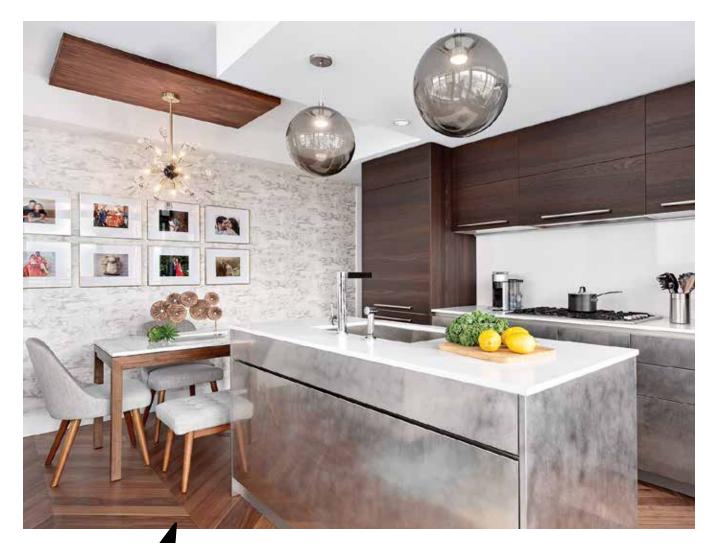
# SMALL SPACE, big style

Design tips on transforming a cookie-cutter condo by adding custom touches and maximum function for a family in modest square footage

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brand-new build comes with its pros and cons. On the plus side, developers today are creating some really stunning and efficient spaces that - make the most of every inch. And with the rising price of real estate these days, that is a good thing. On the con side, new construction homes sometimes get a bad rap as "cookie cutter." Fortunately, all a space needs to really feel like home is your own personal touch.

## TIP

In a small space, opt for light colours to enhance the overall sense of space, and keep them consistent throughout to create continuity between rooms.



#### **FUNCTION FIRST**

This family of three had a lot to squeeze into this 840-sq.-ft. condo. Our clients, a couple and their newborn baby, required two bedrooms, two bathrooms, a sleek living area, dining area and what's become the most common ask we get as professional designers: function.

Small spaces come with their challenges, but with some strategic techniques and tried-and-true design principles, we definitely make the most out of every inch.

#### PICTURE-PERFECT VIEW

One benefit of high-rise living is the view. The living room is wrapped in floor-to-ceiling sliding glass doors that open to a 346-sq.-ft. patio and views as far as the eye can see - an instant focal point. To keep attention where it belongs, we positioned the furniture in such a way that allowed the homeowners and their guests to sit, socialize and overlook the city, or watch television – if they can tear their eyes away from that view.

#### **MODERN MEETS CHARM**

This living room is decidedly contemporary, with neutral walls, simple furnishings and a modern light fixture overhead. Offsetting the coolness of the space, vibrant floral artwork and an antique coffee table bring character while telling the homeowners' story.

#### **NO-FUSS FORMALITY**

The modern style and neutral colour palette flows into the adjoining dining room. Originally, this unit didn't allow for a proper dining area. This is common with the popularity of open-concept spaces, where dining often takes place in the kitchen or the living area. The homeowners really wanted a formal dining area, and were open to tucking the table up to the wall when not in use. In place of traditional chairs, we used two chairs and a bench to add function and versatility to the space. To add further interest to the dining area, personal photos were framed and hung gallery-





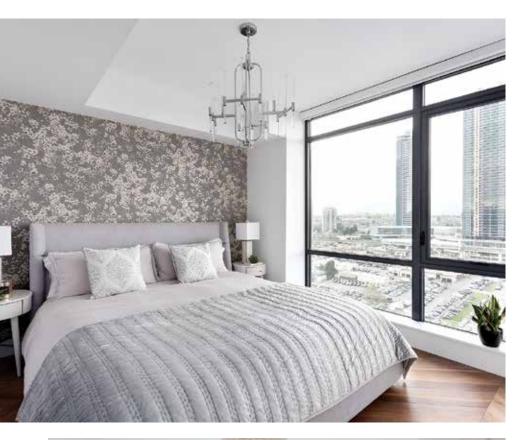
Who doesn't love a big TV, right? While it might be ideal for binge-watching weekends, this bulky piece of tech poses a challenge from a design perspective, and this is particularly true in small spaces. Try positioning the TV diagonally in a corner, to help minimize its physical footprint and its visual impact.





#### DESIGNER TOUCH

style above the table, to create a feature wall and conversation piece. Overhead, a chandelier suspended from a millwork ceiling defines the dining space. We chose a style that was mainly clear, so that it wouldn't be visually "heavy" or overwhelming.





### DOUBLE DUTY & STRIKING A BALANCE

The master bedroom was large enough for a king-sized bed, but we had to sacrifice the traditional side tables to make it work. We chose slim-lined, lean and leggy nightstands from West Elm, which were slightly smaller in scale and much airier in their look and feel. The bed came from Mobital and features lift-up storage for hidden function and flexibility. The wallpapered wall is dramatic and strong, balanced with lighter bedding and furniture to give the space light and brightness.

#### AND BABY MAKES THREE

Last but certainly not least, the nursery was a special focus for these new parents. Even though the room itself was smaller in size, we still managed to incorporate all the essentials of a sweet and functional baby's room, including a crib, dresser/change table, glider and a bookcase. A jungle-themed wall mural from Lulu & Georgia was a fun accent for the room.

Small spaces can pose some design challenges, but with some careful thought and inspiration, even a small home can be big on style and function.

#### SOURCES

Master Bedroom NIGHTSTANDS, West Elm, Bed, Mobital; Nursery WALLPAPER, Lulu & Georgia



Award-winning designers, Phyllis Lui & Aleem Kassam, are the principal designers for Kalu Interiors. For more than a decade, this Vancouver-based design firm has become known for creating thoughtfully curated interiors that enhance and inspire how you live. The firm provides bespoke design services for clientele throughout Canada. kaluinteriors.com