



1 Take the outdoors outside

Take your Saturday sunbath on an outdoor living area and the living room will instantly look bigger. "The two best outdoor living areas and highest locations here are," says Mr. Cannon.

Who, perhaps designer of Cavendish Wood (left).
 Clarity outdoor furniture pieces that you can bring to the balcony.
 Cavendish can help to create that indoor feel instantly.

Just remember to take them to when it rains.



My own thing
 Singapore

Assistant manager Tanika Lee, 48, was in for a surprise when her girl for boys to her three-bedroom apartment in Tanjong Katong was just open. "The apartment looked smaller than the showflat," she recalls. "The interior designer had done a great job in making the showflat look bigger than it is."

By the time she reached the keys, the showflat had already been torn down. Rather than give up, she explored other showflats in the same block.

"If you had bought the gift of a showflat, there are tricks that designers can be made better use of, perhaps even to a home," she says.

The original five-bedroom unit with a glass panel so that the kitchen and dining area looked bigger. "I see this is a showflat and copied the idea," she says.

Live! services Jenny Lee, 36, is another owner who has been visiting

Home in on style

As home owners head for showflats to glean decorating ideas, five showflat interior designers share 10 tips on how to create a show-worthy home

showflats but tips on how to do up his studio apartment.

"I've always thought that a show-worth unit is the way option for the living room, but I've seen to showflats that sometimes an architect and a designer would work too, without compromising on space," he says.

An east Asian Values team member, showflats often look more expensive than the apartment they are housing.
 But that is not to change. The Urban Redevelopment Authority announced earlier this month that new rules will be put in place "to show flatter" to ensure that developers showcase up to the show flats and flats showflats first use to the



2 Go dark in a small room (left)

Using bright colours does not necessarily make a small, dark room look bigger.

Mr Woo says using dark tones, such as mahogany, "will diminish the perception of the room size. A room is bigger than it really is".

He adds, "The furniture or furniture should also be consistently dark to blend into the walls and make the interior space appear as one expanse of colour. This will make the room appear larger visually."

sales campaign.

The three sets of units in a row unit, three bedrooms in bedrooms, will have to be accurately defined so buyers can be confident that they will get what they paid for, down to the last centimetre.

However, Mr William Ong, 57, marketing partner of Axis 38, who has been designing showflats for 14 years, says it is all about scale and space planning.

"The scale of your furniture should be in relation to the size of your room," he says, "where your furniture is placed also makes a difference, too."

This would explain why when in showflats, a table is often pushed against a wall rather than placed between the living and dining areas - that would split the open area into two, making each space look smaller.

Mr Ong, who has designed showflats for property developers such as L'Etage Development Ltd and The New Group, has a suggestion: "Before you buy furniture, do up a detailed floor plan of your home and draw in the three-dimensional or furniture pieces. This way, you can see how best to maximize your living space."

Live! speaks to five other interior designers, who have experience in showflats design. See more tips.

Photo: Right space, interior design, (left) photo: Right space, interior design

Photo: Right space, interior design, (left) photo: Right space, interior design



5 Create pools of furniture (above)

Move away from the standard arrangement of a sofa and coffee table for the living room. "Instead, create pockets of spaces around the home," says Mr Woo, who has won awards for his showflat designs, such as The Trilight showflat in Newton.

For example, he suggests placing two armchairs in a corner of the living room; in another corner, a

two-seater sofa; and a recliner in the middle of the living room. "Doing this gives the illusion of a bigger space," he says.

There is no hard and fast rule on where to place furniture - it is more about placing the pieces strategically. For example, putting a recliner near the window allows you to be indoors but, at the same time, make you feel like you are outdoors.



6 **Save space for work and play**
 If you have a limited square-footage budget, look to the kitchen for inspiration. The Arlington 1 1/2-in. x 12-in. x 12-in. all-wood kitchen island is a great idea for a small kitchen. It's made of solid wood, has a granite countertop and a built-in sink. The island also has a built-in seat for two people, making it a great place to eat or work.

7 **Use light**
 Use light to create a warm, inviting atmosphere. Use recessed lighting to highlight architectural details and create a sense of depth.



8 **Key window treatments**
 Most people have their window treatments wrong. Instead of using curtains, use roller shades. They're easy to install and look clean and modern.

9 **Use recessed lighting**
 Recessed lighting is a great way to create a warm, inviting atmosphere. Use it to highlight architectural details and create a sense of depth.



10 **Make the old look new**
 If you have a budget, use it to update your home. Use paint to refresh old walls and furniture. Use new lighting to create a modern look.

10 **Make the old look new**
 If you have a budget, use it to update your home. Use paint to refresh old walls and furniture. Use new lighting to create a modern look.