

**Client**

**Meta de Hoon**

[meta.dehoon@gmail.com](mailto:meta.dehoon@gmail.com)

**Veluwemeerlaan 5 Leiden**

Behoort bij beschikking van  
Burgemeester en Wethouders  
van Leiden

Wabo Z/23/3580314



Date 03-07-2023

Offer reference 7123-O-230307

Subject **Roof Floor Renovation/Dorm Window/Roof Isolation** Dear Meta,

Thank you kindly for your invitation to request an offer from our company. As requested we send you our quotation for your house in Veluwemeerlaan 5 Leiden. This quotation is related to our conditions as described on the following pages.

Hopefully, we are providing you with a suitable offer and we are looking forward to constructive and inspiring cooperation. If you agree with this offer, please return a signed copy with your name, location, date, and signature.

Thank you in advance for your trust and interest.

We are available to start the work for your project after getting dorm window permission.

**SCOPE OF WORK**

1. Demolishing the walls, tiles, flooring
2. A dormer window maximum size 4mt height 1.35mt. Windows in bathroom HR++ frosted glass. In sleeping area HR++.
3. Getting permission and drawing
4. Solar panels 8 pieces
5. Refurbishment/rearrangement of overflow technical room. Relocate the washing machine connection, leaving room for the future home battery and (hybrid) heat pump.
6. Making space under the roof corner with a sliding door suitable for storage in the technical room/storage room.
7. Inspection of chimney and roof tiles, renovation where necessary.
8. Replaced lead under the frame at the rear.
9. 2 openable windows in the storage room and 1 openable window for the washing room. New Pvc frames and HR++
10. Bathroom with toilet (built-in), walk-in shower if possible we need to check pipe height with slope after demolishing if not we need to do shower tray and sink.

DESIGN&BUILD – Haagweg 4F13 2311AA Leiden The Netherlands - muzeyyen@maes-design.com

Heating through IR panels (above shower and sink), so remove the radiator in the bathroom. All construction materials are incl geberit incl Maesdesign. Sanitaryware, tiles, tile profile, joint, douche tray, tap sink excl materials. The customer needs to pay for seen materials. We can organize buying materials.

11. Placing partition walls with interior doors. Move wall forward, align with 1 window. Making room walls.
12. Install a small radiator under the dormer window in the guest room (no heating pipes on that side of the attic yet).
13. In storage space (new room at the back) heating small radiator to change with the old one.
14. Roof insulation on the inside between beams, minimum Rc 3.8. 15. Checking electricity points, extra lighting point and switches required due to division of space.
16. Deliver plastered walls incl 2 layers paint
17. New laminaat parquette and skirting only labour cost. Material is incl the customer.
18. Making cabinet in the new big room-with sliding door.
19. Placing standart painted doors and frames 4 doors.

Total Price **54.450 excl btw (%21)**

Cost Indication:

Dormer window:	9.500 excl btw
Changing floor layout:	12.500 excl btw
Moving and renewing heating radiators:	1.400 excl btw
Solar Panels:	5.200 excl btw
Electrical installation w IR panels in bathroom:	1.000 excl btw

**Hourly prices for MAES Team Members for additional work:**

The prices are ex VAT

Senior Architect: €125

Junior Architect: €95

Construction Chief: €100

Man work in Construction: €45

**We can start the construction when we got permission from the town hall immediately.**

## CONDITIONS

- Permit applications cost is not included in our service. The landlord or customer must have the responsibility and budget for permissions.
- After the final design submission if the customer wants to change significant things then we will provide our service according to hourly rates.
- We have a right to publish all videos and photos of our works on social media after we have delivered the scope of work.
- The space needs to be empty to start construction.

As agreed, client: Best regards,

Name ..... Müzeyyen Güldaş (Interior Architect-Owner) Location ..... Date  
.....  
Signature: .....

MAES