchen, enhancing the bathroom, or adding smart home features, post-purchase renovations play a vital role in maximizing the value and enjoyment of your investment. In this section, we'll delve into the essential renovations to consider once you've purchased your first property in Dubai, ensuring that you make the most of your newfound homeownership.

Whether you're navigating the complexities of property buying or embarking on renovation projects, our comprehensive guide is here to support you every step of the way.

RENOVATION OVERVIEW



Congratulations on your new home! Now that you've secured your dream house, it's time to transform it into the perfect haven that reflects your style and meets your needs. Investing in strategic renovations not only enhances your living experience but also adds significant value to your property. Here's a MUST HAVE list of renovations to consider as you embark on this exciting journey.

Embark on your home renovation journey with confidence, knowing that these essential upgrades will not only enhance your living experience but also increase the value of your investment. This list will help you strategically phase your renovation work.

Whether you're renovating, doing a new build or creating an amazing outdoor space, you need vision and know-how to get what you want.

Partner with our team of expert designers and craftsmen to bring your vision to life and create a home that truly reflects your unique personality and lifestyle



1. CHANGE YOUR BATHROOM SHOWER GLASS

Most bathrooms face challenges due to the presence of small tempered glass, resulting in water spillage and the entire bathroom getting wet during showers. Installing sliding glass doors would provide a more effective solution to this issue.

2. BATHROOM POOL

When showering water overflows to the WC area creating a sizable pool of water. The depth of the shower area are same level that water spill all over the bathroom. Adding a threshold in between creates a barrier and effectively containing the water and ensuring a dry WC area

3. SLIPPERY SHOWER



The shower flooring, although matte-finished, is not rectified, leading to slipperiness, especially when soap or shampoo is present. Rectifying it would be the best solution or adding a layer epoxy helps

4. BATHROOM CEILING

Lots of incidents happen when ceiling in bathroom and kitchen fall completely. You need to have it checked immediately and rectify.

5. BATHROOM SOCKETS

Not having a socket for a hair blower could lead to difficulties in grooming routines, particularly for individuals who rely on hair dryers for styling or drying their hair efficiently.

6. EXTEND YOUR LIVING ROOM

Enhance the living and dining spaces by relocating glass windows and doors to expand the overall size. most of living room have over head ceiling that can be used as roofing



7. FLOORING REPLACEMENT

Upgrade from the basic builder's grade flooring to a more sophisticated and better-designed flooring type. use bigger tiles for lesser grout

8. TV WALL WITH STORAGE

Incorporate a built-in TV wall unit and customized to the available space. create it thinking of the storage, add tv socket and wires that are hidden. make it completely seamless with your wall



9. KITCHEN STORAGE UPGRADE

Integrate additional drawers for convenient access to pots and pans. make a pull out storage for bottles and utensils expanded, drawers are more efficient than shelves

10. KITCHEN RENOVATION

If possible opt for a comprehensive kitchen makeover by reconfiguring the layout to maximize storage efficiency. built a pantry cabinet that has pull out cabinet for easy access

11. ELECTRICAL/ LIGHTING

Most electrical sockets are limited, plan ahead for your kitchen, bathroom and even bedroom to make it sufficient and accessible. change all lights to LED this will help you with the proper lighting of your house and also saves on your DEWA bill

12. KITCHEN BACKSPLASH

Most kitchen lacks wall backsplash protection. Install a stylish porcelain wall tiles around the counter area. it helps you clean the wall for any oil or food easily. the bigger the tiles the better it is for less grouting

13. OPENING THE LAYOUT

Some kitchens may have unnecessary wall posts that hinder functionality, consider removing them for a more efficient layout. you can even design it with better storage solution and use a Moisture resistant wood for longer span life

14. IT'S SMELLY

Integrate a kitchen hood with a proper exhaust connection to enhance ventilation system. Most kitchen hoods are not connected to any exhaust hence your left with a smelly kitchen

15. SPACIOUS SINK

Replace the sink and water faucet with a more modern and larger design. most sink are small, you cant even wash a big pot. add a integrated faucet water filter instead of a water dispenser this saves you buying water bottle

16. IT'S ALWAYS HOT

Explore the installation of a more efficient thermostat compatible with the FCU machine. Your AC will work properly if your AC use the right thermostat, it doesn't have to be expensive or smart system



17. SKYROCKET DEWA BILL

Split- systems in some rooms are more cost efficient than adding a split ducting AC. some units only have one AC through out the house. which increases your DEWA bill specially in summer



18. WHEN IT RAINS, IT POURS

Its very common to have leakage specially when it rains, though its ones in a blue moon, its still an issue for the residence. Implement waterproofing measures for enhanced durability. apply a better water proofing materials



19. SAND SAND SAND

You can go to work and be surprised, you have desert inside your house. some of the doors are not align, and without silicone grouting. you will end up with all the sand and dust inside your home.

20. KITCHEN WRAPPING

If not possible for a kitchen makeover opt for a kitchen wrapping. This enhance the color and brighten your kitchen like a brand new design

21. COOKING ON GAS



Add a gas connection for gas cookers to expand utility options. this might cost 5-7k. if you're thinking that your DEWA bill might get high using electrical stove, the answer is NO. conclude wether you will use gas or electric cooker as this will add up on cost

22. GARDEN FREE

Most backyard doesnt have anything, plan ahead your design and layout. you can find a cheap turf but might not last long. a real grass is good but will cost you for maintenance.

23. HOUSE DIRECTION



You might purchase a house that's south facing, this might be good but this also means your house will be constantly hot during summer. you can add window film on your glass or a sunshade to reduce the sunlight. the Sun could impact your AC usage

24. PARKING

Townhouse and villa have its own parking though small it can occupy two to three cars aside from visitor parking around the area. while apartments have limited parking spaces. and this can be costly

25. HUGE TERRACE

Used your terrace and expand it. check with bldg management. this might cost you but the extra footage adds up on your total built up area. discuss with your desiner and contractor the pros and cons

26. WALL MOISTURE

Inspect wall moisture around your bathroom. in most cases you will find dampness and within 6-8 months your paint will start to peel and wall will bubble. You need to waterproof it immediately



27. DRAINAGE BLOCKAGE

Some cases, your unit have blocked drain. it's best to have them check. if your home is under warranty this will be dealt by Management but if your home is bought from second hand market, this will add cost



29. MASTER BEDROOM SIZE

walking space are very narrow, and side table wont fit at all. if you own the unit expand it and break some walls and extend the door. this will create more space. and will increase the value of your home. plan it ahead with your designer



30. TINY WARDROBE

It's been a trend lately that most units have tiny wardrobes and drawer. have your wardrobe removed completely and redesign it to a more better layout that provides space and wardrobe function

ADDITIONS



- 01** | This helps you plan ahead your renovation making a wise investment for your property
- 02** | Increase your rental potential with even minor changes
- 03** | Design with practicality, be honest with your budget always makes risk assessment to avoid budget blowout
- 04** | Try to live on the place for a few weeks to know and understand how you want the flow of your house should be.



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