

The Villa Renovation Planning Guide

Plan your renovation with confidence.

Avoid the hidden mistakes that affect your home's comfort, water performance and long-term running costs, by making the right decisions in the right order.



RENOVATE IN THE RIGHT ORDER

Two phases. Seven decisions.

2 READINESS PHASES

7 PLANNING DECISIONS

DECISION CHECKPOINTS

Get your decisions in order

Renovation goes wrong when finishes are chosen before the home is understood. Before anything is specified, work through the decisions below.

DECISION CHECKLIST

- ☐ Have I finalized my bathroom layouts?
- ☐ Do I know my water demand across the villa?
- ☐ Will multiple bathrooms operate at the same time?
- ☐ Have I discussed the booster system with my contractor?

AND CONFIRM THE BASICS

1 Utility handover

Confirm every account is active in your name and request a meter read for a clean baseline.

2 AC and HVAC check

Run the cooling for a continuous period and check the vents for condensation leaks.

3 Deep clean and seal

Seal natural stone, marble and grouting while the surfaces are still bare.



EXPERT TIP

New does not always mean functional. Settle these decisions and checks before the moving truck arrives, so minor snags never become day-one disruptions.

Run the multi-zone stress test

A larger home challenges water three ways at once: height to the upper floors, long pipe runs across the plot, and several people drawing water together. Run this before you commit to finishes.

STEP 1 | MULTI-FLOOR SIMULTANEOUS TEST

Pressure under vertical load

Open the master suite shower on the highest floor. While it runs, have someone open two ground-floor taps, for example the kitchen sink and a guest bathroom.

AUDIT POINT
Does the upper-floor shower drop, flicker, or lose temperature stability?

STEP 2 | LANDSCAPE AND APPLIANCE TEST

Pressure under competing demand

Start the garden irrigation or a high-demand appliance such as the washing machine. Then open the master bathroom shower.

AUDIT POINT
Does your rain shower fade to a weak trickle?

READ YOUR RESULT What did your audit show? Match your result below.

● Pressure stable

No visible change at any outlet. Your system holds peak demand today. Re-test after you add fixtures.

● Minor drop

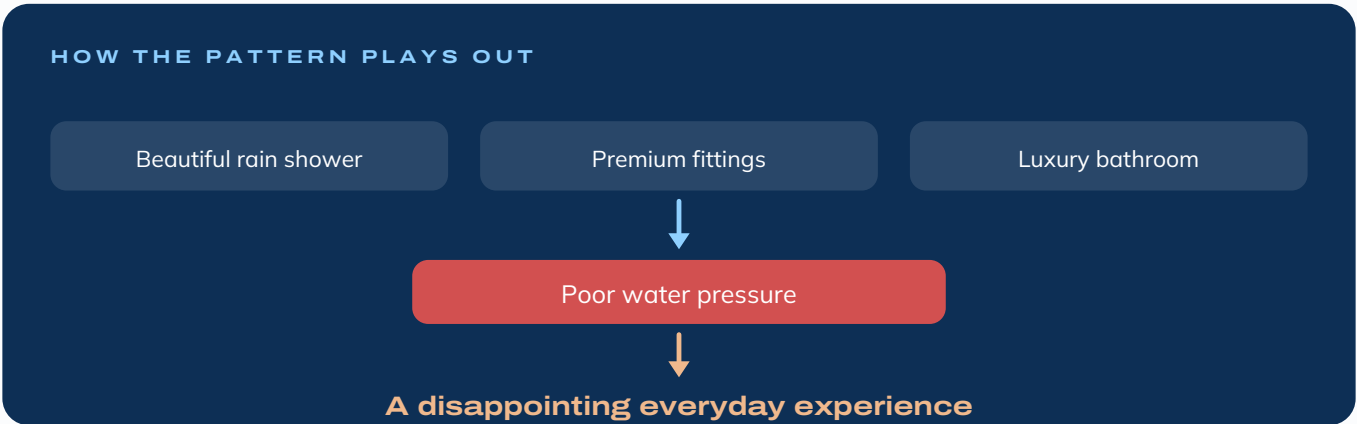
A slight, brief dip that recovers. The system is near its limit and new fixtures may push it over. Plan a margin.

● Significant drop

Flow weakens, flickers or loses temperature. Your infrastructure cannot hold peak demand. Plan the pressure system now.

Common Renovation Mistakes

The same pattern repeats across UAE villa renovations. Beautiful choices, made in the wrong order, end in a disappointing result.



- ✗ **MISTAKE 1**

Choosing bathroom fixtures before checking water performance.
- ✗ **MISTAKE 2**

Installing rain showers without confirming available pressure.
- ✗ **MISTAKE 3**

Replacing tiles while keeping an undersized pump.
- ✗ **MISTAKE 4**

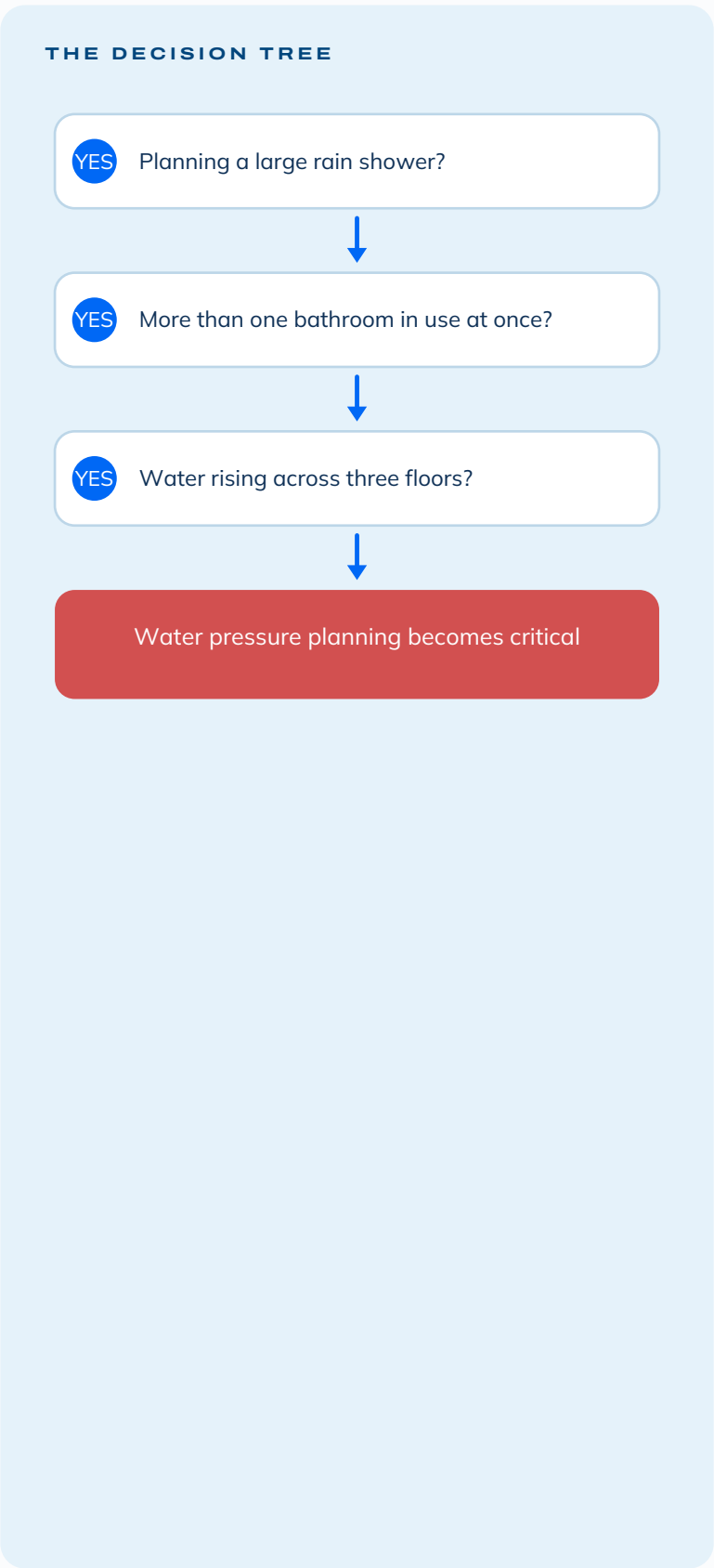
Assuming a new villa automatically has an adequate pressure system.

THE FIX IS SEQUENCE, NOT SPEND

The fix is sequence, not spend. Pressure planning should happen before finishes, not after, because every correction afterwards means opened walls and added cost.

Follow your villa down the tree

Answer honestly as you go. The more of these that describe your renovation, the more critical water pressure planning becomes.



LUXURY BATHROOM PLANNING CHECKLIST

☐ Rain shower

☐ Twin vanity

☐ Garden irrigation

☐ Swimming pool

☐ Three floors or more

THE RULE

If you answered yes to two or more, water pressure planning becomes critical.

Plan for how you will live

Finishes get the attention, but these seven decisions shape daily comfort long after the work is done.

1 Bathroom design

Plan the layout around how the space is used. Rain heads, body jets and twin vanities all raise the water the room asks for.

2 Kitchen planning

Map the kitchen water demand, from the main tap to the filter, dishwasher and any pot filler, before the joinery is fixed.

3 THE MOST OVERLOOKED RENOVATION DECISION Water pressure planning

Most homeowners choose tiles before they understand how their water will perform. Pressure problems then appear after the renovation, when they are hardest and most costly to fix.

WHY PRESSURE PLANNING COMES FIRST

Fixture selection

Rain heads and body jets set the demand the system must meet.

Pipe layout

Diameters and runs are fixed once the walls close.

Pump performance

Changing the pump after renovation adds cost and disruption.

4 Questions to ask your contractor

- ? Will pressure remain stable across all bathrooms at the same time?
- ? What happens when several taps and an appliance run at once?
- ? What booster system are you recommending, and why that one?

DECISION REQUIRED

Before selecting bathroom fixtures, confirm your water pressure, pump capacity and number of simultaneous outlets.

The upgrades you do not see

These are the comfort systems, the invisible upgrades you stop noticing once the work is done: water pressure, acoustics and lighting. Plan them as deliberately as the finishes you can see.

5 Acoustics and quiet

Quiet pumps, soft-close joinery and considered insulation keep a renovated home calm. Specify for silence, not just looks.

6 Lighting and ambience

Layer task, ambient and accent lighting per zone, and plan the circuits and dimming before the ceilings are closed.

7 DECISION 7 | THE MODERN WATER SYSTEM

Constant pressure, however many taps

If your audit showed drops, the issue is the system behind the taps. Traditional single-speed pumps run flat out whatever the demand, which causes the fluctuations you felt.

THE SOLUTION

The Grundfos SCALA2 fits on your main line or tank outlet. Its variable-speed drive senses demand continuously and scales output instantly, holding constant pressure across every fixture at once.

- **Senses demand**
An integrated sensor reads pressure many times a second.
- **Holds the setpoint**
Speed rises and falls to keep pressure constant, 1.5 to 5.5 bar.
- **Runs quietly**
Around 44 dB(A) in normal use, with soft starts and stops.



1.5-5.5 bar

PRESSURE SETPOINT

8 m

SELF-PRIMING LIFT

45 m

MAXIMUM HEAD

Specified honestly: SCALA2 holds pressure, supports multiple outlets and runs quietly. It does not cure limescale, hidden leaks or heater residue. Fix those at the source.



BEFORE CONSTRUCTION BEGINS

Ready to Finalize Your Water System?

Before construction begins, make sure your contractor has specified a pressure system capable of supporting your home's future water demand. It is far easier to plan now than to retrofit later.

YOUR RENOVATION DECISION CHECKLIST

- ☐ Bathroom fixtures chosen against measured water performance
- ☐ Pump specification confirmed for peak simultaneous demand
- ☐ Water pressure system planned before finishes are locked in
- ☐ Contractor briefed to specify the booster on the plan

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SPECIFY SCALA2 ON THE BRIEF

grundfos.com/scala2