



# CUBE EXTENSIONS & RENOVATIONS

BY REALITY RENOVATIONS LTD.



GET THE SPACE YOU NEED IN A FRACTION OF THE TIME..



# ABOUT



Reality Renovations Ltd. is a Galway based business with more than 20 years of home renovations and extension experience. We pride ourselves on our reputation, honesty and affordable prices.

Since we established the business, we have come to recognise and understand the needs of homeowners, particularly when it comes to design, budget, timing and convenience.

In 2017 we developed our new Cube Extensions product. We wanted to be able to offer our customers a sleek, modern and low cost solution that would fulfil their needs.

Benefits of a Cube Extension:

- A great new space to enjoy
- Great value
- Fast with no major upheaval
- Increases the value of your home
- Planning Permission not required for rear cube extensions up to 40 sqm, provided 25 sqm remains in your garden space
- Modern and innovative design

Our Cube Extensions start from only €25,600 and come with a standard selection of external and internal finishes, windows and doors, heating, and lighting. Optional extras can be added on to our cube range for an additional cost, or bespoke Cube Extensions can be designed.

If you're looking to extend, Cube extensions are the perfect way to extend your home and transform it into a modern living space for everyone to enjoy.

We use only the finest quality materials for our Cube Extensions. We source: thermally efficient insulated paneling for our cubes' timber frame structure; newell roofing; suitable exterior cladding; and roofing membranes to ensure that each individual customer's requirements are met.

Whether it's a home office, a gym, an additional bedroom or perhaps a kitchen or living room, one of our modern, luxury Cube Extensions may be what you've been dreaming of.

Don't just take our word for it! Be sure to check out our customer testimonials at [realityrenovations.ie](http://realityrenovations.ie)

Get the space you need and contact us today to arrange a free site survey to assess the exact location and size of your cube.

We look forward to hearing from you.

**James McTigue**  
**Owner & Managing Director**

PROJECTS



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This project brief was to construct two of our Cube Extensions onto a large family home, to create space to the side and the rear of the house. The project took less than 2 months to complete, including the internal finishes that were carried out - rendered walls and ceilings, insulated concrete screed, windows and doors, and heating. The external finish of our Cube Extensions include - foundations, timber structure with traditional block/render, footpaths and downpipes. Planning Permission was not required for the rear extension which was less than 40 sqm, however, the side extension required planning permission.

We were delighted that this particular project was featured in **Upstairs Downstairs Magazine** in 2019, Vol 2 Issue 17. If you would like to obtain a copy, you can subscribe to the magazine on their website: [upstairsdownstairs.com](http://upstairsdownstairs.com)



## CUBE RANGE

### MINI CUBE

Size: 16 sqm (4m x 4m)  
Price: €25,600 Ex VAT @ 13.5%  
Suitable for: Detached or Semi-detached house in an estate

### CLASSIC CUBE

Size: 20.25 sqm (4.5m x 4.5m)  
Price: €32,000 Ex VAT @ 13.5%  
Suitable for: Detached or Semi-detached house in an estate

### SUPER CUBE

Size: 30.25 sqm (5.5m x 5.5m)  
Price: €48,000 Ex VAT @ 13.5%  
Suitable for: Private dwelling on its own site

### ULTRA CUBE

Size: 39.7 sqm (6.3m x 6.3m)  
Price: €64,000 Ex VAT @ 13.5%  
Suitable for: Private dwelling on its own site

# SPECIFICATIONS



## What's included?

### Example: Mini Cube

External Finish: Foundations, timber frame structure with traditional block/render finish, modern maintenance-free flat roof design, footpaths/downpipes x 2, connected to existing soakways.

Internal Finish: finish rendered walls/ceilings, finish insulated concrete screed.

Windows & Doors: Each cube will be fitted with 2 x velux flat glass roof light measuring 900 by 900, 1 x white UPVC double glazed patio sliding door measuring 2100 by 2100, 2 x fixed white UPVC double glazed windows measuring 1600 by 1000, 1 x window with opening sash UPVC double glazed measuring 1000 by 2000. All these are standard white.

Heating: approx. 1 - 2 radiators for each cube. These are standard radiators connected to the existing heating system.

Lighting: 1 x switch, approx. 6 - 8 recess lights, approx. 4 - 8 double sockets.

### What's not included?

Any additional extras or finishes.

### Planning Permission

All cube extensions are within planning permission guidelines and comply with all building regulations. Planning Permission not required for rear cube extensions up to 40 sqm, provided 25 sqm remains in your garden space.

## Optional Extras

Here is a list of optional extras that you may add on to your chosen cube for an additional price:

- Additional windows/colours
- Pitch Roof design
- Alternative exterior finishes - metal cladding/copper/zinc/cedarwood
- RSJ support and associated labour work
- Underfloor heating
- Utility/WC/Kitchen
- Engineer plans

## Our Suppliers

We engage with major suppliers who offer only the best quality products for our Cube Extensions.

## Bespoke Extensions

Bespoke and custom design extensions also available.

## Steps of a Cube Extension

1. Free site survey to assess the exact location and size of your cube
2. Engineer/plans
3. Contracts signed/desposit/payments etc

# SCHEDULE OF WORKS



## Estimated Time for Build: 2 - 3 months

### Off-site construction

Timber frame panels to include both walls/roof panels and delivered on site. Windows measured and ordered off plans, therefore no delay on lead time of windows.

### On-site construction

**Exterior works:** foundations/blocklaying/plastering/finish roof membrane/grounds works/paths.

**Internal works:** insulation/slabs/skimming/finish floor screed/ 1st and 2nd fix electrics and plumbing.

### How is the cube attached to the main house?

2 ways: 1. Either directly onto the rear of the house, playing particular attention to cold bridging - meaning that no dampness/cold is allowed in through the new and old build. Or 2. By creating a link/corridor between the old and new build. Again cold bridging is a must. The link can be of glass/block, render finish/copper/zinc/metal cladding finishes.

**Block/Render finish:** (plastering) is the basic outside finish. Other finishes include metal/copper/zinc/cedar wood. These can be agreed between parties beforehand.

**Sockets/Switches:** will be in the electrician plan and agreed beforehand. Sockets/switches are click white. Brushed chrome an option. Includes smoke/heat alarm. Led spot lights are white. Chrome an option/extra. All electrical works connected to existing fuse board.

**Windows/Doors:** will be shown on engineer plans and signed off at this stage.

**Plumbing:** Each cube will be measured separately to gain the right BTUs so we can fit the right number of radiators, etc. Underfloor heating is an option/extra. Plumbing connected to existing heating.

**Other extras decided between parties:** painting/skirting/flooring  
Other roof finishes can be of pitch roof design finishing in traditional tile/slate or more modern finishes like metal cladding.

### Get in Touch!

To find out more about our Cube Extensions get in touch with our contact details below.

## CONTACT US

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