INTERIOR DESIGN PROPOSAL

Modern Minimalist Condo

One-bedroom + study unit · 7.2 × 8.8 m · 47.8 m² net

CLIENT	Private owner, new purchase
SCOPE	Concept, furniture layout, 3D perspectives, materials, schedule
DATE	23 October 2026
REVISION	A — concept for discussion



Calm, light, uncluttered

The unit is compact but well proportioned, with the living room and master bedroom both facing the main window wall. The concept keeps every surface quiet, lets daylight travel the full depth of the plan, and builds storage into the walls so the floor stays open.

47.8	2.8	5	3
M² NET FLOOR AREA	M CEILING ASSUMED	LIVING ZONES	CORE MATERIALS

Design principles

- **One palette throughout.** Pale oak floor, warm white walls, walnut and black stone accents. The same few materials repeat in every room so the small unit reads as one continuous space.
- **Low, horizontal furniture.** A platform bed, low modular sofa and wall-hung console keep sightlines open and make the 2.8 m ceiling feel taller.
- **Glass screen between bedroom and study.** The existing opening becomes a black-framed sliding glass screen, so the study borrows the bedroom's window light and can be closed off for calls.
- **Storage as architecture.** A full-height handleless wardrobe, a wall-length dining sideboard and open study shelving absorb clutter.
- **Layered light.** Recessed warm-white downlights, one sculptural pendant over dining and bedside lamps replace the usual central ceiling light.



MASTER BEDROOM FROM THE GLASS SCREEN

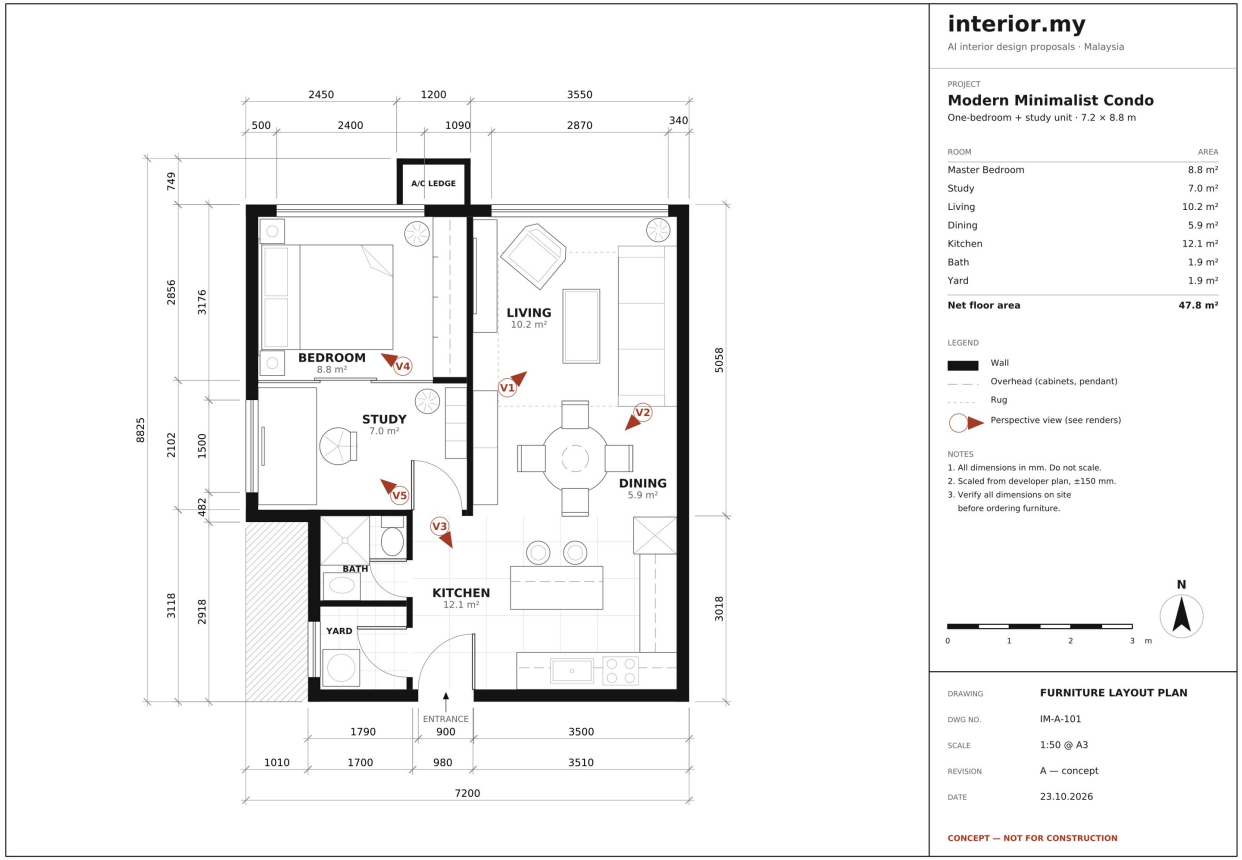


DINING LOOKING TOWARD KITCHEN

From developer plan to furnished layout



DEVELOPER FLOOR PLAN AS SUPPLIED



PROPOSED FURNITURE LAYOUT · 1:50 @ A3

Room dimensions were scaled from the 7200 × 8825 mm overall size on the developer plan and are accurate to roughly ±150 mm. All furniture sizes must be checked against a site measurement before ordering.

Rendered plan view



3D PLAN VIEW, CEILINGS REMOVED

Zoning

- **Living** at the window with the sofa on the long wall, lounge chair at the glass, TV on the partition wall. A 2.1 × 2.5 m rug anchors the group.
- **Dining** round table Ø1.1 m for four, under a pendant, with a walnut sideboard along the wall for serving and storage.
- **Kitchen** L-shaped run with hob and sink, tall fridge at the end, and a 1.5 m walnut island with two stools facing the dining area.
- **Master bedroom** 1.7 m platform bed with leather headboard on the solid wall, nightstands both sides, 2.6 m handleless wardrobe.
- **Study** 1.9 m desk under the side window, task chair, open walnut shelving, visible from the bedroom through the glass screen.

Circulation

A clear 900 mm route runs from the entrance past the island to the dining and living areas, and a second route passes the bath to the study and bedroom. All door swings and wardrobe openings are kept free.

Low, soft, facing the light



LIVING ROOM PERSPECTIVE

The sofa sits on the long wall facing the TV, leaving the full-height window uninterrupted. A leather lounge chair at the glass gives a second seat with a view. The console is low and wall-hung, with the TV mounted directly on the partition wall.

LIVING	SIZE (MM)	FINISH
Modular 3-seat sofa	2600 × 950 × 800	Oatmeal bouclé, black aluminium
Lounge chair, swivel	840 × 800 × 850	Tan leather, walnut
Coffee table	1200 × 600 × 390	Grey stone, oak
TV console, wall-hung	1830 × 390 × 450	Walnut
Wool rug	2100 × 2500	Light grey loop wool
Floor plant	Ø380 × 1350	—

One open room, two materials



DINING LOOKING TOWARD KITCHEN



KITCHEN FROM THE STUDY DOORWAY

DINING	SIZE (MM)	FINISH
Round dining table	Ø1120 × 750	Oak, black aluminium
Dining chairs × 4	430 × 450 × 850	Oak, grey linen
Sideboard	1850 × 400 × 800	Walnut, black sintered stone
Pendant light	Ø430 × 300	—

KITCHEN	SIZE (MM)	FINISH
Base cabinets, L-run	2600 + 1600 × 600	Matte white, handleless
Worktop and splashback	20 mm	Black sintered stone
Upper cabinets	350 deep × 800 high	Matte white
Island with overhang	1500 × 700 × 900	Walnut, black sintered stone
Bar stools × 2	Ø380 × 750	Oak, black aluminium
Fridge-freezer	600 × 700 × 1950	Stainless steel

Rest and focus, one window shared



MASTER BEDROOM FROM THE GLASS SCREEN



STUDY, WITH THE BEDROOM BEHIND THE GLASS SCREEN

BEDROOM	SIZE (MM)	FINISH
Platform bed, queen	1700 × 2130 × 450	Walnut, white linen
Upholstered headboard	1900 × 60 × 1050	Ivory leather
Nightstands × 2	400 × 400 × 500	Oak
Wardrobe, handleless	2606 × 550 × 2400	Matte white laminate

STUDY	SIZE (MM)	FINISH
Desk	1900 × 950 × 750	Oak, black aluminium
Task chair	600 × 600 × 1000	—
Open shelving	1150 × 350 × 2000	Walnut
Sliding glass screen	2840 × 2400, 3 panels	Black aluminium frame, clear glass

Five materials, five accents

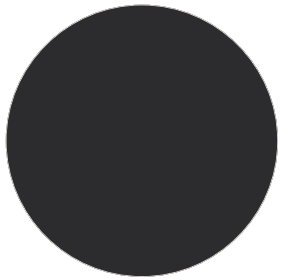


Pale oak
Engineered flooring, matte lacquer · all dry areas

Warm white
Walls and ceilings, low-sheen emulsion

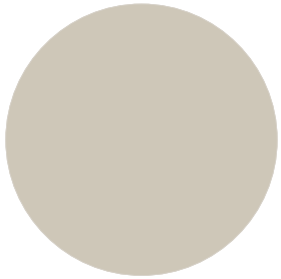


Walnut
Island, sideboard, shelving, bed frame

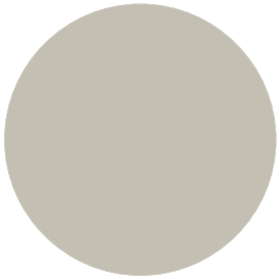


Black sintered stone
Worktops, splashback, sideboard top

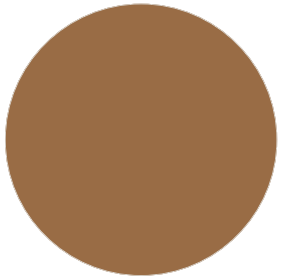
Matte white laminate
Kitchen and wardrobe fronts, handleless



Oatmeal bouclé
Sofa upholstery

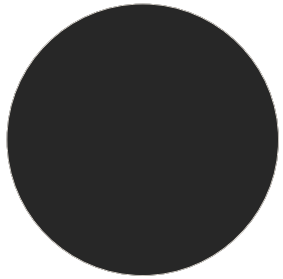


Ivory leather
Headboard



Tan leather
Lounge chair

Light grey porcelain
Kitchen, bath and yard floors



Black aluminium
Window frames, glass screen, legs

Lighting scheme. Recessed 3000 K LED downlights on two circuits per room, dimmable. Pendant over dining on its own switch. Bedside lamps switched at the bed. LED strip under the upper kitchen cabinets. No central ceiling lights.

Wet areas. Kitchen, bath and yard floors in light grey porcelain, matte (600 × 600 in the kitchen, 300 × 300 in bath and yard). Bath walls in the same tile to 2.1 m, white above. Black matte tapware throughout to match the window frames.

Where the money goes

PACKAGE	LOW (RM)	HIGH (RM)
Kitchen cabinetry, worktops, island	15,000	28,000
Wardrobe, sideboard and shelving joinery	8,000	14,000
Sliding glass screen	4,500	8,000
Flooring, oak and porcelain	6,000	11,000
Loose furniture, living and dining	10,000	22,000
Loose furniture, bedroom and study	7,000	15,000
Lighting and electrical	4,000	8,000
Painting, soft furnishings, styling	3,500	7,000
Total, excluding appliances and bathroom	**58,000**	**113,000**

Indicative mid-range figures in Malaysian ringgit for the Klang Valley, 2026. They vary with supplier and specification and are for scoping only.

Next steps

- Site measurement to confirm wall positions, window sizes and ceiling height, including any bulkheads.
- Confirm the bedroom-to-study opening can take a floor-to-ceiling sliding screen.
- Client feedback on this concept: palette, sofa orientation, island versus open floor.
- Revision B with final furniture selections, supplier links and a costed schedule.
- Joinery shop drawings for kitchen, wardrobe and sideboard.

> **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.