

The Art of Finishing: What Comes After the Rough Work in a Kyiv Apartment

Why Finishing Matters More Than You Think

When people talk about renovating an apartment in Kyiv, they often focus on the dramatic stuff: tearing down walls, pouring a new стяжка пола, running fresh електропроводка. And yes, those phases are critical. But I have seen too many projects where the budget runs dry just as the real work begins. The phase that follows all that dust and noise is відділка квартир після ремонту, and it is where a space truly becomes a home. Get this wrong, and even the best layout will feel unfinished. Get it right, and every surface works with you.

In my years working with бригада ремонтників across Киев, I have learned that finishing is not just about making things pretty. It is about protecting the structure, hiding the technical systems, and creating surfaces that last through daily life. A good finish hides the screw-ups of the rough stage. A bad finish exposes them.

Planning the Finish Before the Dust Settles

The smartest clients I have worked with decide their finishing materials before the first wall is demoed. That sounds obvious, but I have been on sites where someone picks обои two days before the painter arrives, only to discover the walls were not prepped for that weight. A proper дизайн-проект should specify every layer: what primer goes under the шпаклевка, which type of гипсокартон goes in the wet zones, and whether the floor will take ламинат or плитка. These choices affect the sequence of work and the timeline.

For example, if you plan to install Пеноплекс insulation on an exterior wall, the plasterer needs to know that before they start. If the kitchen cabinetry arrives before the final wall finish, you risk gaps that no trim can hide. The order is everything.

The Drywall and Plaster Stage

After the rough electrical and plumbing are signed off, the walls get their first real surface. In most Kyiv apartments, that means гипсокартон on metal frames for partitions and ceiling drops, and sometimes for leveling out old brick walls that lean by a few centimetres. I prefer Кнауф sheets for their consistency. Cheap gypsum board warps when the heating comes on in winter, and you will see every seam.



The joints get taped and then covered with several passes of шпаклевка. This is where patience pays. A rushed mud job leads to cracking under the paint. I tell my бригада

ремонтников to sand between coats and to use a bright work light held at an angle. That light catches every shadow. If you cannot see the seams in that light, the painter will thank you later.

After the walls are flat, the primer goes on. This is not a step to skip. Primer seals the шпаклевка and gives the paint or wallpaper a uniform surface. I have used Ceresit primers on many sites because they bond well even on old concrete. Cheap primer sometimes peels under vinyl обои within a year, especially in a humid ванная комната.

Flooring: The Foundation of Daily Life

Once the walls are closed, the floor work begins. A fresh стяжка пола needs time to cure before any flooring goes down. In winter, that can take weeks. I have seen clients rush this step, lay ламинат over damp screed, and then wonder why the edges curl. The fix is expensive.

For wet areas like the ванная комната and кухня, плитка is the standard choice. But the tile layout matters. I recommend doing a dry layout on the floor before any mortar touches the backer board. That way you avoid small slivers of tile at the edges. In one apartment near the centre of Киев, the homeowner insisted on large-format porcelain slabs. Beautiful, but the floor had a slight dip. We had to self-level the entire room before tiling. That added two days and some cost, but the result was flawless.

For bedrooms and living areas, ламинат is common, but engineered wood or parquet gives a warmer feel. The choice depends on your budget and how much foot traffic the room gets. If you have kids or pets, go with a textured surface that hides scratches.

Painting and Wallpaper: The Visible Layer

Painting is the part of [відділка квартир після ремонту](#) that most people notice first. But the quality of the paint job depends entirely on what is underneath. If the шпаклевка is smooth and the primer is even, the paint lays down like butter. If not, you will see roller marks and patchy sheen.

I prefer matte paints for ceilings and eggshell or satin for walls. Glossy finishes highlight every imperfection. For accent walls, textured обои can add depth without the cost of expensive paneling. I have used German-made wallpapers from Лепуа Мерлен and also from Epicenter, and both offer good selection. The key is to match the wallpaper weight to the adhesive. Heavy vinyl requires a stronger paste, or it will peel at the seams within a season.

In the кухня and ванная комната, use washable paint or tile backsplash. Grease and steam will ruin standard flat paint in months.



Trim, Doors, and Built-Ins

After the walls have their final colour, the trim goes on. Baseboards, door casings, window sills. This is the jewelry of the room. I always install baseboards after the flooring is down but before the final coat of paint on the walls. That way the painter can cut in cleanly against the trim.

For the кухня, the cabinets should be installed after the floor is finished but before the backsplash. That allows the countertop to sit flush against the tile. I have seen kitchens where the backsplash was tiled first, and then the cabinets left a gap that required a filler strip. It never looks as clean.

If you are installing built-in wardrobes, plan the interior lighting and shelving before the drywall goes on. Running wires after the fact means cutting into fresh finish, which nobody wants.

Sanitary and Electrical Fit-Out

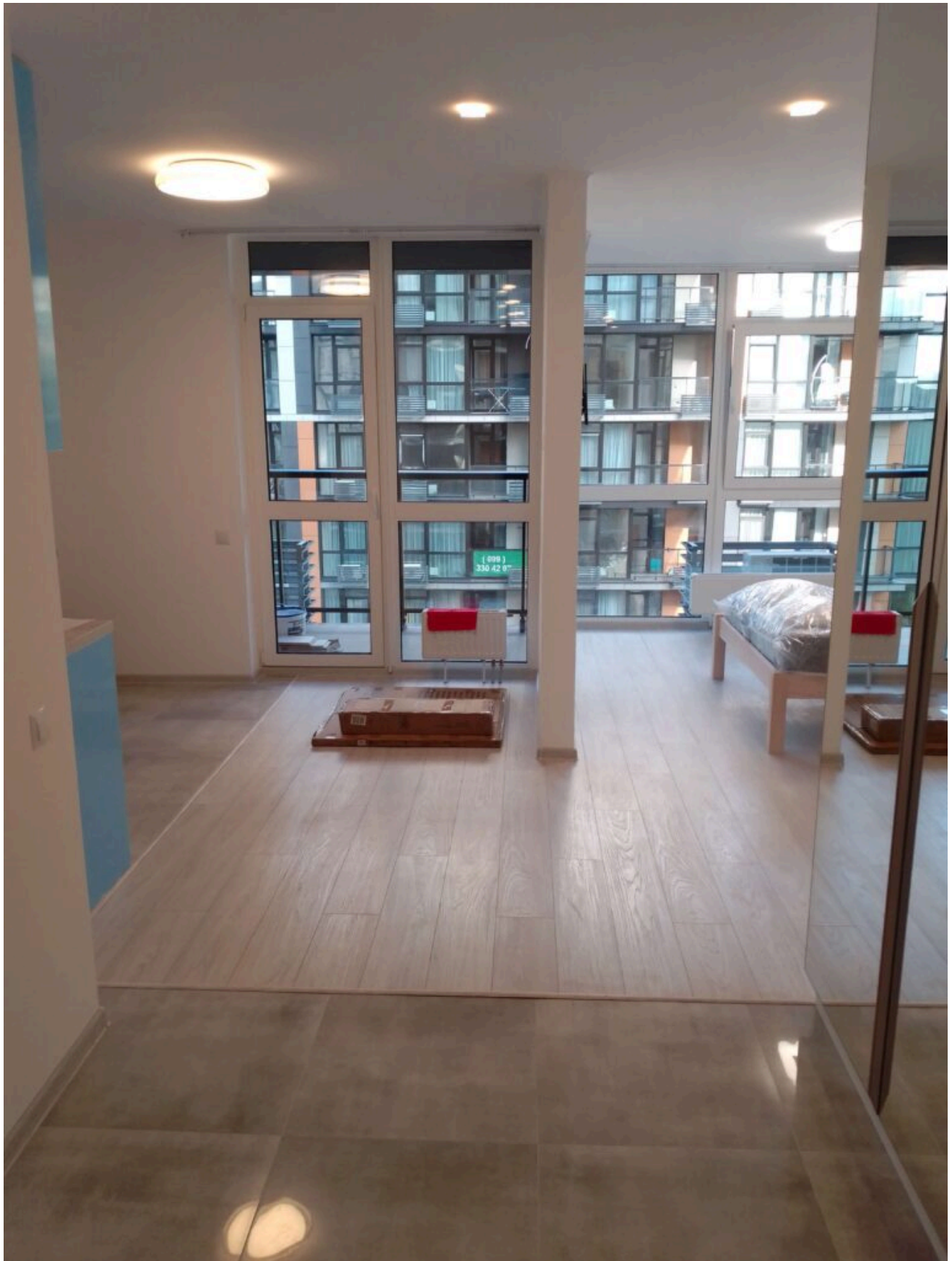
Once the walls are painted and the floors are laid, the final fixtures go in. Sinks, toilets, shower mixers, light switches, sockets. This is the moment when the space finally looks like a home. I always test every outlet and every water connection before the team leaves. A leak behind a shower panel that is discovered a week later can ruin brand-new плитка and the floor below.

I source most of my сантехника from specialized suppliers in Киев, but for standard fittings, Леруа Мерлен and Epicenter have reliable stock. For the electrical side, use certified wire and breakers. Saving a few hryvnias on cheap sockets is not worth the fire risk.

The Final Walkthrough: What to Look For

Before you accept the work, go through every room with a checklist. Check that all doors open freely and that handles are tight. Run your hand along the wall corners to feel for rough patches. Look at the baseboards for gaps. Turn on every light and listen for buzzing. Flush every toilet. Run the shower for five minutes and check for leaks behind the access panel.

A good бригада ремонтников will fix small issues on the spot. If they push back on reasonable requests, that is a red flag. The finishing phase is where the difference between a косметический ремонт and a капитальный ремонт really shows. A cosmetic job might look fine at first, but within a year the paint flakes, the laminate buckles, and the wallpaper peels. A capital renovation, done right, lasts a decade or more.



The phrase відділка квартир після ремонту sounds like a simple concept, but it carries weight. It means closing out every system, sealing every edge, and making sure the space is

safe, comfortable, and beautiful. That is not a small task. It is the entire point of the renovation.

In my experience, the homeowners who are happiest with their finished apartment are the ones who stayed involved during the finish stage. They asked questions, they visited the site, and they did not let the бригада ремонтников rush the details. Because once the furniture moves in and the walls are painted, the chance to fix hidden problems is gone.

So when you plan your next project in Киев, budget for the finish as generously as you budget for the rough work. The відділка квартир після ремонту is not an afterthought. It is the final act, and it deserves the same care as everything that came before.