

How to decorate your home like a show unit

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Photos by [The Arch](#)

The architect incorporated clear design elements to make the unit bright and spacious.

Have you ever wondered, when going into a gorgeously furnished show unit, just how they managed to achieve such a slick and comprehensive fit-out for the entire property?

In fact, show units are great models as they are usually fit out to give the best first impression, for example, to maximise the impression of space and glamour.

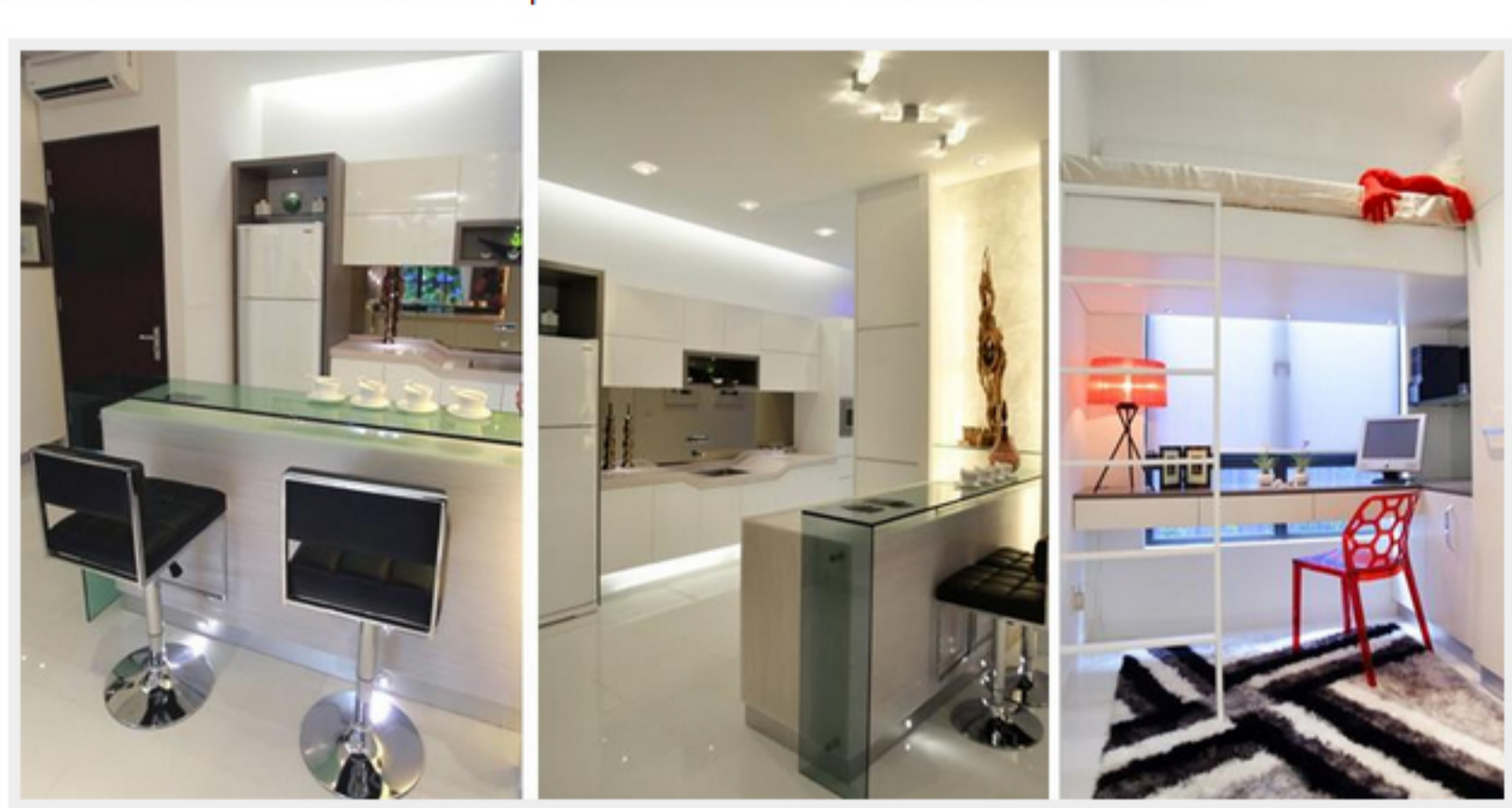
This 1,219 sq ft show unit for Fortune Perdana condominium, for example, makes the most of the open plan layout from the living and dining space right to the balcony.



At the entrance, one might not notice the white built-in cabinet on the right. According to interior designer Aloysius Chan of The Arch, he purposely designed the cabinet in such a way that it blends in with the entire kitchen concept to create a sense of spaciousness to the kitchen. The cabinets are designed for the show unit but are not provided in the eventual properties, which are sold as bare units.

"As this is not a very big condominium unit, storage is a necessity. However, we don't have to create bulky cabinets that do not blend in with the overall design. With some thought put into it, we've designed the cabinets to visually widen the width of the kitchen," explained Chan, 39.

Meanwhile, the kitchen is equipped with a creative yet practical design. Chan created a built-in feature that comes with an art sculpture that continues from the island counter.



Kitchen and utilities area (left) which is converted into a study room for children.

The sink is designed in an interesting geometry shape to prevent water from splashing. At the edge of the kitchen, before entering the wet kitchen and utilities area, Chan designed a display shelf with blue lights to create a different ambience.

"This utility area is usually left untreated, but for us as designers, any space can be made interesting if we put the thought and effort into it," pointed out Chan.

He added, "We have transformed this standard utility area into a comfortable study with a bunk bed for the kids. All the cabinets are compact and neatly tucked in."

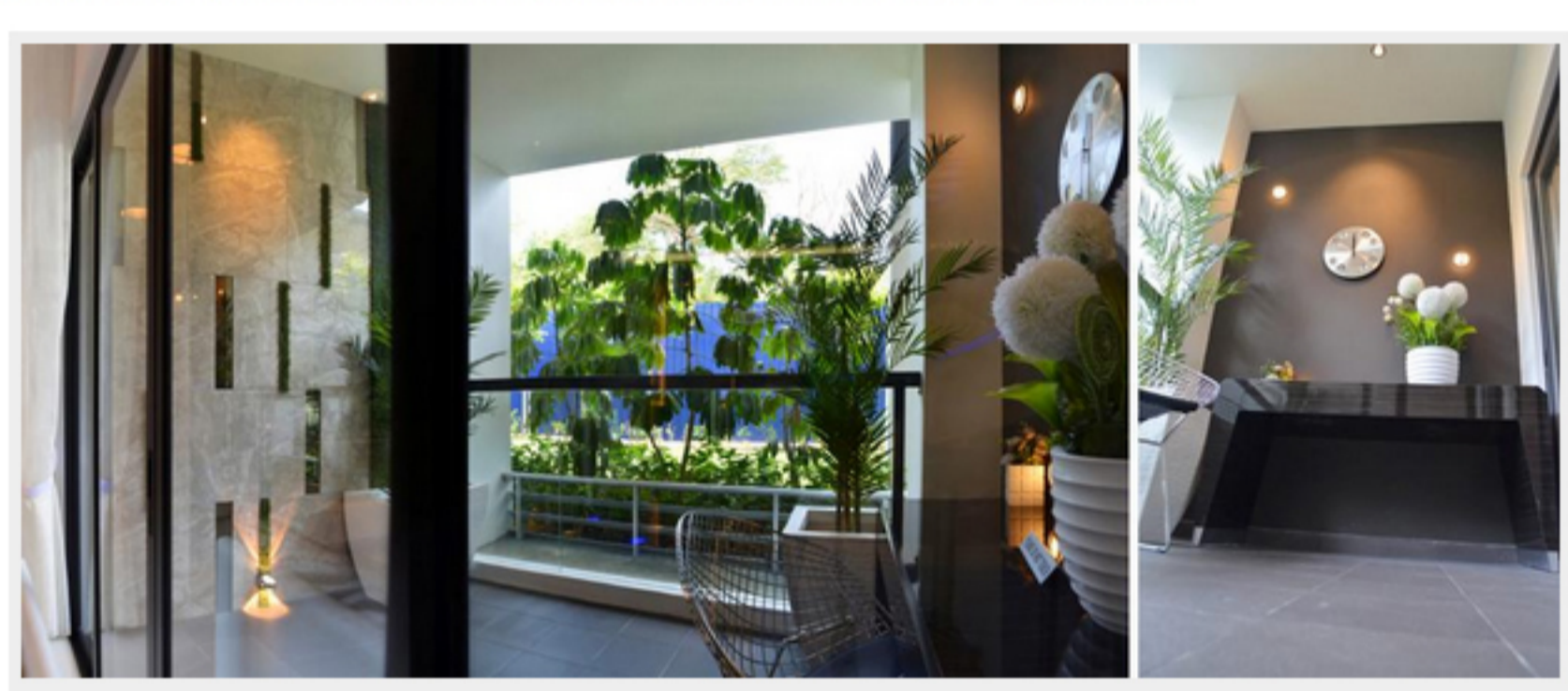
Trusting Chan with the freedom to do a proper job, the client had only one main condition.

"The only thing that the client asked for was to make it sleek and classy. Because it is a show unit, first impressions are the most important, therefore, the design of the entire unit has to wow the interested homebuyers," he said.

The living room is a feature area of its own with a designer pendant light as the main focal point. Chan has also designed and created a unique coffee table which is also an aquarium (though without fish). "This table gives the whole living area more life and acts as water feature as well," explained Chan.

"As the living area is a compact area, I couldn't design a huge chunky feature wall. Also, because it has limited rooms we didn't have a special room for audio visual (AV) therefore I played around with what I had. I tried to make the living room more versatile by concealing the television behind a sliding console. So if you don't want to watch television, you can close it up and have a siesta and relax. If you want to watch television, just slide it open. It's like a two-in-one room."

The unit also comes with a comfortably sized balcony. "We made good use of this balcony by extending the same planning and design from the living room right to the balcony. We added in some artificial grass to make it look like a green wall. It looks great and is low maintenance. On the other side we converted it to an outdoor study for light reading," said Chan.



The living room is a good place for the family to spend time together.

Utilising the space

For the master bedroom, Chan explained that he wanted to give it privacy as the entrance is located at the living room. He pointed out that when you close the master bedroom door, it acts as a feature wall to the living room.

The room boasts a television console-cum-full height cabinets. "Behind the console, we've designed a wardrobe where we added in shelves for extra storage. We try to utilise all the space possible. Behind the television, there's a storage place to put perfume or any other personal belongings."



The master bedroom comes with a vanity area as well as built-in cabinets.

Meanwhile, the design of the master bathroom is pretty standard. Chan added storage compartments and ensured that the design of the cabinets or vanity counter is not bulky or intrusive, or that it juts out and minimises movement.

The other bedroom which is designed for a young teenager has a more vibrant and colourful feel. "We actually carved out part of the wardrobe to be used as a side table. If you actually tried to fit a wardrobe and a side table, it would be too cramped to walk," said Chan. He continued, "We've also added in some mirrors and included some artificial landscape and glitter wallpaper to make the room like an aquarium."

Mirrors are also used in the dining area. "Mirrors make the area look more spacious. We got lights that have vertical strips and we measured the distance of each light to make sure it's equal when seen from the mirror. Now when you look at the mirror, it looks like one straight line. Automatically, it gives you the visual that the area is much bigger than it actually is," said Chan.



The dining area

Different challenges

The whole concept of this show unit is clean design and bright vibrant colours. "We wanted to design a home that makes the owners feel that when they come back, they feel happy and relaxed."

Chan advised, "When you design smaller units, you have to be careful with the type of furniture to put in, the configuration of the furniture and the colour. You also have to ensure and determine the traffic flow to make sure the home is comfortable."

When asked about the challenge faced doing the whole process, he replied, "Doing a show unit and creating an ideal home for the end user are very different things all together. One objective is to impress. The first impression of the show unit is very important and has to capture the heart and mind of the buyers."

"As for the end users, you have to think of the budget and design something that is practical and suits the client and his family. The most important thing is that it has to feel like a home."

If someone were to design their house exactly like this show unit, Chan shared that it would cost them approximately RM250,000. "This is because of the materials used and as you can see, about 90% of the furniture and fittings are custom made. The reason is because we don't want the design to be a repeat of something else or to have appeared somewhere else before."

The development

Located in Kepong, Fortune Perdana will comprise three blocks of serviced residences overlooking the lush Kepong Metropolitan Park and bustling cityscape when completed.

The project features a two-acre eco-deck on level 5, which comes with a 35m lap pool, kid's pool, Jacuzzi, barbeque terrace, yoga deck, hammock area, children's playground, gymnasium, half basketball court, jogging path and reflexology path.

Fortune Perdana will also offer a myriad of retail outlets, shops, eateries, and office space on the ground and first floor.

The units are being sold at an average price of RM452 per sq ft, which means the average 1,219 sq ft apartment is priced at around RM550,000.