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INTERIOR DESIGN PROPOSAL

Warm Minimalist Condo

2-bedroom condominium · 8.97 × 10.18 m · 62.4 m² net

CLIENT	Private owner, Selangor
SCOPE	Concept, furniture layout, 3D perspectives, materials, budget
DATE	11 November 2026
REVISION	A — concept for discussion



Warm, quiet, softly lit

A calm, warm-minimal home for two: chalk-white walls, pale white oak floors and joinery, soft greige handleless cabinets and snow-white quartz, with black kept to slim metal details. Warm 2700 K LED light lines run in a parallel pattern across the open living, dining and kitchen ceiling, then turn down to frame the limewash TV wall and the master headboard. A clear glass-block shower screen lets daylight through to the bathroom vanity.

62.4 m²	2.8 m	2700 K	2
NET FLOOR AREA	CEILING HEIGHT (ASSUMED)	WARM LED LIGHT LINES	BEDROOMS FOR TWO ADULTS



DINING AND WORK ZONE



GREIGE AND QUARTZ KITCHEN

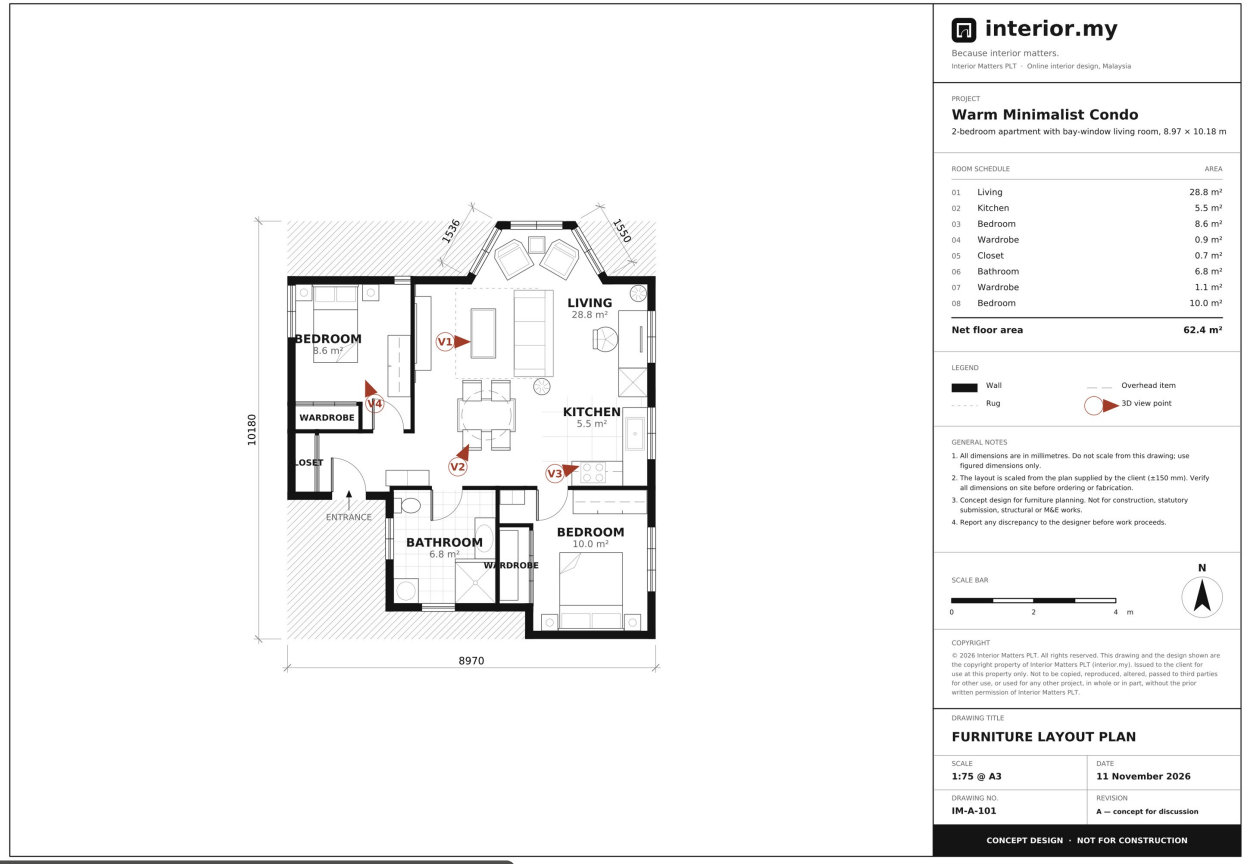
Design principles

- **Structure left untouched** Every wall, door and window stays as on the developer plan; the work is limited to finishes, ceilings, joinery and furniture.
- **Light as line** Slim 25 mm recessed LED lines at 2700 K follow one parallel grid, so the ceiling reads as a calm, ordered graphic.
- **Storage out of sight** Handleless greige and white joinery holds shoes, clothes and kitchenware, keeping every surface clear.
- **Warm, tactile materials** Pale oak, bouclé, linen, tan leather and limewash soften the white palette so the home feels lived-in, not stark.

From developer plan to furnished layout



DEVELOPER FLOOR PLAN AS SUPPLIED



PROPOSED FURNITURE LAYOUT, TO SCALE

The layout follows the developer's 2-bedroom plan (8.97 × 10.18 m overall, 62.4 m² net, 2.8 m ceiling assumed). Every wall, door, window and opening stays where it is, at the same size and type. The glass-block shower screen stands inside the existing bathroom. We will confirm all dimensions at the site measure.



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How the home is arranged



3D PLAN VIEW, CEILINGS REMOVED

Zoning

- **Entrance and living** A floating shoe cabinet stands by the door. The bouclé sofa faces the limewash TV wall, and two reading chairs sit in the bay window.
- **Dining and work** A four-seat oak table under a slim linear pendant, with an oak work-from-home desk under the window.
- **Kitchen** An L-shaped greige and quartz kitchen, with the sink on the east run, the hob on the south run and the fridge next to the dining zone.
- **Master bedroom** A queen bed against a light-framed linen headboard, a 1.8 m sliding wardrobe, a low chest of drawers in the wardrobe niche and a dressing shelf.
- **Second bedroom** A super single guest bed, two nightstands and a 1.5 m sliding-door wardrobe.
- **Bathroom** A walk-in shower behind a clear glass-block screen, a floating oak vanity, a wall-hung WC and a washer-dryer.

Circulation

From the front door, one clear route runs past the shoe cabinet into the open living, dining and kitchen space. The bedrooms and bathroom open off the inner corridor. Main walkways stay at 900 mm or wider. The bay window is furnished only with low reading chairs, so daylight reaches deep into the room. No walls, doors or windows are moved.


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Calm living by the bay

The living room is arranged around a 2.39 m limewash plaster TV wall. Vertical warm LED lines frame it on both sides and carry on across the ceiling. A 65-inch TV sits above a floating oak and quartz console, facing a 2.1 m oatmeal bouclé sofa on an oat wool rug. In the bay window, two tan leather reading chairs share a round side table, with sand linen curtains and sheers behind.

LIVING FURNITURE	SIZE (MM)	FINISH
Limewash plaster TV wall	2390 × 25 × 2700	Greige limewash plaster
Floating oak TV console	1800 × 400 × 350	Snow-white quartz, pale white oak
65-inch TV (owner's appliance)	1450 × 50 × 830	—
3-seater bouclé sofa	2100 × 950 × 780	Black aluminium, oatmeal bouclé
Oak and quartz coffee table	1200 × 600 × 380	Snow-white quartz, pale white oak
Oat wool rug	2000 × 2200	Oat wool rug
Bay reading chair ×2	750 × 780 × 800	Tan leather, pale white oak
Round side table	400 × 400 × 450	Snow-white quartz, pale white oak



LIVING ROOM WITH LIMEWASH TV WALL

WHY WE DESIGNED IT THIS WAY

1. **Light lines as the feature.** You asked for linear light lines, so 2700 K strips frame the TV wall and join the parallel ceiling pattern as one clean graphic.
2. **The bay kept for reading.** Two low 800 mm chairs make use of the bay window's daylight for reading without blocking the view or crowding the sofa zone.
3. **Floating, low pieces.** The floating 350 mm console and 380 mm coffee table leave the floor visible, so the compact room feels larger and is easier to clean.


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Oak dining under linear light

The dining zone sits between the living room and the kitchen. A 1.4 m pale white oak table on slim black aluminium legs seats four on oak chairs upholstered in sand linen. A 1.2 m slim linear LED pendant hangs centred over the table, parallel with the recessed light lines above. Along the window, a 1.4 m oak desk with a task chair and a 27-inch monitor gives you a quiet place to work from home.

DINING AND WORK	SIZE (MM)	FINISH
4-seat oak dining table	1400 × 800 × 750	Pale white oak, black aluminium
Dining chair ×4	450 × 500 × 820	Pale white oak, sand linen
Slim linear LED pendant	Ø1200 × 80	—
WFH desk under window	1400 × 700 × 750	Pale white oak, black aluminium
Task chair	600 × 600 × 1000	—
27-inch monitor (owner's)	620 × 40 × 380	—
Corner plant	Ø400 × 1200	—



DINING AND WORK ZONE

WHY WE DESIGNED IT THIS WAY

1. **Pendant on the grid.** The 1.2 m pendant runs in the same direction as the ceiling light lines, so the dining light reads as part of one ordered pattern.
2. **Four seats for two.** A 1400 × 800 mm table suits the two of you every day and seats two guests, with 900 mm behind the chairs for the route to the kitchen.
3. **Desk in the daylight.** The desk sits under the window so screen work gets daylight from the side, and its oak top matches the dining table.


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Handleless greige L-kitchen

The L-shaped kitchen pairs soft greige matte lacquer handleless doors with snow-white quartz worktops. The 1.91 m east run holds the undermount sink. The 1.24 m south run carries the induction hob, with wall cabinets above. A 700 mm stainless steel fridge stands next to the dining zone. The parallel recessed LED lines continue from the living ceiling, and a roller blind dresses the window.

KITCHEN	SIZE (MM)	FINISH
Kitchen base run with sink (east)	1910 × 600 × 900	Snow-white quartz, soft greige matte lacquer
Kitchen base run with hob and wall cabinets (south)	1240 × 600 × 900	Snow-white quartz, soft greige matte lacquer
Undermount sink	800 × 450 × 0	—
Induction hob (owner's appliance)	600 × 500 × 0	—
Fridge (owner's appliance)	700 × 700 × 1850	Stainless steel



GREIGE AND QUARTZ KITCHEN

WHY WE DESIGNED IT THIS WAY

1. **A compact working triangle.** The sink, hob and fridge sit on two short runs, each only a step or two apart, which suits everyday cooking for two.
2. **Handleless for calm.** Push-to-open greige doors remove visual clutter, so the kitchen stays quiet when you see it from the sofa and the dining table.
3. **Even task light.** The 2700 K light lines run over the worktops and light them without harsh shadows, continuing the ceiling pattern from the living room.



Quiet second bedroom

The second bedroom is a calm guest room. A pale white oak super single bed in white linen stands against an upholstered sand linen headboard, with an oak and quartz nightstand on each side. A 1.5 m sliding-door wardrobe in matte white and soft greige keeps storage flush with the wall. Sand linen curtains with sheers filter the daylight. In the master bedroom, light lines frame the headboard, and a clear glass-block shower screen brightens the bathroom.

SECOND BEDROOM	SIZE (MM)	FINISH
Super single bed	1070 × 1905 × 450	Pale white oak, white linen
Upholstered linen headboard	1110 × 60 × 1100	Sand linen
Nightstand ×2	400 × 400 × 500	Snow-white quartz, pale white oak
Sliding-door wardrobe	1500 × 550 × 2400	Matte white laminate, soft greige matte lacquer
Curtains with sheers	—	Sand linen



WHY WE DESIGNED IT THIS WAY

1. **The bed centred.** The 1070 mm bed is centred between two 400 mm nightstands, so a guest has a surface and a lamp on either side.
2. **Sliding wardrobe doors.** The sliding doors need no swing space, so the walkway beside the bed stays clear in this compact room.
3. **Linen for softness.** The sand linen headboard and curtains soften the chalk-white walls, and the sheers filter daylight to keep the room restful.

Materials and light

Warm chalk white
All walls and ceilings



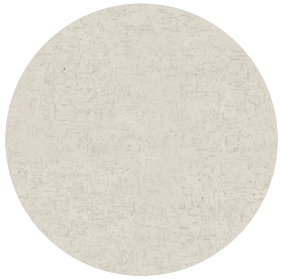
Pale oak
Floors throughout, except the bathroom



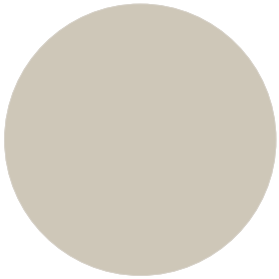
Pale white oak
TV console, dining table, chairs, desk, nightstands, vanity and shelving

Soft greige matte lacquer
Handleless kitchen doors, shoe cabinet and wardrobe accents

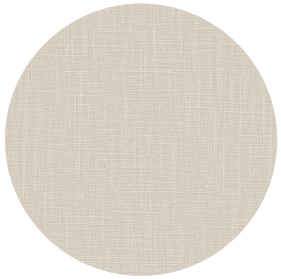
Snow-white quartz
Kitchen worktops, console top, coffee table and nightstand tops



Greige limewash plaster
Living room TV feature wall



Oatmeal bouclé
Three-seater sofa



Sand linen
Headboards, dining chairs, curtains and sheers

Clear glass block
Bathroom shower screen

Light grey porcelain
Bathroom floor and walls

Lighting scheme. Recessed 25 mm LED light lines at 2700 K run in a parallel pattern across the living, dining and kitchen ceiling. Vertical lines frame the limewash TV wall and the master headboard and join over the ceiling. A flush wall-washing slot lights the master bedroom, and a slim linear pendant hangs over the dining table. All circuits are on warm dimmers, with discreet downlights for task light.

Wet areas. The bathroom has light grey porcelain on the floor and walls over a full waterproofing membrane, a floating pale oak vanity and a wall-hung WC. In the walk-in shower, a 980 mm-wide, 2.1 m-high clear glass-block screen keeps splashes in while letting daylight through to the vanity. The washer-dryer sits beside it. The kitchen has a quartz worktop and upstand with an undermount steel sink.

Estimated budget

PACKAGE	LOW (RM)	HIGH (RM)
Preliminaries, protection, management approval and electrical rewiring	12,000	17,000
Plaster ceilings and downlights	12,000	16,000
Feature lighting: LED light lines, TV and headboard frames, wall-wash slot, dimmers	14,000	20,000
Oak flooring, limewash TV wall and painting	24,000	32,000
Kitchen cabinetry, quartz tops, sink and tap	22,000	30,000
Bathroom works incl. feature glass-block shower screen	18,000	25,000
Built-in joinery: wardrobes, drawers, shoe cabinet, TV console, shelf	30,000	40,000
Loose furniture and rugs	28,000	40,000
Curtains, sheers and roller blinds	6,000	9,000
Estimated total: RM 166,000 – RM 229,000	**166,000**	**229,000**

These are mid-range 2026 estimates for Selangor, covering supply and installation, before SST. The feature lighting and the glass-block screen each have their own row. No structural work is included, as all walls, doors and windows stay as built. Final figures will follow the site measure and your choice of brands.

Next steps

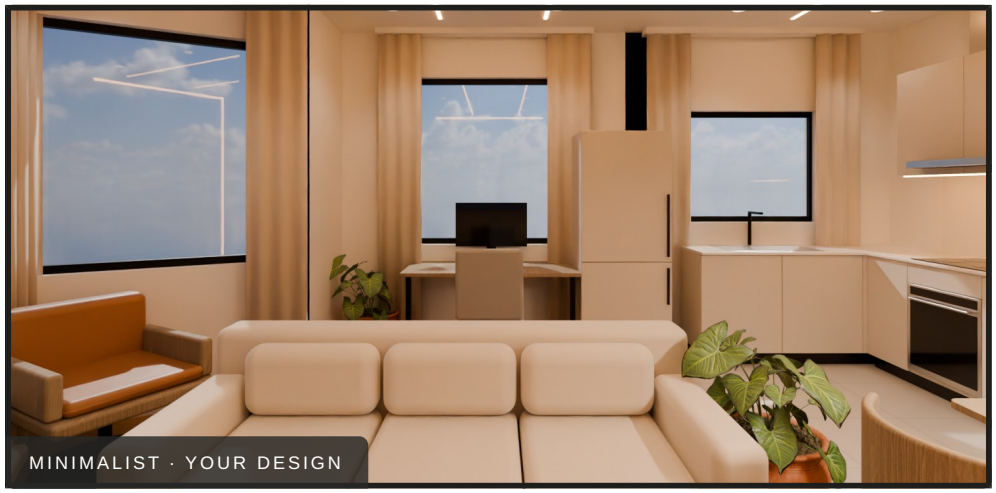
- Site measure to confirm the 62.4 m² area, the 2.8 m ceiling height and the window and door positions, as the unit size in sq ft was not given.
- Submit renovation drawings to condo management for approval, including the bathroom wet works and waterproofing for the glass-block screen.
- Approve finish samples: pale white oak, greige lacquer, snow-white quartz, limewash plaster and a 2700 K LED strip mock-up.
- Not included in this budget: appliances (hob, hood, fridge, washer-dryer, TV, monitor), air-conditioning supply and installation, loose decor, plants, artwork, bedding, management deposits and fees, and the studio design fee (quoted separately).

> **Important.** This document is an illustrative design concept. It is not a set of construction, structural, electrical, plumbing or code-compliance drawings. All dimensions are approximate and must be verified on site. Furniture shown is representative of the intended style; availability and pricing are not guaranteed. Renders are computer generated and colours will differ from physical samples.

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STYLE COMPARISON

The same rooms in 2 styles









Same floor plan, furniture layout and camera views; only the finishes, colours and the look of the pieces change. Your change rounds apply to your main design: name a style here in your first change request to switch to it.