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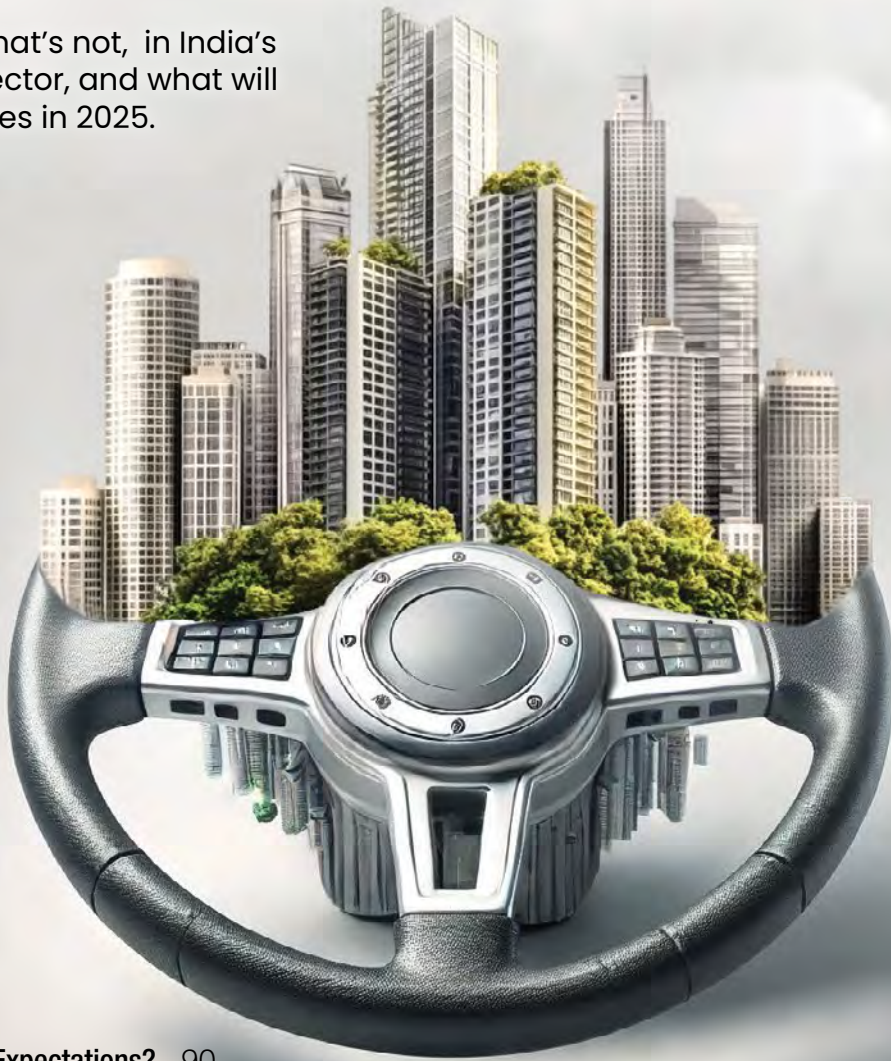
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PROPERTY DRIVERS!

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CW DESIGN BUILD
BUSINESS INTELLIGENCE FOR REALTY DECISION MAKING

THE LUXE FACTOR

Walk through the making of a luxury bathroom.
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“The bathroom of a residence celebrating Indian arts and crafts features a handcrafted Khatamband ceiling.”

- Amrita Guha, Founding Partner, Untitled Design

performance rainfall showerhead and the Aquapura pearl chrome shower panel with steam options, and designer hardware in finishes like brushed gold and matte black to enhance the visual interest and function.

The layout focuses on creating an uncluttered look, allocating distinct zones for different functions while maintaining an overall sense of flow. So, the large vanity lines one wall with floating cabinetry for a sleek,

modern look. Designer touchless faucets, the Onice Bianco Kreoo Bowl marble finished washbasin and unique towel bars contribute to the overall aesthetic. Natural stone materials like marble, travertine and quartz for the countertops, floors and walls evoke a sense of luxury, with an eye on durability.

If the tub hadn't been placed near the windows, Kembhavi says it could have been centred to create symmetry, acting as a visual anchor for the room.

The concept of laying out a space around a focal element applies as much to a smaller bathroom as it does to a larger one. “If you want a focal element in a smaller bathroom, opt for a customised washbasin instead of a tub, as we did in a 40-sq-ft powder toilet,” he suggests.

Details like suspended mirrors, KitKat tile mosaics and sleek fixtures contribute to the contemporary elegance, transforming everyday routines into moments of comfort.



Contiguous design

In designing the bathrooms of Serene Cove, a 4BHK apartment reconfigured into a 3BHK to enhance comfort for a young family of four in Mumbai, **Anju Mukhi Mistri, Principal Designer, Open Atelier Mumbai**, played with the concept of luxury and relaxation to match the rest of the home – a personal retreat embodying style and serenity.

Within the primary suite, she divided the bathrooms into two sections, positioned diagonally opposite each other, striking a balance between openness and privacy. “Sectioning,” Mistri says, “helps segregate the functionality.”

The first section of the bathroom features a traditional three-fixture layout with a vanity basin, WC and shower cubicle, and spans 55 sq ft. The second section spread over 45 sq ft includes a glass-enclosed bathtub strategically placed to enjoy the bedroom's entertainment system, allowing for a relaxing soak. Here, the WC was purposely

Photo courtesy: Serene Cove

excluded to preserve functionality, ensuring a serene ambience.

Details like suspended mirrors, KitKat tile mosaics and sleek fixtures contribute to the contemporary elegance, transforming everyday routines into moments of comfort. Champagne-gold coloured metal fins subtly enclose the bathroom windows, offering privacy while maintaining the refined aesthetic.

Both sections feature elevated flooring, with cantilevered terrazzo slabs complemented by metal frames supporting fluted glass panels, enhancing the overall space. Terrazzo slabs feature in the rest of the bedroom, too, showing how the material language of the bathroom follows the design narrative.

In another project, a 300-sq-ft bathroom designed for Rivaayat Residency, a residence in New Delhi celebrating Indian



Photo courtesy: Studio SB

Alluring floral-themed wallpapers contrast with bold black accents. High-quality tiles and bathroom fittings further enhance the space.

“Sectioning helps segregate the functionality.”

- Anju Mukhi Mistri, Principal Designer, Open Atelier Mumbai



arts and crafts, features a handcrafted Khatamband ceiling, a traditional Kashmiri art form where small wooden pieces are intricately fitted into geometric patterns. “Complemented by materials like Indian stone slabs, the space echoes luxury in an unconventional way, by interpreting a traditional craft for a modern décor, and complementing the rest of the residence,” says Amrita Guha, Founding Partner, Untitled Design.

Spa-like experiences

Tattvam Villa, a minimalist home in Gurugram bathed in natural light and crafted with simple materials, showcases luxury through a connection to nature, by seamlessly blending the indoors with the outdoors, says Joya Nandurdikar, Founding Partner, Untitled Design.

Space for its approximately

150-sq-ft master bathroom came from reimagining a former pantry and balcony. The design prioritises privacy alongside functionality, with the WC discreetly tucked away from the line of sight. An expansive granite counter anchors the space and creates a sense of understated opulence.

“In the bathroom, the indoors-outdoors theme is brought alive through a strategically placed glass wall, partially obscured by a hanging metal structure adorned with granite stone, which offers a private view of the garden, creating a spa-like atmosphere,” describes Nandurdikar. The wardrobe’s rough stone texture combined with cane creates an earthy, grounded appeal. A separate shower area keeps moisture and heat away from the rest of the bathroom.

“If the aim is to create a spa-like experience, integrate an element of the bathroom with an outdoor



Photo courtesy: FOAID Designs

Lighter colour tones and natural lighting are used to enhance the sense of space.

element, perhaps a private garden or terrace,” advises Kembhavi.

Branded ware

Designing a luxury bathroom is about balancing creativity with functionality, emphasises Agarwal. Speaking of the role of materials, she says, “At its core, form follows function, but there’s ample

“Frameless glass partitions delineate the shower area without interrupting sightlines.”

- Sarah Choudhary, Senior Architect, Habitat Architects



opportunity to elevate aesthetics and create a distinct look and feel with gold-finished fixtures, premium marble artistic washbasins, etc.”

Agarwal counts high-quality fixtures such as those from premium Italian brands as essential to achieve a design-worthy space. “Since luxury implies going beyond the basics, elements such as Jacuzzis, saunas and steam units play a role,” she says. “We also incorporate features like rain showers that mimic natural rainfall, therapeutic showers and water jets for a soothing, spa-like experience.”

Agarwal emphasises the need for quality, sustainable products from brands like Grohe, Kohler, Seema and Catalano. Catalano, she says, is known for its stain-resistant technology and durable materials, ideal for both luxury and affordable spaces.

Mood-setting lighting

Lighting plays a pivotal role in illuminating the space and setting the mood, not just in any indoor space, but also in a bathroom, in Agarwal’s view. “Our 11th House project showcases a 66-sq-ft opulent luxury bathroom that seamlessly integrates comfort and indulgence.”

Ambient lighting such as LED strips hidden in coves or under cabinetry help create a relaxing mood, says Kembhavi. “Task lighting such as sconces by the mirror are useful for grooming and accent lighting such as recessed spotlights help highlight architectural features or artworks.”

With so much choice at hand, laying on the luxe factor couldn’t be easier!

- CHARU BAHRI | CW |

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