

Furniture for every room.

Residential furniture packages and project FF&E;, coordinated around the plan, selected items and agreed scope.



ROOM DIRECTION / ILLUSTRATIVE VISUALISATION

01 ROOM-BY-ROOM SELECTION

02 APPROVED ITEM SCHEDULE

03 AGREED DELIVERY

Begin with the spaces.

The room list, intended use and programme establish the scope before products are selected.



RESIDENTIAL FURNITURE PACKAGES



PROJECT FF&E;

Apartments, villas and show properties.

Hotels, serviced apartments, workplaces and dining spaces.

Images show furniture directions and room applications; final selections are confirmed in the approved schedule.

Start with the rooms.

Choose a starting scope, not a fixed product list. The proposal responds to layout, room count, access and intended use.

01

Studio

Living, dining and sleeping zones coordinated within the available layout.

02

One bedroom

Separate living, dining and bedroom schedules, with storage requirements checked.

03

Two or three bedrooms

Selections for each bedroom and shared room, with quantities confirmed individually.

04

Bespoke or multi-unit

Repeated room types, outdoor areas and mixed requirements defined in one schedule.

CHOOSE THE COMPLETION LEVEL

Core furniture

Seating, tables, beds, mattresses and selected storage.

Furnished spaces

Add selected rugs, window treatments, lighting, mirrors and accessories.

Move-in / guest-ready

Add agreed linen, kitchen/tableware, appliances and final set-up items.

Optional items, delivery, assembly, installation and styling are included only when listed in the approved proposal.

Light contemporary

Pale timber, upholstered seating and a restrained finish palette establish a light starting direction.



ORIGINAL PACKAGE PRESENTATION / DESIGN DIRECTION

FURNITURE SELECTION DIRECTION

Living and dining furniture; selected rugs, lighting, mirrors and window treatments. Bedroom furniture and accessories are added where agreed.

These are selection directions, not fixed collections. Final models, quantities, dimensions and finishes are confirmed before ordering.

Warm contemporary

Warm timber, stone and textured upholstery create a more tactile furniture direction.



ORIGINAL PACKAGE PRESENTATION / DESIGN DIRECTION

FURNITURE SELECTION DIRECTION

Living and dining furniture; selected lighting, textiles and accessories. Outdoor pieces and terrace furniture are optional additions.

These are selection directions, not fixed collections. Final models, quantities, dimensions and finishes are confirmed before ordering.

Tailored contemporary

Controlled material contrast and tailored upholstery guide a more architectural scheme.



ORIGINAL PACKAGE PRESENTATION / DESIGN DIRECTION

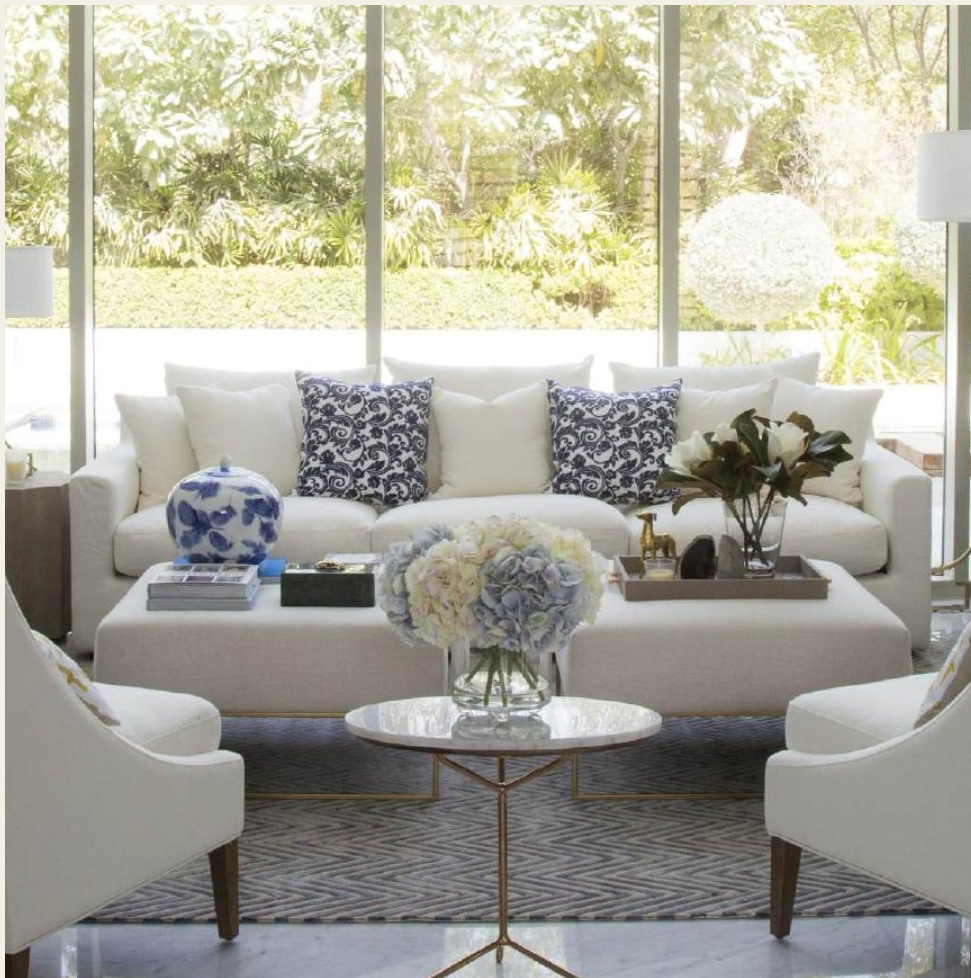
FURNITURE SELECTION DIRECTION

Living, dining and bedroom selections; feature lighting and accessories where listed. Fabrics, finishes and quantities follow the approved schedule.

These are selection directions, not fixed collections. Final models, quantities, dimensions and finishes are confirmed before ordering.

Compose the living room.

Seating, tables and lighting are selected around circulation, capacity and the way the room will be used.



LIVING ROOM DIRECTION

TYPICAL SCHEDULE

Sofa, lounge chairs and selected accent pieces.
Coffee and side tables, rugs and lamps.
Console, mirrors, artwork and accessories where selected.

Plan the dining setting.

Table size, seating and movement are checked together, with storage and lighting included where required.



DINING ROOM APPLICATION

TYPICAL SCHEDULE

Dining table and chairs.
Buffet, console or selected storage.
Pendant lighting, rugs and tableware where agreed.

Set the bedroom schedule.

Begin with the bed, mattress and bedside furniture. Add the finishing layer to suit the agreed completion level.



BEDROOM FURNITURE DIRECTION

TYPICAL SCHEDULE

Bed base, headboard and mattress.

Bedside furniture and lamps; selected dresser, desk, chair or bench.

Curtains, rugs and linen where listed. Fixed wardrobes are separately scoped.

Consider arrival and outdoor spaces.

Outdoor selections respond to intended use, exposure and maintenance needs. Materials and finish suitability are checked before ordering.



RESIDENTIAL ROOM AND ARRIVAL DIRECTION

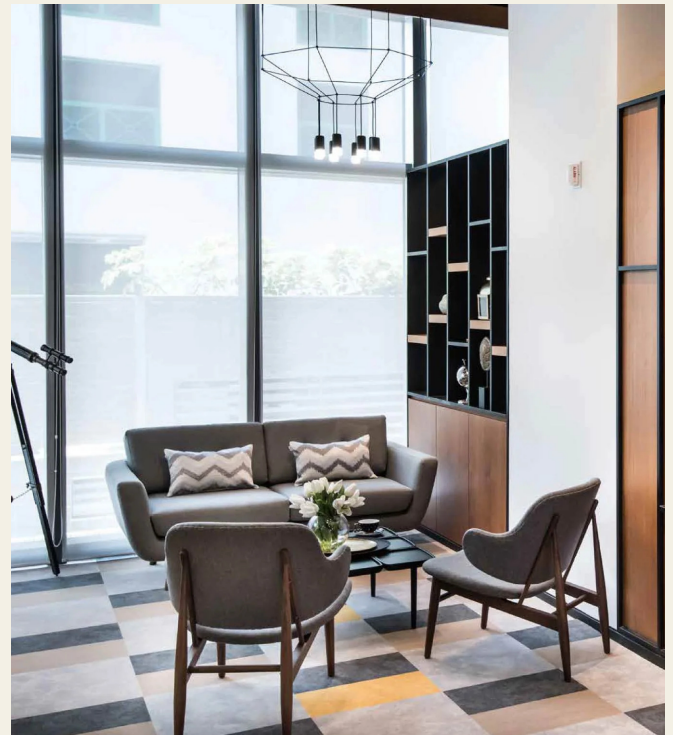
Lounge or dining furniture, side tables and selected planters can be scheduled alongside the interior rooms. Outdoor lighting and accessories are included only when agreed.

Guest rooms and workplaces.

Repeated room types and operating spaces require consistent specifications, quantities and approvals.



HOTEL ROOMS



WORKPLACE MEETING AREAS

Guest-room schedules align furniture, finishes and room quantities with the approved brief.

Meeting, reception and breakout furniture is coordinated for use, layout and access.

The finishing layer matters.

Lighting, occasional furniture and accessories are selected as part of the room, not added without a schedule.



FURNITURE AND ACCESSORY DETAIL



UPHOLSTERY AND STORAGE DIRECTION

Confirm upholstery, timber tone, metal finish and dimensions alongside the selected pieces. Samples, substitutions and final selections are approved before ordering.

A compact home, considered together.

Living, dining and sleeping furniture can share one coordinated direction while keeping clear circulation and room functions.



STUDIO FURNITURE EXAMPLE / ILLUSTRATIVE VISUALISATION

This original room study explains an approach to composition. It is not a measured layout, a fixed product list or a confirmed installation.

Approve the schedule before ordering.

The floor plan becomes a practical record of room quantities, selected items, finishes and agreed responsibilities.



CONCEPT ROOM PLAN AND FURNITURE ELEVATIONS

01

Rooms & quantities

Confirm what is required in each space, including circulation and access.

02

Selections & finishes

Check models, dimensions, materials, samples and proposed substitutions.

03

Scope & responsibilities

Approve inclusions, exclusions, delivery and any installation or set-up.

Illustrative furniture plan, not a measured layout or fabrication drawing.

A bedroom with a clear scope.

Coordinate comfort, storage and the finishing items around the confirmed plan and selected furniture.



ORIGINAL BEDROOM EXAMPLE / ILLUSTRATIVE VISUALISATION

A room schedule can include the bed and mattress, bedside tables, lamps and selected storage. Mirrors, rugs and linen are optional unless listed. Built-in wardrobes and custom joinery are scoped separately.

Agree the final layer.

Optional items are priced and approved separately where they are needed. No package includes an assumed set of extras.



LAYERED CLASSIC DIRECTION



GARDEN-FACING ROOM DIRECTION

01 Soft finishes & accessories

Curtains, blinds, rugs, lamps, mirrors and artwork, as selected.

02 Kitchen & tableware

Glassware, cutlery, crockery, kitchenware and selected appliances, when listed.

03 Linen & set-up

Bedding, bathroom linen, assembly and styling only where agreed.

From brief to agreed delivery.

One item schedule links the design direction, commercial scope and delivery programme.

01 Review

Share the floor plan, room list, reference direction and required date.

02 Define

Agree package level, use, quantities, selected rooms and optional items.

03 Specify

Review itemised selections, finishes, samples, exclusions and responsibilities.

04 Approve

Confirm selected products, substitutions, scope and access before ordering.

05 Deliver

Coordinate inspection and delivery. Placement, installation, styling and handover are included only where appointed.

Send the plan or the first brief.

Share the room list, floor plan or BOQ. We can define what can be priced and prepare an itemised proposal.

HELP US PREPARE

01 **The property & rooms**
Property type, layout, room list and quantities.

02 **The furniture direction**
Preferred pieces, finishes, reference images and completion level.

03 **The programme**
Required date, approximate budget and site-access information.

Discuss your residence

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