



ATTENTION TO DETAIL

A muted colour palette with niches of detailed designs define the decor of this duplex apartment in Mumbai

“The owner was accustomed to a certain kind of lifestyle, which included a spacious home. And this was where the challenge lay, in giving the owners the expanse and feel of a bungalow within the walls of a city apartment,” says architect Mahesh Punjabi of Mahesh Punjabi Associates

To accomplish this, he designed the home in a neutral colour palette with pockets of



Above: Mahesh Punjabi designs this 3000 sq ft duplex in a muted colour palette. Metallic accents in the form of furniture and accessories add a striking design element to the otherwise white and wood decor in the living-cum-dining area.

Left: Reconstructed at a corner, a white spiral staircase forms an aesthetic niche with a white chaise lounge. The glass railing of the staircase is inlaid with lights to accentuate the detail on it.



Above: Accessories are kept to a minimum in the master bedroom on the upper floor. To maintain the volume of the space the wardrobe is concealed behind the large red feather leaf mural.

Right: On the landing of the upper floor, Punjabi creates an open family entertainment area that is embellished in metallic accents.



detailing that brings in a sense of opulence to the residence.

Spread across 3000 sq ft this duplex consists of a living, dining, study, three bedrooms and three terraces, all on the lower floor. Apart from public spaces on the lower floor, a guest bedroom is also located here. Two more bedrooms along with a private family entertainment space occupy the upper floor.

The apartment opens up to a lobby area that is clearly demarcated by an inlay of cream-toned tiles, which Punjabi further highlights by covering the exposed beams in wood, creating a contrast of materials and colours. This area leads to the living-cum-dining and allows access to the upper floor as well.

"The original layout involved the staircase being

at the centre of the living-cum-dining, creating a bulky eyesore and reducing the expanse. Thus, I broke it down and constructed it in a white spiral form in a corner of the lobby with the glass railing. I lit it up in order to highlight the intricate detailing on it. The steps also have spotlights that are connected to sensors, which illuminate each time one climbs it," says Punjabi.

The designer uses the aesthetics of the staircase to also create a cosy niche here with a white chaise lounge that overlooks the living-cum-dining. To maintain the volume of the space, Punjabi seamlessly merges the living with the dining.

"The decor is primarily in white with metallic accents. Certain areas are accentuated with wood panelling that



Above: To combat space constraints, the bathroom is clad in a light-toned marble. Keeping in mind the use of the space, Punjabi accommodates a sensor dim light that switches on as soon as one enters the bathroom.



Top: A dark wood-clad ceiling defines the open family entertainment area which balances with the light coloured furniture.

Above and facing page: The monotone gets colour through the soft furnishings. The bathroom is clad in smoky brown marble that is coated with a chemical, which is water and stain resistant.

is continued on the ceiling making the crystal chandeliers stand out," says Punjabi.

A full height 6x4 ft Fendi mural in hand cut crystals and mirrors graces the walls along the dining space. From a functional stand point the dining is near the kitchen, while the living area overlooks the terrace.

The terraces are designed in earthy tones with wood

forming the primary material. For easy maintenance, the bar, at a corner of the main terrace, is clad with a copper top, making it dirt and stainproof.

According to Punjabi, the bar is cantilevered from a fixed pillar and has no base, therefore is easier to maintain and clean. Indirect lighting here is created through customised hand cast aluminum lights fixed on the wall.

The lighting is further enhanced due to the inlay in the wood panelling. To create an appealing niche opposite the bar, a light fixture made of aluminum in a leaf pattern runs parallel illuminating a water body.

Punjabi explains that the owner needed the study to function as a den and as a formal entertainment space. For this purpose, the detail-



Above: A light fixture made of aluminum in a leaf pattern conceals the pipes making it aesthetically appealing as well as illuminating the water body below.

Right: For easy maintenance, the bar is copper-clad and cantilevered from a fixed pillar. Indirect lighting is created through customised hand cast aluminum lights fixed on the wall behind it.

ing is focused on functionality and the designer has achieved this by creating three lighting modes based on the need of the hour. He adds a design element in the form of a sliced burl's tree root imported from Switzerland.

"To create the illusion of space in the bedrooms it was necessary to keep the decor uncluttered. The conundrum in designing this space is what

cannot be seen," explains Punjabi. "For example, apart from the red feather leaf mural in the master bedroom the design is simplistic."

The challenge here was to create extensive storage and a wardrobe without reducing the volume of the space, which has been achieved by concealing the wardrobe behind the headboard. The guest bedrooms

follow a similar minimalist theme of a single dominant design element, which is further complimented through the accessories and soft furnishings in the space.

To combat the space constraints, the bathrooms have a muted colour palette. Keeping in mind the use of the space Punjabi accommodates a dim light that switches on as soon as one enters the bathrooms.



Interior designer: Mahesh Punjabi, Mahesh Punjabi Associates
Kitchen manufacturer: Blue Grain Kitchens
Roof: Mccoy Prob Solutions
Window: Fenesta
Door: Dorma
Tiling: Versace
Flooring: Classic Marble
Paints: ICI Paints
Lighting: Reflex
Furniture: Natuzzi
Ventilation: Siemens
Bath: Grohe

Basin: Duravit
Taps: Grohe
Shower: Jaquar
Hot water systems: Venus
Toilet: Duravit

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