



STYB  
ARCHITECTURE

# HATHOR II

MODERN 5-BEDROOM CHALET

[www.stybarchitecture.com](http://www.stybarchitecture.com)

Styb—

## PLAN OVERVIEW

5 bedrooms. No compromises.

A thoughtfully designed chalet.  
Exceptional guest capacity.  
An optimized 34' x 30' footprint.  
More living space.  
Less built space.

### KEY TECHNICAL DATA:

- 5 bedrooms · 2 bathrooms · 2,040 sq. ft.
- Heated building footprint: 34' x 30'
- Floor area per level: approx. 1,020 sq. ft.
- Total gross floor area (ground + upper): approx. 2,040 sq. ft.
- Two covered terraces
- Maximum use of every square foot
- Number of storeys: 2
- Cathedral ceiling in the living areas
- Expansive windows
- Layout suited to family or rental use
- Central, intuitive circulation between floors
- Clear separation of living and sleeping areas



## KEY PLAN FEATURES

- Open-concept living room, dining room and kitchen
- Cathedral ceiling in the living and dining rooms
- Covered terrace adjoining the living area
- Main living area on the upper floor to maximize outdoor views
- Intuitive circulation between floors
- 5 spacious bedrooms filled with natural light
- Covered terrace adjoining the primary suite
- Primary suite with walk-in closet and ensuite bathroom
- 2 full bathrooms
- Layout suited to family or rental use
- Compact building volume helps control construction costs
- Maximum use of every square foot

# GROUND FLOOR PLAN

Privacy, comfort and thoughtful organization

The ground floor of Hathor II is designed as the chalet's sleeping area.

Calmer, more private and more structured.

It includes:

A well-proportioned primary suite with optimized storage

Additional bedrooms offering flexibility (children, guests, home office)

A full bathroom designed for everyday use

A relaxation area that can serve as a second living room or multipurpose space

The room layout creates natural separation between bedrooms, ensuring comfort and privacy despite the chalet's generous guest capacity.

Circulation is smooth, direct and intuitive.

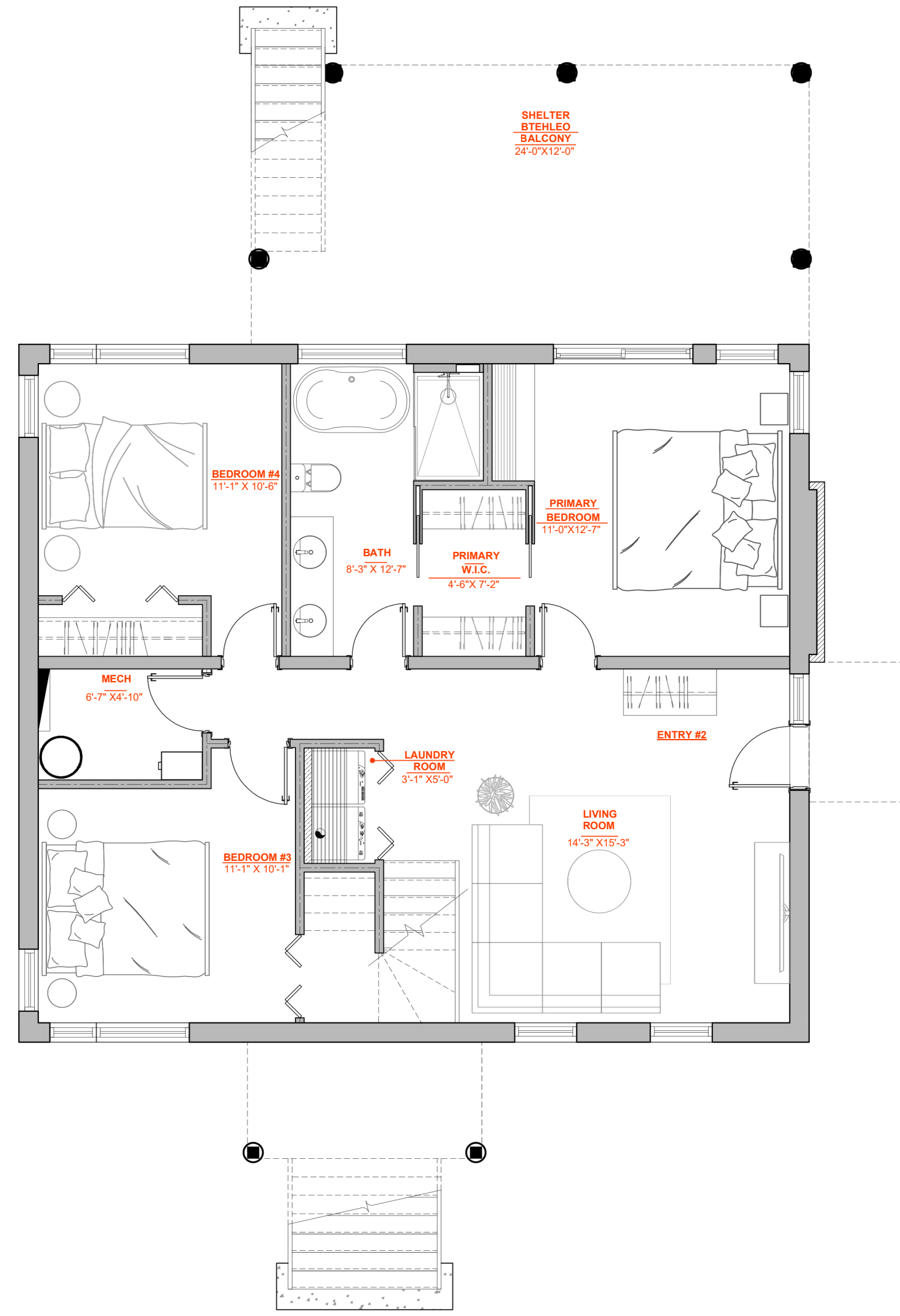
No unnecessary hallways.

No wasted space.

## FUTURE POSSIBILITIES:

- Create a gym, games room or multipurpose space
- Optimize the layout for short-term rentals
- Add an attached or detached single or double garage, depending on site constraints and budget.

The compact footprint of the main building makes it easier to add a garage while preserving the project's architectural balance. Hathor II is designed to evolve.



# UPPER FLOOR PLAN

The upper floor of Hathor II is the vibrant heart of the chalet. This is where the architectural experience truly comes to life. The main living area opens beneath a cathedral ceiling, enhancing natural light and the sense of spaciousness. The vertical volume creates a striking effect while maintaining a compact building footprint.

The kitchen, organized around a generous central island, anchors the space. It blends seamlessly with the living and dining rooms to create a flowing, welcoming environment ideally suited to gatherings.

It also includes:

- Two additional bedrooms (home office)
- A full bathroom
- Direct access to the covered terrace
- Large windows that bring in abundant natural light

## THOUGHTFUL ORGANIZATION

The upper floor is designed to:

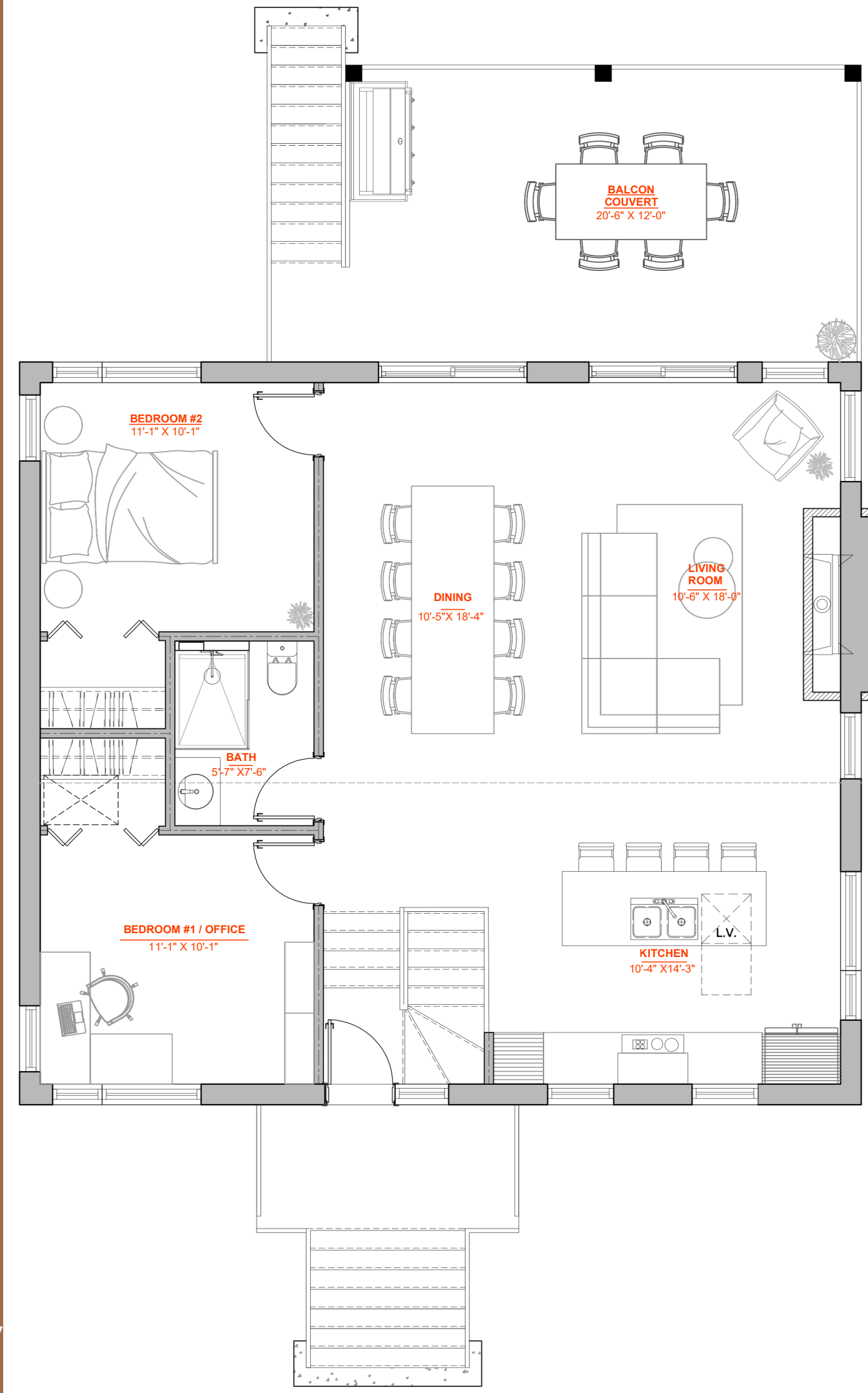
Maximize natural light

Bring gathering spaces together

Offer unobstructed views and an open atmosphere

Circulation is intuitive.

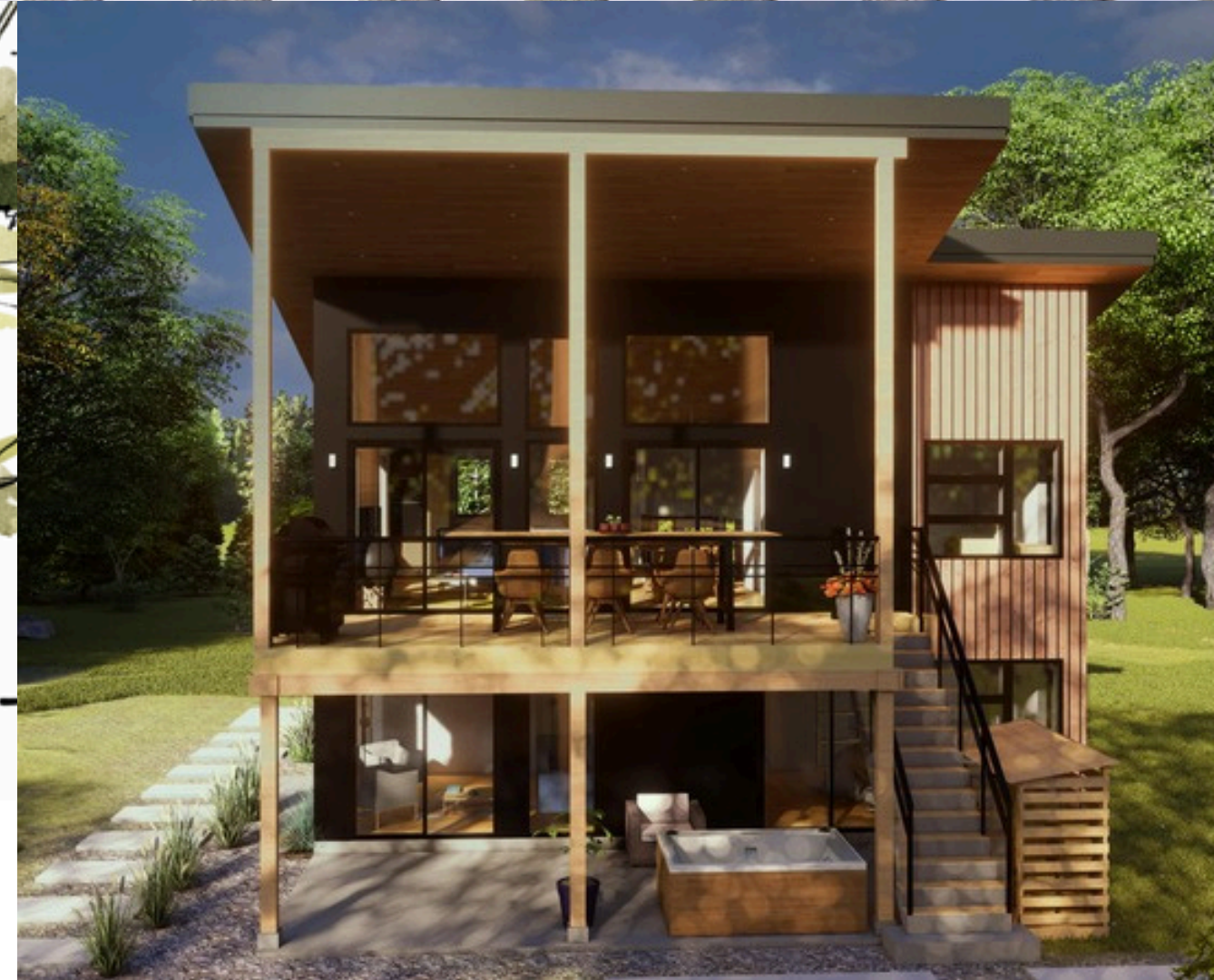
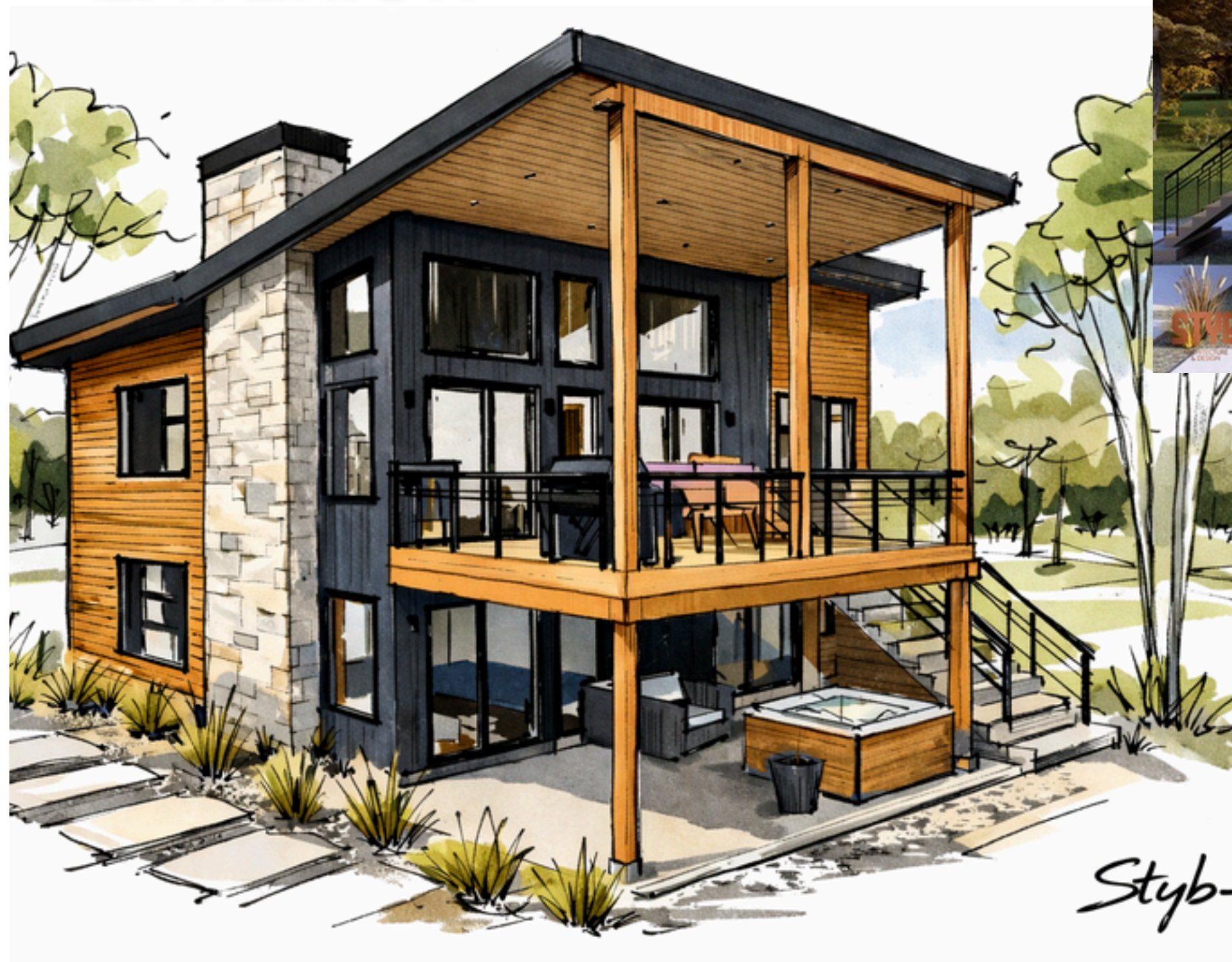
- The staircase leads directly to the heart of the home. No unnecessary detours.



# INTERIOR GALLERY



# EXTERIOR



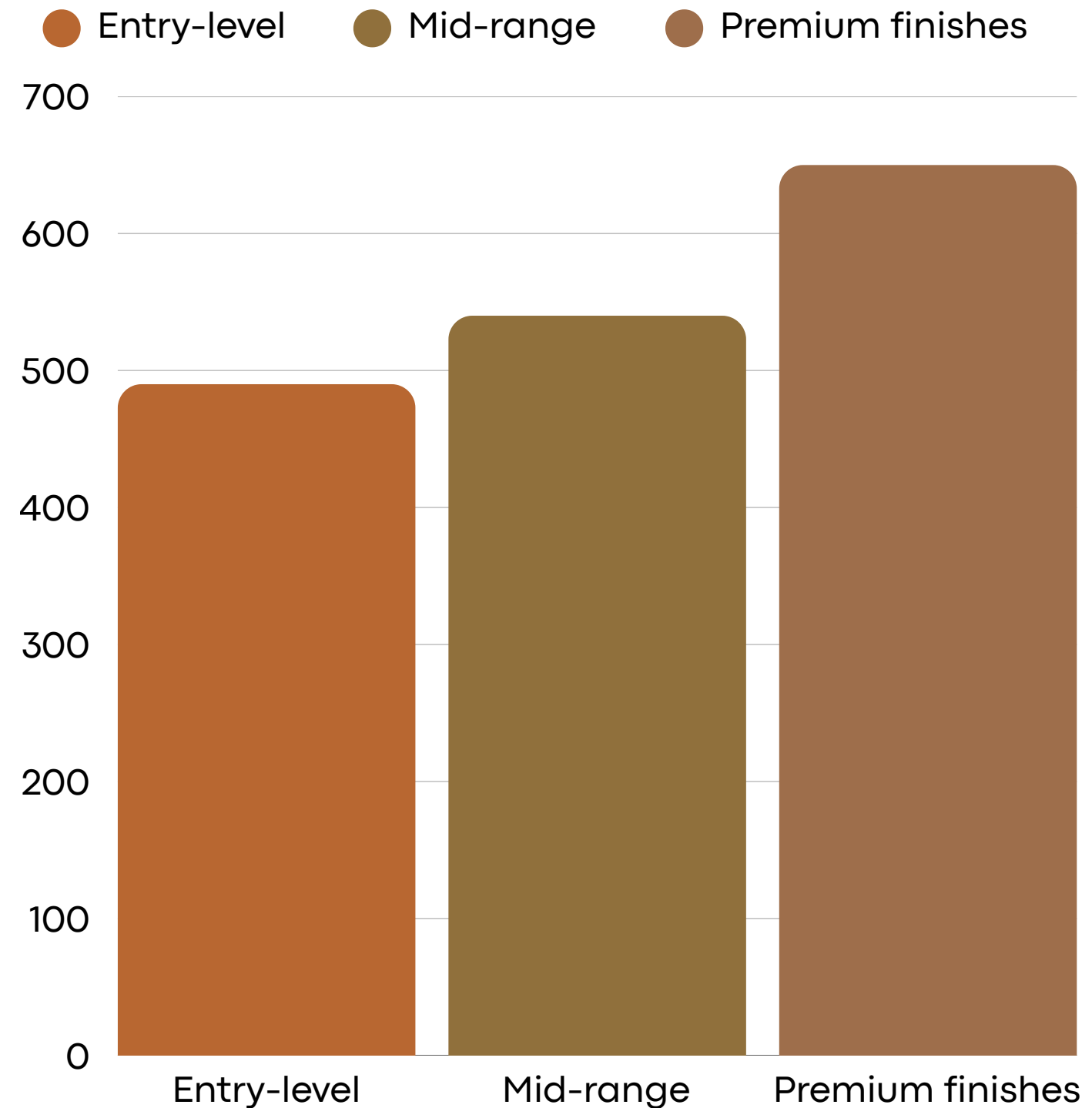
# BUDGET ESTIMATE

STARTING AT \$395,000

These amounts cover foundations, structure, building envelope, roofing, insulation, partitions, basic plumbing/electrical work, millwork, etc. They exclude very high-end finishes and highly customized features.

Option: A monolithic slab offers:  
Lower foundation costs  
A simpler construction process  
Better use of the overall budget  
Excellent value per square foot

⚠ Class D estimate (preliminary).  
Actual costs may vary depending on final quotes and site-specific conditions.



# RENTAL OPPORTUNITY

## Hathor II Project

The Hathor II plan offers strong rental potential thanks to its optimized layout and generous guest capacity.

### 🎯 Strategic advantages for rentals:

- 5 bedrooms to accommodate several families or groups
- Clear separation of sleeping areas (ground floor) and living spaces (upper floor)
- A bright, welcoming living area beneath a cathedral ceiling
- A covered terrace offering outdoor space to enjoy in every season
- Compact building volume helps control operating costs

## Profitability potential

Chalets with 4 to 5 bedrooms are highly sought after in the rental market (short-term or seasonal), as they offer:

- Higher rental rates
- Attractive occupancy during peak season
- Capacity suited to groups
- Better returns per square foot

Hathor II is therefore well suited to:

- ✓ Family use
- ✓ A second home
- ✓ A strategic rental investment
- ✓ A combination of personal use and rentals

An in-demand property

Bright chalets with upper-floor living areas, generous guest capacity and a covered terrace stand out on rental platforms.



RENTAL OPPORTUNITY



## ABOUT US

STYB Architecture & Design specializes in optimized residential plans tailored to the realities of the Quebec market.

Our approach is simple:

a good plan should be smart, functional and strategic.

We design projects where:

- Every square foot is carefully considered
- Every circulation route is optimized
- Every decision serves a clear purpose

Our expertise

- Contemporary chalets
- Efficient residential plans
- Projects tailored to rental use
- Fully custom design

Before drawing, we analyze your lifestyle, site, budget and objectives.

At STYB, architecture should do more than look beautiful - it should work efficiently.

Whether starting with an existing plan or a custom project, we develop cohesive, lasting architecture.

# EVOLUTION & CUSTOMIZATION

Hathor II is a solid foundation.  
A thoughtfully developed plan.  
An intelligent structure.  
But every project can evolve.  
The model can be:

- Adapted to your site
- Adjusted to your budget
- Modified to suit your needs
- Optimized for rentals
- Enhanced with the addition of a garage

And if your vision goes further,  
we also design fully  
custom projects.

Start with an existing plan.  
Or start with a blank page.

In every case,  
the goal remains the same:  
Create architecture that reflects who you  
are  
and works for you.

HATHOR II



# TESTIMONIALS



Yannick Calvé



“Excellent service from Yvan and his team. Our project involved several major challenges, but STYB listened, guided us and, above all, helped make our project possible. Thank you for everything.” - Yannick Calvé



“We appreciated the strategic approach. The project stays within budget while delivering outstanding design.” - Berel Sylde



“An exceptionally well-thought-out plan. Every space is optimized. The process was clear and professional from start to finish.” - Mélissa Forget



# Merci

BOOK A MEETING TODAY.

[www.stybarchitecture.com](http://www.stybarchitecture.com) | [info@stybarchitecture.com](mailto:info@stybarchitecture.com) | 438-542-9393

Styb