

Winter Issue 2024/5

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Betterliving.

The magazine of Betterhomes

STYLING TIPS

Get the
layered
look

How to master
nostalgic
design

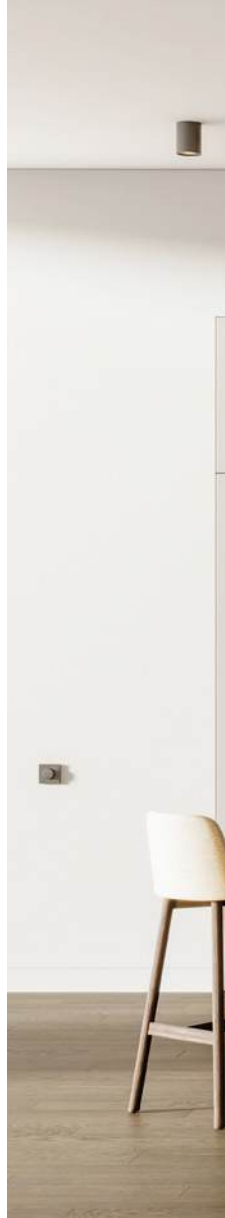
INSPIRATION

Garden
glow-ups

Before
and after
renovations
with the
WOW factor

Abode à la mode

Sawsan Al Nabolsi of Reesha Interior Design talks Art Deco
inspiration with a high fashion edge in Jumeirah Park



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Welcome to the issue

Peek behind the porticoes of some of Dubai's most stylish homes as top interior designers lift the curtain on their latest renovation projects and pick the brain of one of the city's most sought-after style gurus in our Masterclass section, packed with tips, tricks and more to make your design dream a reality (page 9). There's no excuse to delay that long overdue redesign of a dated bathroom or tired kitchen, with our up-to-the-minute trends insights (page 18), while a crew of outdoor experts tackle the thorny subject of garden makeovers with a look at on-trend outdoor glass rooms, landscaping and more (page 24). In this issue we chat with the designer behind a stunning Art Deco-inspired villa with an haute couture vibe in Jumeirah Park (page 30) and enjoy a showround of a Jumeirah Village Circle apartment with a bold approach to the art of Zen (page 50). Happy reading!

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Masterclass

In this section, industry expert Anam Clarke, founder of The Designers' Studio (@thedesignersstudiouae) shares tips, advice and insider information to make you the master of your home



STYLING TIPS

Create a unique, textured cosy bedroom haven with a lesson in layering

ROOM RECIPE

Four ways to incorporate the 3Rs of sustainability into every home

HOW TO MASTER

Infuse vintage style into your interiors with a tutorial in nostalgic design

ASK THE EXPERT

Design the perfect family room for movie nights, playtime and quiet spaces

LITTLE BLACK BOOK

Anam's go-to suppliers for all things flooring, from tiles and parquet to carpet

Styling Tips

Layered Looks

Add depth and texture with layers of interest



Room Recipe

Sustainable Home Design

Four ways to include sustainability principles and the 3Rs—reduce, reuse, recycle—in your interior design plans



ENERGY-WISE DESIGN

Increase your home's energy efficiency and save on your utility bills by choosing energy-wise construction and design materials. Eco-friendly plans should include double-glazed windows and insulated doors, to sustainably sourced wood flooring and water-saving sanitary ware. Get your renovation right from the ground up and you'll reduce energy consumption, as well as create a healthier indoor environment.

Check out: Floorworld, floorworld.com; RAK Ceramics (has a sanitaryware recycling programme), rakceramics.com

RESPONSIBLE SOURCING

When sourcing new furnishings, make a point to prioritise furniture and products from manufacturers that adhere to safe manufacturing processes and ethical labour practices. It's also good to support local artisans and businesses, as this not only reduces the carbon footprint that comes with shipping items from overseas but also fosters a vibrant and sustainable community of craftspeople.

Check out: Wood Studio Dubai, woodstudio.ae; Dachah Studio by Aisha Al Yassi, dachahstudio.com

RECLAIM AND RECYCLE

Incorporating reclaimed or recycled materials into design projects can significantly reduce waste and environmental impact. Vintage and antique décor pieces offer unique character and charm, and designers with hands-on creative skills can even refurbish furniture and decorative items, to breathe new life into them. For quick fixes, easy-to-find materials such as recycled glass and metal can also create stunning features.

Check out: La Brocante, Al Quoz, Dubai, 050 186 5149; Antika Dubai, antikadubai.com

LIGHT IT RIGHT

Natural lighting can be optimised through thoughtful interior design and the strategic placement of windows and skylights, which will reduce reliance on artificial light sources. Where additional lighting is necessary, opt for energy-efficient solutions such as LED bulbs, halogens or compact fluorescents, as this not only conserves energy but also decreases long-term costs, benefiting both the environment and the homeowner.

Check out: Luxxe Lighting, luxxelighting.com; Ebarza, ebarza.com



How To Master Nostalgia

WHAT IS IT?

Nostalgic design centres on blending the charm of past eras with the present, for a modern aesthetic that evokes times gone by without looking kitsch or outdated. The key is to embrace the essence of vintage style while allowing it to evolve through contemporary design principles. Whether you're inspired by mid-century modern, Art Deco, or even the 1970s, the goal is to create a space that feels timeless, rather than a museum relic.

ABOUT THE STYLE

Vintage nostalgia brings depth, personality and a flavour of history to a room. Warmth and character are inherent, and brought to life through unique furniture, bold patterns and intricate details. The challenge is incorporating these elements in a way that feels fresh and sophisticated.

Too much nostalgia can make a space feel like a time capsule, while too little fails to capture the charm that makes the style unique.

HOW TO NAIL IT

Anchor pieces. Select a couple of standout vintage items such as a retro chair, antique mirror or rug, and build your design around them. These pieces become focal points, while the rest of the space remains modern.

Neutral base. Go neutral for walls, flooring and larger furniture pieces. This creates a clean backdrop that lets your vintage items pop without overwhelming the space.

Layer textures. Blend rich, aged textures like wood, leather and brass with modern finishes such as

marble, glass or sleek metals. This creates visual interest and balance.

Contemporary lighting. Modern light fixtures with clean lines can bring vintage rooms into the present. They offer contrast while illuminating key pieces.

Vintage artwork. Instead of crowding the room with retro pieces, add framed vintage posters, prints, or photography that evoke the era you're channelling.

Be personal: Incorporate heirlooms or personal finds that connect you to your chosen style. These thoughtful additions make the space feel authentic and lived in.

Clockwise from top: Kai seagrass manu rug, tribedubai.com; Blanket box, antikadubai.com; Vintage poster, highlife-dubai.com; Pendant lamp, bloomr.com; Solna TV table, theattic-dubai.com; Original bench, antikadubai.com



The Secret To Successful Home Staging

Israa Mirjan, founder of MHY Homes, talks transformational spaces that turn homes into highly marketable assets

In Dubai's high stakes real estate market, where competition among luxury properties to capture buyer attention is fierce, home staging has emerged as a powerful tool that places properties in the spotlight.

Far more than aesthetic decoration, staging is a strategic investment that can significantly increase a property's perceived value and help fast-track the sales process.

A beautifully staged home creates an instant emotional connection from the second you walk through the door, with spaces that feel inviting and liveable. "Staging gives buyers a vision of their ideal lifestyle, allowing them to imagine themselves living in the space. Through thoughtfully curated furnishing and tasteful finishing touches, staging reveals a property's full potential and offers a sense of belonging," says Israa.

This emotional connection is often key in inspiring faster decision-

making, with buyers eager to secure a property that feels 'right'.

Speed of sale is another critical benefit as staged properties attract more viewings and have the potential to capture more interest than their unstaged counterparts. When visiting a professionally staged property, buyers often feel a heightened sense of urgency and compelled to make a swift decision, recognising that an attractive, move-in-ready home won't remain on the market for long.

Another advantage is impact on the sales price. Staged homes in Dubai's luxury segment don't just sell quickly - they often sell at a premium. By presenting a refined, high-end look, staging elevates a property's perceived value, positioning it as an aspirational, ready-to-enjoy home that comes with a premium price tag.

According to Israa, staging also maximises the functionality of a given

space. "Large, open rooms that might otherwise feel cold or disjointed are transformed into thoughtfully-designed living, dining, and entertainment areas, giving buyers a clear sense of purpose and flow," she remarks.

With Dubai's real estate agents and developers on board when it comes to understanding the transformative power of staging, recommending experienced and creative companies like MHY Homes represents a smart investment.

An essential step in elevating a property's appeal, maximising its potential and ensuring it stands out in a competitive market, home staging is transforming the sales landscape, turning properties into highly marketable assets, primed to generate impressive returns.

For more information, go to mhyhomes.com or contact the team on 054 709 2917, info@mhyhomes.com

Ask The Expert

Fun Family Room

From a relaxed den for movie nights and sofa snuggles, to a kids' play area or quiet space for homework, family rooms come in all sizes and guises. Find out how to design the perfect space to suit your needs

What are the design rules for creating a family space that will work for everyone?

Creating a family living space that caters to both parents and children requires thoughtful design centered on fostering a fun, inclusive environment. You want to create harmony but also include personality. Think about how you need the space to function and integrate subtly zoned areas for play and study that sit alongside where the family hangs out for much-needed quality time. Dedicated kids' spaces need to be practical, easily manageable (every parent hates tidying up) and somewhere they feel comfortable and can be productive. Choosing the right furniture is key, and probably the biggest challenge. Because this is invariably a mixed-use space, it needs to be inherently practical, whether it's for TV time or everyone being able to do their own thing. Don't be afraid to go big with furniture pieces, even in a smaller room, just make sure to use it judiciously to set the right tone. An essential rule is to vary seating heights, so that family members of every age are comfortable. To achieve this, you could mix and match low ottomans with taller sofas, for example. And don't forget about lighting the different areas to fit their purpose.

How can you balance practicality with comfort when selecting furnishings?

Practicality, cosiness and style are the watchwords here. Opt for soft, durable fabrics that can withstand wear and tear, while also guaranteeing comfort. Modular sofas are ideal as they allow flexibility in rearranging and creating intimate spaces for family gatherings or playtime. For smaller rooms, it's important to curate essential pieces for maximum effect – and usability. For example, a large rug or table will act as a focal anchor around which you can layer other pieces that draw on the design and colour palette. Child and pet-friendly fabrics and finishes are a non-negotiable and, thankfully, today's furniture manufacturers are switched-on when it comes to fusing style with practicality. A top tip for parents of young children is to look for furniture pieces with curved edges, for obvious reasons. Colour and pattern should also be celebrated, to reflect the fun times enjoyed in the space. A neutral sofa is brought to life with brightly patterned cushions and throws, while a lounge chair upholstered in a favourite fabric is a pleasing visual counterpoint. Pull it together with a gallery wall featuring family photos or even kids' own artworks. You could even take décor cues from their artistic talent.





How can entertainment technology be incorporated without sacrificing style?

The ubiquitous big-screen TV is great for family movie nights but when not in use can tend to dominate the room, so aim for aesthetics that blend seamlessly with the décor and soften the overall look and feel. Total concealment is also trending so consider installing media cabinets to cover screens or opt for smaller, wall-mounted TVs to minimise visual impact. Trunking to hide a surfeit of cabling is a must-do as well. By thoughtfully addressing these elements, you can create a family room that is stylish, functional, and enjoyable for both parents and kids alike.

KEEP IT CLUTTER-FREE

To combat clutter, effective storage solutions are vital. Incorporate built-in shelves, decorative baskets, or storage ottomans to keep toys organised and accessible. This not only keeps the space tidy but also encourages children to take responsibility for their belongings. Hidden storage solutions are pure genius for a busy family space and a good idea is to create benches with storage cupboards underneath, so you kill the seating and clutter-free challenge with one great solution.



Image credits: Lujo (lujo.com.au)

Little Black Book

Ground Up Design

Anam's top picks for all things flooring



Porcelain Superstore (porcelainsuperstore.co.uk)

What lies beneath your feet deserves just as much design thought as eye-level aesthetics, and choosing the right flooring solution will help tie everything together. The first step is to consider the function and foot traffic in each space. In the kitchen and bathrooms, for example, long-term practicality and water resistance are key, while living areas require durable high-traffic solutions and bedrooms are all about comfort. Children and pets also need to be factored in, with safety an important issue in a home where kids are running around, while pee and scratch-friendly flooring is a must for our furry family members.

Anam's picks

Floorworld

The go-to for wood flooring solutions, ranging from solid wood to stone plastic composite (SPC); with a product and price to suit every interior design budget. *Al Barsha 2, Dubai, 04 332 7153, floorworld.com*

Metre Squared

Partnered with well-known global flooring brands; offers turnkey consultancy services with a wealth of experience and high-profile client portfolio. *metresquared.com*

COLORTEK

Neo-cement (microcement) flooring experts, if you're looking for a sleek, ultra-modern solution that's also durable, waterproof and fully customisable for indoor and outdoor use. *Al Karama, Dubai, 04 052 924 6366, colortek.eu*

Mosaico

Specialists in colourful, 3D effect customisable cement tiles created using a two-century-old technique blended with 21st-century innovation for one-of-a-kind flooring. *mosaico.ae*

LIU Luxxe

Great selection of slabs but check out the mosaic floor effect option with a choice of funky patterns and colours that add a high-end designer feel to any space. *Al Quoz, Dubai, 054 447 0714, liuluxxe.com*

NGC Nafees

For everything carpet related, from stair runners and wall-to-wall solutions to outdoor options; all bespoke and fully customisable to your space. *055 200 0794, ngcmiddleeast.com*

Glaze

Home to the largest range of marble in the Middle East, from huge slabs to tiles. Now has showrooms in both Sharjah and Dubai. *Umm Al Sheif, Duabi, 800 GLAZE, glaze.ae*

Sanipex Group

Slabs in every finish, from urban concrete to Italian terrazzo, and a fantastic range of porcelain tiles in classic, colourful patterns with solutions to suit every budget. *Sheikh Zayed Road, Dubai, 04 507 6000, sanipexgroup.com*

Tile King

Home to an incredibly diverse and affordable collection of imported tiles with a focus on ceramic and porcelain in super fun patterns, or simply plain. *Umm Suqeim Road, Dubai, 800 TILE, tileking.ae*

Le Chic Bohème by Silestone XM collection, Cosentino



Surface Solutions

Bathrooms and kitchens are where you'll find some of the hardest working surfaces in the home, so choosing the right materials is key

If you want your bathroom and kitchen to last – and retain its original aesthetic appeal – there are various factors to consider when scoping out surface finishes, whether you're considering slate, marble, concrete, ceramics, or any of the many options available in the market. Get it right and your investment will last for decades. First launched in 1990 and limited to just six shades, Silestone is a popular option, say the expert designers at Cosentino, and it continues to trend in bathroom and kitchen design. Manufactured from a combination of premium natural minerals (94% quartz) and recycled materials, in kitchen settings it is heat, freezing and

corrosion resistant. In the bathroom, Silestone's near-zero porosity guarantees minimal water absorption and staining, making it one of the most robust materials on the market. Highly durable and able to withstand years of day in-day out wear and tear, Silestone is also wonderfully easy to clean and maintain; simply wipe down with a damp cloth or your usual household products. If we're talking colour choices, according to the Cosentino team, trending tones for 2024/5 include a metallic accented graphic dark emerald green; taupe showcasing blush pink veining; a marbled deep brown featuring bronze highlights; and warm cream latticed with gold, grey and copper veins.

Trends

Heart Of The House

The hardest-working rooms in your home deserve some design TLC with a look at this season's trending kitchen and bathroom ideas



Al Meera

ULTRA-ACCESSORISED ISLANDS

The de facto centrepiece of the modern kitchen, islands are a transformational gateway to both form and functionality. “Gone are the days of simple countertops and basic prep spaces with ultra-accessorised islands offering coup de feu burners for professional-grade cooking; built-in downdraft hoods for seamless ventilation; and the pop-out sockets for convenient power access without compromising design,” remarks Sara Aji, Senior Designer at Al Meera. She is also a fan of having the freedom to tailor workspaces to homeowner culinary needs.

SECRET STORAGE

For Rohit Patel, Senior Designer at Innerspace (Häcker Kitchen) hidden pocket door options in a contemporary kitchen are in high demand, with modern design trends emphasising minimalism and catalysing a trend for concealing elements, such as access doors to back pantries. “Homeowners are increasingly

focused on hiding everyday appliances that disrupt the sleek, sophisticated look of a high-end kitchen,” he says. Climber units and folding worktop doors have also emerged as popular solutions, delivering on functionality and a seamless aesthetic. These features allow for hidden storage or worktop spaces, enhancing the kitchen's overall design while keeping it clutter-free.

NEXT-LEVEL PANTRIES

More than a store cupboard stacked with out-of-date tins, the humble pantry has been reimaged with functional cabinets redesigned as storage and coffee stations; bottles, bar accessories and wine fridges tucked behind bifold doors to be opened up at sundowner hour; and everyday essentials stored by product and shelf life across an optimally designed shelving and drawer system. Says Rohit: “A hidden pantry helps keep the main kitchen area uncluttered

and are particularly useful in narrow spaces where traditional doors can be inconvenient. The expanded storage options also provide better organisation and efficiency in the kitchen.”

PERSONAL TOUCHES

For 2025, Sara anticipates even more thought going into making the heart of the home truly yours, as she explains: “It’s no longer just about custom cabinets; it’s about bringing your personal style into every corner through hardware crafted to your exact requirements, lighting fixtures that match your vibe, or tiles that tell a story.” This also extends to appliances and fittings, which are now readily available in a rainbow of colours and finishings. She adds: “Open units and shelves should be integrated in order to be able to add personal touches like artworks and cherished items. It’s more than just a cooking space, it’s a canvas for your creativity and individuality.”



Häcker Kitchen



Al Meera

FINISHING TOUCHES

“Expect earthy, natural tones to dominate; create a calming environment, reflecting a global movement towards sustainability and reconnecting with nature. Pair with natural stone for a touch of luxury and sophistication, while textured finishes such as tactile wood grain and rough terracotta tiling will add depth and interest.” – *Al Meera*

“Soft, matte colours such as off-whites, taupes, and cashmere, paired with materials like travertine, natural earthy hues, and mineral textures help create a minimal yet warm and inviting atmosphere. There’ll also be growing emphasis on incorporating curves into stonework and wooden cladding to create statement features; with flat, fluted or ribbed wood accents used to add depth and introduce nature.” – *Innerspace*



FLOATING VANITIES

Minimal luxury is set to be the enduring design philosophy for 2025 and beyond, according to Marta Barragan from Cosentino Middle East. She says: "Balancing functionality with the clutter-free aesthetic of clean lines and understated elegance will see designs focused on the use of high-quality materials and sophisticated finishes, rather than fussy details. Floating vanities perfectly fit this design philosophy." On trend but also set to become timeless, they are perfect in smaller bathroom spaces, giving the illusion of space and creating a clean, chic style.

SMART TECH SPACES

Technology is taking over the bathroom, from smart mirrors that deliver news and schedule updates to smartphone-controlled heated floors and temperature-customised showers with music on demand. "If we look at the shower, for example, we are entering a completely new era, where the end user can customise their wellness experience. Smart developments such as digital fittings turn the shower into an individual control centre, so as well as being design fast-forward, homeowners benefit from sustainable water-saving technology and built-in memory functionality," says Leonardo de Muro, Corporate Vice President, RAK Ceramics. These hi-tech systems can be linked to home wireless networks and conveniently accessed via an app. The same smart tech thinking is being applied to toilets that feature integrated bidet functionality.

OPEN-CONCEPT BATHROOMS

Aficionados of five-star hotel stays where the bathtub is a central feature of your guest suite will love the idea of blurring the lines between traditional closed-door ablutions and open integrated spaces that cross the line into the bedroom. With a focus on space and flow, this bold design imprint can include feature glass or half-walls to convey a sense of openness while still ticking the privacy box. A freestanding tub is often the main attraction and takes centre stage while larger-than-usual shower stalls eschew curtains or doors in favour of a watersplash-safe recessed design.

3R INSPIRATION

Recycling and upcycling aren't just for the living or bedroom. Consider reclaimed wood vanities for unique character; choose countertops made from recycled glass or porcelain; and keep an eye out for innovative materials that are saving discarded waste from the landfill, such as wall tiles made from plastic bottles. Marta suggests exploring sustainably produced engineered stone, which offers superior technical performance for bathroom spaces. Other natural materials to be embraced include bamboo and cork.

FINISHING TOUCHES

"Green hues, a major colour trend for 2024, will continue into 2025. A rejuvenating colour, green not only creates a serene atmosphere but is also versatile enough to complement any bathroom style. Choose olive and sage green for a soothing effect; forest green for a sultry feel; and emerald for a vibrant pop of colour. Fluted design is also making a huge comeback and adds a touch of elegance and sophistication for wall cladding, bath design and vanity units." – *Cosentino*

Q&A Expert Eye

Dreaming of a home cinema or dedicated gaming space? Marco and Cinzia from Smart Renovation share top tips on designing the perfect media room



What is the starting point when designing a media or entertainment space?

It often comes down to a blend of personal preference and functional considerations. It's very important that the homeowners think about what they want and plan in advance, before starting any on-site renovation. Homeowners typically envision a space that reflects their unique lifestyle, interests and hobbies. It's a place where they can relax, entertain and truly indulge in their passions.

What are the design touchpoints when it comes to lighting?

Lighting is a crucial element in creating the perfect media room atmosphere. A well-lit room can enhance the viewing experience and elevate the overall ambiance. Implement a layered lighting system to control the mood and brightness,

including ambient, task and accent lighting. Examples of layered lighting would be dimmable lights, sconces, floor lamps and LED strips.

How can you personalise the space, so it feels like home?

Start by defining the room's primary purpose, whether it's a dedicated home theatre or multi-purpose space, and incorporate your unique interests, whether it's a love for movies, music, or gaming. This is done through your choice of décor, artwork and themed elements. Furniture can be a mix of comfort and style with fun colours and durable materials that fit the theme.

What's trending design-wise right now?

The immersive home theatre experience is a huge trend as ultra-high-definition projectors, massive screens and state-of-the-art surround sound systems become more accessible.

This allows access to the full cinematic experience. Virtual and augmented reality options are also becoming integral to home entertainment spaces.

What are the latest smart technology essentials versus the 'nice to have'?

The biggest expense, but definitely essential, is to invest in high-quality audio and video equipment as this will define and enhance the overall experience. For example, a large-screen TV, powerful sound system, and reliable media player are basic must-haves. Integrating smart features will also give seamless control of the room elements. Proper cable management is also critical in maintaining a clean and clutter-free appearance. Other necessary expenses for an optimised experience include lighting, seating and – of course – professional installation. For more information, go to smartrenovation.ae

Take Out The Takeout

Why Ooni's Volt 12 pizza oven is a game-changer



It's outdoor season again in Dubai, which means it's time to entertain! If you're bored with barbecues but remain keen to impress your friends and neighbours with your culinary skills, then look no further than the Ooni Volt 12 – the foolproof way to cook up to-die-for pizzas.

The all-electric oven heats to a scorching 850 degrees in just 15 minutes, and once hot it can keep churning out pizzas until your guests have had their fill, which may be a while once they've tasted the masterpieces this compact oven can create – crispy bottoms with a deliciously charred crust (just like a coal-fired oven would create) and evenly cooked cheese that's just the right side of gooey.

It can cook pizzas in as little as 90 seconds, so if you pre-prepare a few before your event you can feed a huge group in no time at all. What's more, the oven is portable and so easy to set up. You

literally just pull it out of the packaging, place the cordierite stone into the oven, plug in and you are ready to go.

You can buy your dough pre-prepared, but we have been making our own using trial and error to get exactly the right stretch and consistency. Using the handy cooking guide that's supplied, you can then adjust the settings to suit your favoured style, from chewy Neapolitan to crispy New York.

With just three self-explanatory control dials – including one that allows you to perfect your bake by flipping the heat from top to bottom – the Ooni Volt 12 is simple to use but also versatile in that it can be used indoors and out. That means that when summer strikes you can continue to cook up restaurant-worthy pizzas in the comfort of your own kitchen, making takeouts a thing of the past. *The Ooni Volt 12 can be purchased from woodandgas.com for AED3,577*



Seasonal Feature

Garden Glow-Up

There's no better time to be outside and get some fresh air, but is your garden or outdoor space a haven of relaxation?





NGS Architects

The desert climate is definitely not a natural fit with most homeowners' idea of a classic garden aesthetic and the long summer months see many of us retreat indoors.

Nabil Sherif, Founder of NGS Architects, is an advocate for enclosed outdoor spaces that connect us with nature in air-conditioned, year-round comfort, as well as semi-open solutions for the cooler winter months; from contemporary conservatories that are part of the home to upscale standalone structures and minimalist pergolas.

"These spaces serve as extended living areas that can be used for entertaining, dining, relaxation, or as workspaces; and with advances in cooling technologies, such as energy-efficient air conditioning, high-performance glass, solar shading,

green roofs and innovative materials, they are becoming increasingly viable and sustainable," he says.

He recommends using recycled or sustainable materials, such as FSC-certified timber or lightweight, low-maintenance recycled aluminium for frames, to make the room more eco-friendly, while a green roof or living wall will add natural insulation, help manage stormwater and improve air quality. Solar panel-derived energy can power lights, heating, and help offset a/c system energy consumption.

Wellbeing and mental health concerns are also influencing architectural design, as more people look to integrate nature into their daily lives. "Glass walls offer uninterrupted views of the garden and natural landscape. Consider floor-to-ceiling windows or even a glass roof for maximum light," notes Nabil.

A significant investment, including the cost of planning permissions (where required), Nabil advises homeowners to first "consider how much garden or outdoor area can be dedicated to the new structure." The size of the conservatory or glass room will similarly impact how it integrates with the surrounding

TRENDING FOR 2025

- Frameless/minimalist glass to maximum light and uninterrupted outdoor views
- Self-supporting glass panels used for walls and roofs to connect with nature
- Glass combined with steel/aluminium for a modern, industrial look
- Retractable roofs for optimal open-air living
- Concealed or hidden doors that create a sense of unbroken space
- Biophilic design using natural materials and greenery to enhance wellbeing
- Multi-functional modular furniture that reconfigures for any occasion
- Outdoor-inspired furniture such as rattan, wicker or sustainable teak
- Soft neutrals and textural contrasts for both structural and interior design
- App/hub based smart home systems to control temperature, lights, blinds, etc.

NO PEEKING

If your outdoor retreat is all-glass, avoid nosy neighbours by installing privacy screens, window tints or automated blinds, that also provide shade when needed. Frosted or tinted glass is another option that doesn't sacrifice natural light.



TURF TALK

Q. When opting for artificial grass, what's important?

A. Traffic volume (low or heavy); pet friendly; child safe; climate suitability and durability; low or high maintenance; length of warranty.

DECKING DECISIONS

Q. What are the decking need-to-knows?

A. Look for long-lasting solutions; think about the aesthetic effect you want. Is it slip resistant, durable in extreme temperatures, and low maintenance?

Muneeb Raja, Floorworld (floorworld.com)

landscape and existing structures.

“Orientation is also critical. South-facing locations typically receive more sunlight, which could lead to overheating in the summer. North-facing positions may offer more shade but could reduce natural warmth and light.”

If a conservatory is the way forward, this should seamlessly connect with the existing home and include easy access points that don't interrupt the existing layout, which means that planning for doors, steps or pathways is essential.

Design should equally focus on how your glass room or conservatory will integrate with the garden or outdoor area. Paving, outdoor furniture and unique features like water elements, sculptures and pathways, can make the transition between different rooms and spaces more cohesive and visually appealing.

Structural integrity is another important consideration. Says Nabil: “The foundation and framework of a glass room must be designed to handle the elements, especially here where we can experience strong winds. Materials such as steel, aluminium or timber (treated for outdoor use) are common choices.”

Weather and UV-resistant tempered or laminated glass is advised, and homeowners can opt for low-emissivity glass, which reflects heat while allowing natural light to enter; with self-cleaning glass a solid investment in sandy environments. In addition to air-conditioning, retractable or motorised windows, as well as bi-fold or sliding doors, provide additional airflow. Finally, high-quality insulation is a must-have to maintain a comfortable temperature year-round and keep energy costs in check.



LIGHTING ESSENTIALS

Josep Lluís Xuclà, Architect & Interior Designer, Vibia (vibia.com)

Location specific. Create areas that flow seamlessly from indoors to outdoors with lighting solutions, including zenithal lighting, wall lights, high lamps and pendants with 2700K colour temperature, or uplighters/path lighting at 3000K.

Areas of focus. Don't illuminate every leaf and corner, be judicious but do focus on low and tall bollards. Use spotlights to highlight trees/vegetation as well as decorative lamps and wall sconces.

Timeless trends. Soft, warm light is always a winner. Cast a favourable light on the beauty of your green areas, illuminate pathways and think about architectural lighting.

DECOR ESSENTIALS

Aura Living (@auralive) shares ideas for nature-centric entertaining

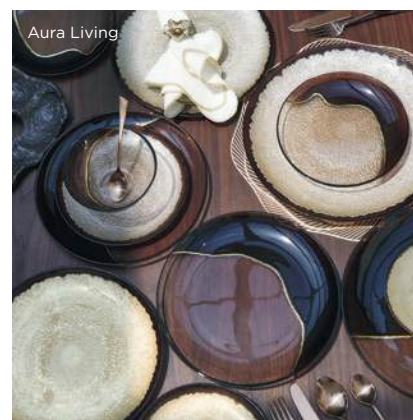
Dining spaces should embrace the beauty of nature and this can be achieved by focusing on natural materials, for example, wood tabletops with a visible grain or ceramics that mimic stone. Colour-wise, a calming palette of soft greens, warm browns, muted greys and off-white help create a serene ambience, while amber or terracotta accents add depth.

Thoughtful table accessories and decorations, such as centrepieces featuring natural foliage, greenery, or dried and fresh flowers in neutral tones, reinforce the connection to the outdoors. Elevate the setting with unique details like bamboo or brass napkin rings, earthy table

linens, and soft furnishings in natural fabrics.

Introduce relevant décor accents with twiggy greenery, white flowers, berries, frosted moss and cosy natural fabrics symbolising winter; and pastel flowers, colourful fruits and vegetables, soft moss, and light linen accents synonymous with spring.

Tap into current season trends such as woodland-inspired tablescapes featuring mossy greens, bark-like textures, and rich tones; combine raw and refined materials, such as wood paired with polished metal or textured ceramics with soft textiles; and look out for handmade, artisanal items, from ceramic serving ware to woven chargers.



6 STEPS TO A DREAM GARDEN

Juui Malhotra, JR The IDesign Studio (jr-ids.com)

Blank canvas. In an untouched space, start by defining its primary purpose: relaxation, entertaining, family use, etc. This will guide the structure, plant selection and layout.

Build on basics. If your existing landscaping has potential, think about how you can improve functionality and address spatial challenges. Reshape areas, refresh plant choices and add new features.

Value-add design. If it's not your forever home, consider current market trends when redesigning, as a fabulous garden will only add to your property's value.

Maintenance is key. If you're not green-fingered then a gardener, pool expert, or on-call maintenance service is critical. For long-term upkeep, choose plants that mature well within the space.

Think green. Easy-to-maintain gardens are trending, as is sustainable landscaping, coupled with smart technology such as automated irrigation systems and eco-friendly materials.

Rule of six. The perfect space incorporates harmony with nature; functional zones; comfortable seating; well-planned lighting; focal points; and sustainable elements.



Discover The Häcker Style Spectrum

The only limit to designing a dream Häcker Kitchen is your imagination, with an array of high-quality materials, colours, stones, finishes, and more, that make anything – and everything – possible



As the heart of the home, choosing a style for your new kitchen is a uniquely personal decision – and Häcker is here to help. With a vast collection of materials and finishes, the scope is endless when it comes to creating a bespoke space that reflects your individual aesthetic and fulfils your desires. To make those all-important kitchen decisions easier, Häcker has collated a Style Spectrum guide reflecting the most sought-after styles and designs. A starting point for prospective customers, the guide is a gateway to what is possible.

Classic Elegance

Feelings of nostalgia and comfort are evoked by Classic Elegance kitchens, with their timeless style appealing to customers looking for a design that will stand the test of time. The use of natural materials and soft colours delivers traditional comfort elevated with state-of-the-art technology.

Style Snapshot

- Framed doors, including the perennially popular Shaker style
- Traditional handles and knobs
- Coloured metals, such as gold, copper, brass, and nickel

- Natural wood
- Soft colours
- Ornate worktop profiles and edges
- Open-style shelving
- Ceramic sinks, including butler, farmhouse and Belfast styles
- Traditional taps
- Cornices and pelmets
- Segmented sections
- Pilaster columns
- Tongue and groove panels
- Decorative mantels
- Antique glass
- Large appliances and exposed appliance fronts

Contemporary Classic

Contemporary Classic kitchens venture into the world of current style while retaining details that embody the cosiness of traditional design. Here, modern touches are incorporated into classic design to evolve this distinctive style, keeping the inherent charm and resulting in a stunning, and timeless, kitchen.

Style Snapshot

- Less ornate than the Classic Elegance style

- Cleaner lines
- Soft colours for cabinetry, such as pastels, creams, and white
- Commonly features handles
- Door styles are mixed with different handles, such as traditional with modern
- Coloured handles and hardware
- Integrated sinks
- No pilasters
- Simple glass fronts
- Wood accents
- Veined worktops
- Straight-edged worktops



Modern Eclectic

Effortlessly stylish, Modern Eclectic kitchens bend the rules to seamlessly blend trending design. Often marrying multiple styles to create something singularly unique and exciting, Modern Eclectic isn't limited to strict guidelines and instead focuses on reflecting a customer's personality through the design... in whatever form and flow it takes.

Style Snapshot

- No handles
- Bold choices
- Contrasting use of materials and colours
- Urban or industrial styles
- Wood accents
- Coloured glass

Seamlessly Modern

Uninterrupted lines and clean simplicity are the hallmarks of Seamlessly Modern kitchens. A purist's dream, these highly functional spaces are defined by a streamlined look that features state-of-the-art technology to create the perfect canvas for culinary adventures.

Style Snapshot

- No handles
- Just one or maximum two colours, usually featuring white
- Subtle, integrated lighting
- Stainless steel
- Glass
- High gloss or matte lacquered fronts
- Fully integrated accessories and appliances



Häcker Kitchens has a team of experts ready to help you design, manufacture and install your dream kitchen. Head to hacker.ae to book a consultation or visit our Barsha 1 showroom on Sheikh Zayed Road.

ABODE À LA MODE

Art Deco inspiration with a high fashion edge
in Jumeirah Park



HALLWAY

An entrance with the requisite wow factor, Art Deco influences define the double-height foyer and deliver a bold, impactful first impression. The cascading droplets from the grand chandelier soften the overall space with the abstract placement of local artist-designed mirrors adding a playful element to counter the formality of the grey panelling.



“

The entryway makes a deliberate grand statement and is instrumental in shaping the design identity of this exceptional family home

”

HOME NOTES

WHO LIVES HERE?

A family with four children, ranging from a middle schooler to university graduate

THE PROPERTY

A six-bedroom villa in Jumeirah Park

Mutual friends and a chance conversation in a Dubai salon sparked a new project opportunity for Sawsan Al Nabolsi, owner of Reesha Interior Design (@reesha.interiors), with the client looking for a new home at the time. Fast forward to late 2022 and the newly-built villa was ready for an interior – and exterior – makeover, including physical extension. “In the beginning, the clients had something very classic in mind, with the wife, who owns a beauty business, keen to bring an element of high fashion into play, and the husband requesting elegant spaces for guest entertaining,” she explains.

With children ranging from middle school age through to a university graduate, the family didn’t need to factor in age-appropriate play spaces but still wanted a home that felt like a place to relax together as well as a magnet for guest occasions. Thinking cap on, Sawsan came up with a design anchored in Art Deco principles to fulfil the classic element, paired with contemporary style to guarantee a modern, comfortable home with guest appeal.

Large geometric pieces, classic motifs and the judicious use of mouldings were the foundation on which to dress the different spaces with couture accents, colour and textural detail, including high-end Houllès upholstered accessories. In the main living area, for example, an Arabesque-detailed screen hints at the greenery outside with furnishings in off-white, blue and rich wood tones blending sophistication with warmth.

A year-long renovation, the project included back-of-house space for a trio of maids, cook and driver, with a focus on customisation and bespoke pieces – a speciality of the Reesha Interior Design team.

“
Understanding the client’s personality was key in bringing the design vision to life
”



LIVING ROOM

A 500-kilogramme classic sculpture imported from Hong Kong is the centrepiece of the main living space, ensconced in a dramatic black marble frame with direct line of sight from the entry hall. The staircase is another key feature with its curved Art Deco-inspired treads offset by a contemporary glass banister.



POWDER ROOM

Luxury needed to be reflected in even the smallest of spaces with the ground floor powder room standing out thanks to the choice of gorgeously sensory wallpaper, with its floral design and fabric feel. This was paired with a classic vanity featuring gold fittings and a duo of oval mirrors also framed in gold. A special mention has to go to the matte gold painted Fabergé egg-inspired wall sconces that add a contemporary edge to the overall ambience.

MASTER BATHROOM

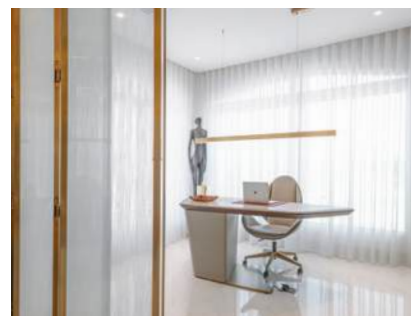
Getting the balance between opulence and ostentation right isn't easy, especially when putting gold front and centre, but the master bathroom is an homage to carefully studied decadence. Brushed gold shelving, and plenty of it, frames a deliciously retro claw-footed standalone bathtub where modern gold fittings and feet blend seamlessly. Black marble slab walls and flooring make this a bathroom with his and hers appeal, while the inclusion of a side table with floral decoration gives five-star hotel suite vibes.





MASTER BEDROOM

The glamour of Old Hollywood-meets-old money-Parisian apartment echoes throughout. Ornately decorated wall mouldings in a neutral mocha tone are a clever front for hidden storage, which allows the wraparound terracotta velvet-upholstered custom-made headboard to naturally anchor the space. A tower of Hermès boxes is a nod to the homeowner's love of high fashion, with the vintage style vanity with its hand-fringed stool, curving tongue-and-groove panels and infinity mirror red carpet-ready. Next door, the walk-in closet is an ode to femininity.



OFFICE

Minimalist with luxury accents in the form of leather and brass, the open library-styled office space features a mesh panelled bi-fold door for privacy while still feeling connected to the rest of the home.

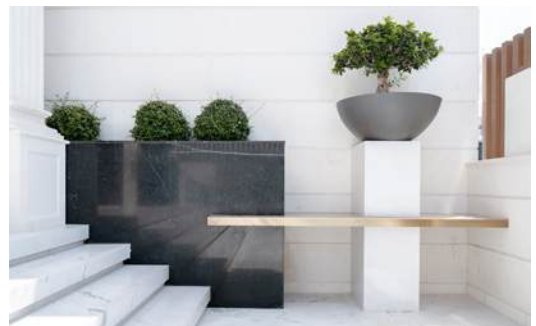
KITCHENETTE

A family focused space on the first floor, this cosy nook is designed as a casual breakfast or snack spot. "We installed a coffee station and counter with bar stools that picks up on the overall design theme but with a more relaxed ambience."

KID'S BEDROOM

A bedroom built around one son's love of gaming, subtly nuanced motifs and accessories capture this personal passion. Neon lighting frames the leather bed, with its floor-level bench seating for when friends come over, and two different wallpaper finishes add texture and graphic style to create a distinctive feature.





POOL & GARDEN

"A garden and entertaining space with a French touch," was the exterior landscaping mandate with Sawsan opting for a black and white theme. The two-sided mirror lattice-topped open pergola artistically dapples light onto the monochrome woven-pattern floor tiles. Striped sofas feature colourful Dolce & Gabbana cushions, with other seating options resembling fallen Roman columns for a light-hearted nod to the home's classic design notes. "Used for seasonal parties, the black and white template is essentially a blank canvas for the homeowner to theme for different occasions," remarks Sawsan. Outdoor art is evident in the topiary, with greenery shaped into exquisitely sculptural forms. Oversized black pendant lights add life to the barbecue area, with the villa's main entrance also featuring white marble, black planters and sculpted Bonsai tree details.

Sanctuary In The City

Step into this Mohammed Bin Rashid City home for a masterclass in harmonious contemporary design



LIVING ROOM

Clarke & Clarke wallpaper creates a dramatic feature that speaks to the homeowner's heritage, sitting atop delicately arched panelling that segues effortlessly into more arch detailing in the warm wood custom units. Cool marble touches add a classic note paired with muted green sofas and cream accents.



“

From the beginning, the client understood that tailor-made design was the foundation on which we could layer individuality, personality and distinctive style

”

HOME NOTES

WHO LIVES HERE?

A British and Indian couple with infant twins

THE PROPERTY

A six-bedroom Mohammed Bin Rashid City villa

A new property remodelled from top to toe, with a brief that asked for a seamless blend of modern and heritage elements to represent both husband and wife, Cinzia and Marco Tedeschi of Smart Renovation had full run of house in terms of creative interpretation.

“From the beginning, the client understood that tailor-made design was the foundation on which we could layer individuality, personality and distinctive style, rather than draw on what is seen in other homes in Dubai,” says Cinzia.

She also makes a point to highlight the importance of considering sustainable design principles in any renovation. “There really is no need to buy everything new or rip out and replace, just because it’s the done thing. We recommend that homeowners spend where they need to spend and reuse what they can – with the help of an interior designer, of course.” The kitchen light fittings and dining table are live examples that saw existing furnishings given a second lease of life in a differently styled space.

From ‘something old to something new’, the ground floor powder room is an undoubted talking point and, quite possibly, Cinzia’s favourite room. “This is the only home in Dubai to have an octopus in the powder room,” she says, laughing.

Spotted by chance on Pinterest, Cinzia made it her mission to find the same octopus basin. “I wanted it especially for this home as it’s not only a unique piece that I knew the homeowners would love, but is something that makes a grand statement in a traditionally functional space,” she remarks.

To complement the basin, the décor has Royal Atlantis meets ocean vibes with blue onyx tiling that evokes gently ebbing water, delicate shell sconces, and matte gold accents that confirm the luxury feel.

“
The only home
in Dubai to have
an octopus in the
powder room
”





LIVING ROOM

A duo of fully customised bar cabinets line two walls, with a treated mirror backdrop adding character and depth to the space, while brass columns provide a visual counterpoint. Marble accents are the same as used for the countertop, while the surrounding wood laminate cabinet has a soft fluted design. LED mood lighting is integrated into the shelving for subtle illumination.

DINING ROOM

The soft lines of the natural wood dining table, which came from the couple's previous home, are juxtaposed with an inviting and eye-catching back wall bar, custom made by Smart Renovation's expert in-house craftsmen. The design carries through the same wood finish as seen in the formal living room, ensuring a strong sense of continuity and synergy, with a wine fridge, stocked bar and dedicated coffee nook guaranteeing enjoyable dining occasions.



KITCHEN

Bespoke grey-green cabinetry straddles the colour line between functional cool and cosy warmth, which was important for the homeowner who enjoys spending time in the kitchen. An open-plan space leading onto the family room, Cinzia and Marco added a splash of blue with the stools, while the client reused an existing light fixture to highlight the exquisite quartz-topped island. Concealed under-island storage provides valuable extra space.

MASTER BEDROOM

"Here, we wanted to use every single wall so that the client would have ample space to display her favourite pieces, in addition to space in the adjacent walk-in closet," notes Cinzia. A relaxed and intimate setting was the goal, with wooden parquet flooring for warmth and curved corners offsetting the otherwise angular lines of the room. A generously proportioned vanity with an extra-large well-lit wall mirror harmonises with the other design touches, while soft lighting is used elsewhere in the room.



MASTER BATHROOM

Mediterranean motifs are intertwined with sophisticated luxury elements anchored by a dual vanity featuring arched mirrors and backed by a high-polish finish veined quartz slab tile. "We love the freedom of merging together different styles to create exceptional spaces, and this pairing works particularly well," says Cinzia. Niche shelving frames both sides, with handy under-unit shelving offering additional storage without detracting from the uncluttered elegance.

UNDERSTAIRS BAR

A dark, unused area under the main staircase was transformed into a combination art installation-cum-wine cellar thanks to sculptural shelving that echoes the declining perspective of the space.



MASTER BATHROOM

Contemporary Art Deco was the inspiration for the second master bathroom, with luxurious pink onyx slab tiles adorning the tailor-made vanity and walk-in shower, complimenting gold fittings, wall lights and a glamorous freestanding bathtub.



A Residence Reimagined

Viviane Khoury showcases seamless living on a grand scale in Arabian Ranches



INNER COURTYARD

The original villa entrance was completely reimagined as a minimalist inner courtyard, incorporating an Oryx smart film skylight, pieces from The Bowery Company and a panoramic picture window to bring the natural world inside while creating a welcoming multi-purpose space.



“

We took the bold decision to build out beyond the original entrance to create a self-contained inner courtyard

”

HOME NOTES

WHO LIVES HERE?

An investment property for a family who loves to entertain

THE PROPERTY

A six-bedroom Polo Homes villa

A 10,000-square-foot home located in a tranquil, well-established development nestled within an upscale polo community, the client tasked Viviane Khoury of Viviane Khoury Interiors (@vivianekhouryinteriors) with a complete structural and design transformation of this traditional villa.

“The cookie cutter design needed serious inspiration – and work – to create a unique home that would stand out in Dubai’s highly competitive real estate market,” says Viviane. Her first challenge was to reimagine the spaces as a seamless continuation of lifestyle opportunities, connected by subtle design transitions that communicated the purpose of each space while holistically retaining the interior aesthetic and ethos.

“In terms of structural work, we removed six large columns that, collectively, made the ground floor feel cramped and unwelcoming while, at the same time, took the bold decision to build out beyond the original entrance to create a self-contained inner courtyard,” she explains. This unique extension precedes the new main entrance to the home and serves as both a meeting area and adjunct to the dining room (for entertaining overspill), with an en suite guest bedroom and further blank canvas room tucked away behind cleverly concealed pocket doors.

The interior vision was based on a neutral nature-reflective palette, accented with touches of black, muted gold, leather and rich earthy tones. A contemporary, uncluttered approach to furnishing the different spaces was paramount, but featuring bespoke joinery from Cherwell throughout, custom sofas and seating, and other luxury details to nurture unique kerbside appeal for potential buyers.

“Optimised space and flow were critical to the success of the brief, with a succession of spaces that work in harmony but, at the same time, can be separated to create more intimate living zones,” remarks Viviane. The main living room, which features pieces from The Design House, doubles as a space for entertaining with the extended seating area offering pockets of intimacy whilst coming together as a whole for larger gatherings.





DINING ROOM

Clean architectural lines are diffused by an undulating sideboard and curved ceiling design that uses LED lights to gently illuminate the marble slab table from The Line Concept, with the monochrome theme reflected in the antiqued mirror feature wall.



INTERIOR COURTYARD

Secret doors line the courtyard walls, revealing diverse storage solutions, including a handy food and beverage servery with partition doors by Kaprel connecting with the dining room.



KITCHEN

A Michelin star-worthy chef's kitchen is tucked away in the extensive back-of-house area, which gives the show kitchen space to shine. Brushed metallic tones and black accents surround a dual level central island with high-top counter, contrasted against the dark wood of the extended lower dining area. Top-of-the-range from start to finish, high-end Poliform, Obegi Home and Gaggenau fixtures and appliances deliver on form and function.

OFFICE

Accessible for business visitors via the inner courtyard or, for family members, from the main living area, this dedicated office space with its Kährs Nordic parquet flooring, tactile wood furnishings and floor-to-ceiling window onto the garden is a haven of calm.



BEDROOM

A grown-up sanctuary was the vision for the calmingly neutral master bedroom, with a modern take on classic wainscoting defining the walls and chic styling evident in the choice of the quilted headboard on The Design House bed, and contemporary chaise longue. Warmth is provided by wooden flooring dressed with a Jaipur Rugs purchase.



BATHROOM

His and hers doors lead into a stunning walk-in closet and monochrome Porcelanosa bathroom, where internal spaces benefit from a skylight. Oval mirrors and delicate pendant lights dress the double vanity, with its grooved detailing matched in the sliding door design.



Zen And Now

Discover a bold approach to nature in
Jumeirah Village Circle



LIVING ROOM

On-trend wainscoting in a rich green and delicate leaf-patterned wallpaper complements the room's neutral-meets-natural palette to give an "earthy vibe" that feels fresh and inviting. Effortlessly stylish furniture finds include a rustic coffee table and designer chandelier by Mafee Mushkil.



“

A harmonious blend of modern and traditional, I wanted the space to feel like it was furnished with pieces collected over time

”

HOME NOTES

WHO LIVES HERE?

A newlywed couple and their dog

THE PROPERTY

A three-bedroom Jumeirah Village Circle apartment

A husband-and-wife duo with diametrically opposed design ideas saw Wajiha Munawwar of The Shades Design Studio (@theshadesdesignstudio) employ diplomacy skills to ensure that both parties fell in love with her interiors. Homely and cosy versus five-star hotel zen vibes was the design brief bridge, with the pair meeting in the middle when it came to a love of colour and wallpaper.

"I wanted to use bold colours rather than lighter shades that wouldn't add to the space. Pink and orange were a definite no-go, while they were on board with green and blue, so there was a clear opportunity to introduce rich tones," says Wajha. The light-filled living room with its deep green panelling was "mellowed out" by incorporating beige and brown notes, accented with a mix of traditional and modern pieces made from rattan and wood; and softened by gently rounded seating.

More unusual elements of the brief included an embargo on an overabundance of cushions. "Small accessories, like rugs and cushions that we use to dress a space, are really important as they bring everything together. I did go ahead and use more cushions, but thankfully they really loved the finished look," she says, with a smile.

"The only major challenge was the timeframe. As soon as we agreed on the final design, the client had to travel and was out of town, with extremely limited WiFi access, while we got underway. With things changing onsite constantly this meant we experienced some delays, although the renovation was completed in just three months," she adds.

The downstairs powder room echoes the panelling used in the adjacent living space, as well as featuring bespoke chevron wallpaper that Wajiha designed herself using a stock library image printed onto paper.

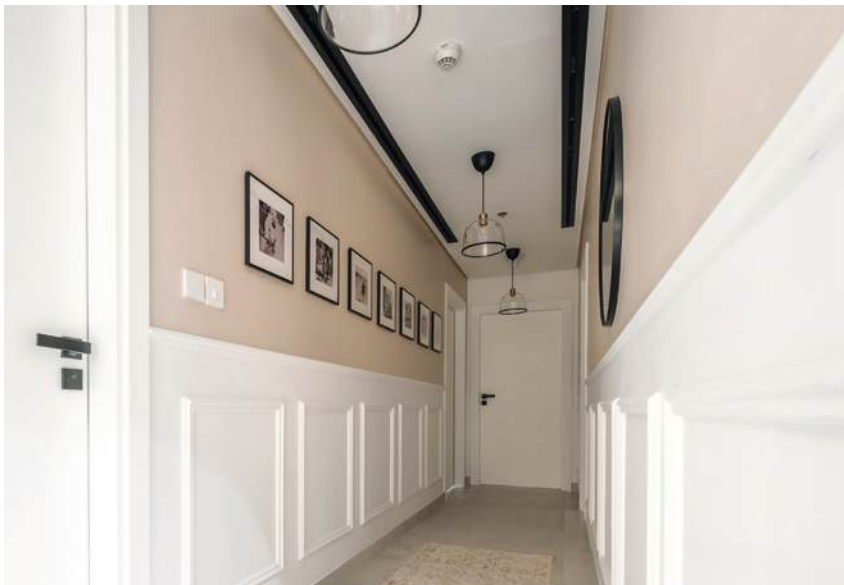


Homely and cosy
versus five-star hotel
zen vibes was the
design brief



TV AREA

Panelling continues to enjoy a design resurgence and adds texture and colour to the space. Here, the choice of tongue and groove contrasts and complements the more traditional wainscoting on the opposite wall, with both tied together by the choice of rich green paint finish. It also ensures the TV screen is less of a design eyesore. Light beige walls play into the feeling of cosy warmth, with dark wood shelving creating deep niches on which to display decorative finds.



HALLWAY

Panelling in a light neutral shade and the use of a trio of glass-shaded ceiling pendants, from Next, instantly brighten the hallway, which was characterised by a lack of natural light. "I added a mirror on one side to open up the narrow dimensions and hung personal photos to create a gallery wall, which feels appropriately intimate and can be added to over time as the homeowners' story continues," Wajiha explains.

DINING AREA

The apartment opens directly onto the living space, with the dining area the first visual impression for visitors. "I didn't want the dining set to block the line of sight, rather to blend seamlessly with the rest of the living space. The modern table and chairs were selected for their soft curves, so even though it is a 'heavy' piece it feels like a deliberate design statement." An antiqued mirror flanked by downlights subtly frames the dining experience, with a large plant adding natural greenery.



STUDY

"This was the last room to be renovated and the budget was limited," notes Wajiha. A bedroom transformed into an elegantly classic office-cum-study, walls and shelving units were painted in an inviting mushroom-mocha shade with existing closet doors covered in a complementary dark, grained veneer to add a touch of gravitas. "The desk anchors the room, with the artwork behind creating a pleasant backdrop for when the client has work or family video calls. It's actually become a favourite spot for morning coffee!" she adds.



GUEST BEDROOM

Colour blocking makes a feature of the ceiling drop, with its Benjamin Moore paint in Cinnamon Slate and adjacent wood panel providing the visual backdrop to the bed. It's complimented by a single side table and artistically sited duo of drop pendant lights.



MASTER BEDROOM

The tongue and groove wall feature seen in the living room is repeated in the master, which exudes boho zen appeal thanks to the natural wood four-poster bed frame, upsized rattan ceiling and bedside light shades, from Home Centre, and the retro suspended egg chair. “I convinced the client to take a leap of faith with the choice of deep blue bespoke wallpaper behind the bed, which really accentuates the overall ambience,” she says. White is used on the remaining walls with Wajiha breaking the monotony with arch detailing framing the TV; one featuring a full-length mirror with a large, textural palm leaf artwork on the other side. “Without this, the room felt too angular,” she remarks.

MASTER BATHROOM

“One half of the couple wanted black as the primary colour in the bathroom, but this can be domineering, so I added wood through the vanity with a black tiled feature wall and second wood-coloured slab feature wall in the walk-in shower.”





THE CHALLENGE

A transformation from three to five bedrooms where success was contingent upon smart spatial planning and external negotiations.

THE SOLUTION

Personality and practicality were also explicit in the client brief and anchored the design vision, which saw the team expand the villa footprint from the original 3,200 square feet to just over 4,400 square feet. Exacting planning delivered additional functional areas, including a ground-floor guest suite, home office, a yoga and meditation space, and stylish bar area. A large open-concept kitchen and family living

area featuring skylights for natural light was a key touchpoint, along with reclamation of underutilised spaces such as the first-floor balcony, which was converted into an office. In the master suite, a hidden walk-in closet adds sought-after luxury while a bridged walkway was introduced to connect the newly designed spaces on the first floor. The end product delivers space, style and substance in spades, with a modern farmhouse meets British countryside aesthetic.



Insider insight

- Successful third-party negotiations resulted in approval for a 38% footprint anchored by a ground floor extension.
- Existing kitchen and living space was transformed into an en suite guest bedroom, plus additional first-floor guestroom.
- Skylights in the family-centric open-concept kitchen allowed natural light to flood in.
- Dead space under the staircase was reimagined with a bar setup.
- Luxury touches in the master suite included a concealed doorway into the private walk-in closet.
- More space meant more functionality, with a home office, yoga and meditation room added.
- The first-floor bridged walkway is a striking architectural element that conveniently connects the yoga room and guest suites.

The Designer

- Sonal Kotecha and Alaa Mohamed of Rumah Interiors (@rumahinteriors)



Before



THE CHALLENGE

A tightly budgeted internal-external renovation to deliver a sales market-ready luxury home.

THE SOLUTION

With the client keen to sell the property following a top-to-toe renovation and upgrade, the brief for this five-bedroom Jumeirah Islands villa was to ensure the home delivered a luxurious and liveable aesthetic but achieved on an extremely tight budget. A clean, contemporary design anchored the overall look and feel with the inclusion of subtle detailing to

elevate the aesthetic and play to the luxury milieu. Taking the budget constrictions as a challenge, Lisa bypassed premium furniture stores in favour of more affordable home retailers, to tick the sophisticated, high-end living spaces requirement with a collection of thoughtful, modern pieces. A soft earthy palette echoing elements of nature helped create welcoming living spaces that seamlessly connect with the garden through the large picture window.



Insider insight

- Circular rather than traditional square cushions were chosen to complement the sofa for a playful touch.
- The coffee table initially felt too small and lacked depth, so this was paired with a side table to create a nesting effect, mixing oval and round designs.
- Black and white bouclé poufs added subtle layered texture to the living space.
- Preserving the light-flooded openness of this modern architectural home was key, so a large two-metre mirror was sited adjacent to the TV unit to add to the spacious feel and unify the space.
- Accessories were arranged according to the triangle principle, with open space also factored in, so prospective buyers could envision placing their own personal items in the living space.

The Designer

- Lisa Marie Viollet of Lisa Marie Interior Designs (@lisamarie.interiordesigns)



Before



Richard Waind

Dubai's real estate market has set new benchmarks in 2024, outperforming 2023 records for both transaction volume and value. In the first nine months of 2024, over 148,000 transactions were recorded, collectively valued at AED 375 billion. This extraordinary performance reaffirms Dubai's standing as a global hub for real estate investment.

Another key highlight has been the shift in buyer demographics at Betterhomes. As at Q3 2024, investors now account for 67% of the buyer profile, underscoring the city's appeal to local as well as global investors. Dubai also offers some of the highest rental yields worldwide – approximately 7% on average – complemented by its hugely attractive tax-free environment for property transactions and rental income.

Population growth remains a central force driving market dynamics. With Dubai's population hitting 3.8 million this year and projected to double by 2040, demand for housing continues

to surge. While more than 29,000 new units are set to be delivered by year-end, supply still trails behind demand, maintaining upward pressure on both rental and sales prices. Tenants may find relief only by late 2025, as larger-scale completions begin to balance the market.

The interest rate landscape also offers renewed optimism. After years of rising costs, September 2024 marked the first rate cut in over four years, with a 0.5% reduction. This development has spurred tenant interest in homeownership. The Betterhomes Future Living Survey revealed that 67% of tenants plan to purchase a home in Dubai within the next three years – a trend likely supported by more affordable mortgages.

The future of Dubai's real estate is intrinsically linked to its broader vision. The Dubai 2040 Urban Master Plan is reshaping the city with ambitious infrastructure projects, urban sustainability initiatives, and

innovations in transportation. Initiatives like the Quality of Life Strategy 2033, which aims to develop '20-minute cities,' are enhancing residential experiences, while the Roads & Transport Authority's project pipeline promises to alleviate traffic congestion.

As Dubai prepares to welcome more millionaires than any other global destination in 2024, its resilient economy, supported by a 3.5% GDP growth rate in 2024 (4.0% forecasted for 2025), further strengthens its investment appeal. With 250,000 homes under construction and a market primed for long-term growth, Dubai offers unparalleled opportunities for both investors and homeowners.

In a city that continually evolves and innovates, dreams of growth and prosperity are taking flight – perhaps even in those much-anticipated flying cars that we could see in our skies in the not-too-distant future!

Richard Waind
CEO at the Betterhomes Group

Market Snapshot

Want to know the current value of your property? Considering a buy-to-rent investment? Check out our latest market snapshot and find out which communities are current Dubai hotspots

| APARTMENTS | AVERAGE SALES PRICE (AED PER SQUARE FOOT) | % INCREASE (Q3 '24 vs. Q3 '23) |
|---------------------------|---|--------------------------------|
| Business Bay | 1,695 | 11% |
| DAMAC Hills | 1,214 | 21% |
| Downtown Dubai | 2,344 | 16% |
| Dubai Creek Harbour | 2,187 | 15% |
| Dubai Hills Estate | 2,155 | 17% |
| Dubai Marina | 1,581 | 13% |
| Dubai Silicon Oasis | 778 | 27% |
| Dubai South | 812 | 6% |
| Emirates Living | 1,508 | 20% |
| Jumeirah Beach Residence | 1,628 | 15% |
| Jumeirah Golf Estates | 1,209 | 9% |
| Jumeirah Lakes Towers | 1,298 | 23% |
| Jumeirah Village Circle | 1,088 | 14% |
| Jumeirah Village Triangle | 950 | 18% |
| Mohammed Bin Rashid City | 1,724 | 4% |
| Palm Jumeirah | 2,153 | 14% |

| APARTMENTS | AVERAGE ANNUAL RENT* (AED) | % INCREASE (Q3 '24 vs. Q3 '23) |
|---------------------------|----------------------------|--------------------------------|
| Business Bay | 141,256 | 15% |
| DAMAC Hills | 114,145 | 16% |
| Downtown Dubai | 153,783 | 16% |
| Dubai Creek Harbour | 154,628 | 17% |
| Dubai Hills Estate | 200,962 | 14% |
| Dubai Marina | 141,036 | 10% |
| Dubai Silicon Oasis | 54,043 | 19% |
| Dubai South | 69,897 | 28% |
| Emirates Living | 124,113 | 15% |
| Jumeirah Beach Residence | 164,000 | 11% |
| Jumeirah Golf Estates | 157,031 | 17% |
| Jumeirah Lakes Towers | 122,548 | 16% |
| Jumeirah Village Circle | 83,497 | 23% |
| Jumeirah Village Triangle | 72,751 | 20% |
| Mohammed Bin Rashid City | 156,770 | 20% |
| Palm Jumeirah | 258,006 | 8% |

SALES

| VILLAS & TOWNHOUSES | AVERAGE SALES PRICE (AED PER SQUARE FOOT) | % INCREASE (Q3 '24 vs. Q3 '23) |
|---------------------------|---|--------------------------------|
| Arabian Ranches | 1,764 | 25% |
| Arabian Ranches 2 | 1,569 | 23% |
| DAMAC Hills | 1,508 | 18% |
| Dubai Hills Estate | 2,217 | 26% |
| Emirates Living | 1,851 | 21% |
| Jumeirah Golf Estates | 1,809 | 9% |
| Jumeirah Park | 1,867 | 45% |
| Jumeirah Village Circle | 892 | 21% |
| Jumeirah Village Triangle | 1,612 | 36% |
| Mohammed Bin Rashid City | 1,449 | -15% |
| Palm Jumeirah | 5,829 | 8% |

RENTAL

| VILLAS & TOWNHOUSES | AVERAGE ANNUAL RENT* (AED) | % INCREASE (Q3 '24 vs. Q3 '23) |
|---------------------------|----------------------------|--------------------------------|
| Arabian Ranches | 217,681 | 6% |
| Arabian Ranches 2 | 277,627 | 12% |
| DAMAC Hills | 327,691 | 8% |
| Dubai Hills Estate | 283,036 | 10% |
| Emirates Living | 405,754 | 16% |
| Jumeirah Golf Estates | 663,174 | 17% |
| Jumeirah Park | 323,683 | 20% |
| Jumeirah Village Circle | 234,404 | 32% |
| Jumeirah Village Triangle | 176,576 | 13% |
| Mohammed Bin Rashid City | 315,240 | -10% |
| Palm Jumeirah | 1,256,838 | 58% |

Click the QR code to access our latest market reports



HOT PROPERTIES

Three leading agents at Betterhomes give us an exclusive look at a selection of the best homes for sale in the neighbourhoods they know and love

Meet the agents



Karalina Charnashei
Business Bay

"Honest and transparent with a good understanding of client needs, I work hard to develop long-term relationships so it's never a one-time deal but a potential partnership for their homeownership lifetime."



Niks Degis
Motor City

"A five-time community record-breaker with a reputation for the utmost professionalism and credibility, I take great pride in my consistently high performance levels and solid client relationships."



Catherine Emma Earl
Dubai Marina

"Personable and trustworthy, my track record speaks for itself, as does a wealth of experience and knowledge of this iconic area of the city and its exciting, lifestyle-led communities."



**My top picks in
Business Bay**

To view any of these amazing homes, call me on 055 854 3672

AED39 million

Pearl Jumeirah Villas

A stunning custom-built contemporary villa offering a luxury island lifestyle complete with private gym and expansive outdoor entertainment area set in a lush landscaped garden that's just perfect for hosting decadent parties. A maid and driver's room is an additional bonus. **To find out more, call me quoting the reference code V1734617 RERA Permit No. 6526177900**

Bed: 5 Bath: 7 Parking: 4 Size: 10,123 sqft

AED1.37 million

The Bay, Business Bay

Priceless views of Burj Khalifa set the tone for stylish living in the heart of the action. Partly furnished and with superior finishes, the large living room opens onto a panoramic balcony with vistas just as impressive from the rooftop pool terrace. **To find out more, call me quoting the reference code AP564686 RERA Permit No. 71393384702**

Bed: 1 Bath: 2 Parking: 1 Size: 844 sqft

“Stylish living
in the heart of
the action”



AED9 million

**The Address Residences Dubai
Opera Tower, Downtown Dubai**

A world-class address with landmark view to match, this sought-after tower is the epitome of contemporary elegance. Be the first to move into this fully furnished, higher floor apartment featuring a dream walk-in closet and five-star onsite leisure facilities. **To find out more, call me quoting the reference code AP732678S RERA Permit No. 7131140590**

Bed: 3 Bath: 4 Parking: 2 Size: 1,782 sqft



“Enjoy one-touch smart home technology throughout”

AED23.5 million

Jumeirah Islands

A fully upgraded, extended villa with plenty of personality, open the door onto an incredible foyer designed with large-scale entertaining in mind; relax under a minimalist pergola suspended over the private pool; and enjoy one-touch smart home technology throughout. **To find out more, call me quoting the reference code**

VI728315-2 RERA Permit No. 6586995000

Bed: 4 Bath: 5 Parking: 2 Size: 5,834 sqft



My top picks in Motor City

Ready to explore your next home? Call me on 058 578 2023

AED14.99 million

Jumeirah Park Homes

Custom design inside and out characterises this striking villa nestled at the heart of a gated enclave but affording uninterrupted views over the distant glittering city skyline. A gym, private garden and huge first floor balcony tick all the lifestyle boxes. **To find out more, call me quoting the reference code** VI730713 **RERA Permit No. 65256024979**

Bed: 5 Bath: 6 Parking: 4 Size: 7,200 sqft



AED130 million

Sobha SeaHaven Tower, Dubai Harbour

Penthouse living doesn't get any grander with unrivalled 180-degree Bluewaters and Palm Jumeirah views and a full floor of elevated interior space. Work out in the dedicated gym, screen your favourite movies in the cinema room and get your next party catered with a duo of back-of-house and show kitchens. Handover Q4 2026. **To find out more, call me quoting the reference code** AP734434 **RERA**

Permit No. 71488052288

Bed: 5 Bath: 6 Parking: 6 Size: 19,188 sqft



**My top picks in
Dubai Marina**

Call me on 052 899 6971 and let's view these amazing homes together

AED3.38 million

Cayan Tower, Dubai Marina

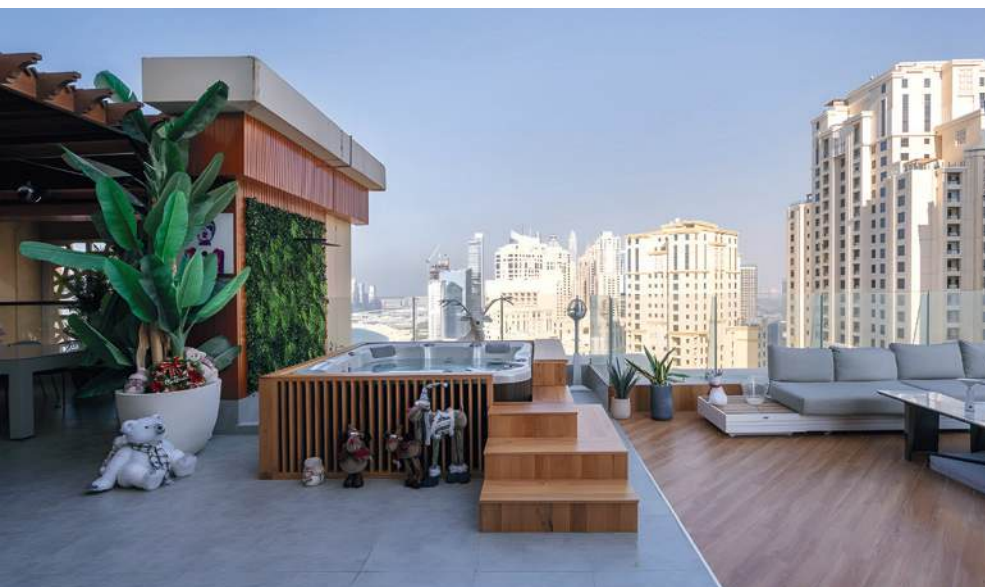
A uniquely modern living space that has undergone a top-to-toe renovation, state-of-the-art appliances, smart home technology, and panoramic sea views are a sampling of the home highlights, with a custom bathtub deserving special mention. Apartment vacant upon transfer. **To find out more, call me quoting the reference code AP730989S RERA Permit No. 7110253186**
Bed: 2 Bath: 3 Parking: 1 Size: 1,525 sqft

AED3.65 million

Aurora Tower, Dubai Marina

Waterfront living par excellence, this full marina-view apartment comes fully furnished with expansive light, bright and airy living spaces ideal for a professional couple of young family eager to be at the heart of marina action. Apartment vacant upon transfer. **To find out more, call me quoting the reference code AP732079S RERA Permit No. 7118374300**
Bed: 2 Bath: 3 Parking: 1 Size: 1,497 sqft

“Fully furnished
with bright and
airy living spaces”



AED9.97 million

**Shams 4, Jumeirah Beach
Residence**

A rare find, this beautifully upgraded beachfront living terrace apartment stands out from the crowd thanks to a host of exceptional features and facilities including a huge sea-facing terrace with outdoor kitchen, and hot tub. Keen cooks will also love the fully fitted kitchen and entertaining-friendly open plan layout. Apartment vacant upon transfer. **To find out more, call me quoting the reference code AP520765S RERA Permit No. 7115903700**
Bed: 4 Bath: 6 Parking: 2 Size: 4,235 sqft

Property

Through The Keyhole

Home to the rare, the exclusive and the extraordinary,
we open the doors to a custom-built mansion on the market
with PRIME by Betterhomes



Island life is calling, but not the barefoot beach hut experience, with this one-of-a-kind home occupying premium real estate on a frond of Dubai's iconic Palm Jumeirah. With a plot at just under 14,000 square feet ensuring 360-degree privacy, the home's 9,749-square-feet of exquisitely designed space has to be seen to be believed.

The contemporary exterior is split into two distinct wings linked by a towering glass atrium that suffuses light throughout the home. A unique point of difference is the villa exterior, which features specialised soundproofing and waterproof coating.

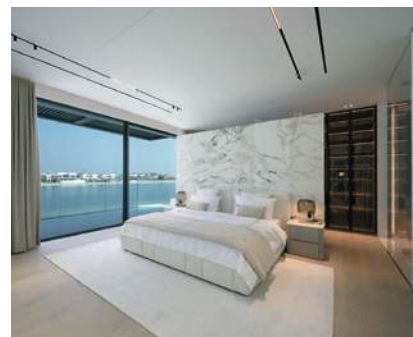
Six expansive bedrooms and endless living spaces all feature stunning interiors that are a style showcase for bespoke Italian furniture set on polished marble floors, complemented by seven equally upscale bathrooms with stonework sourced from Italy, Greece, Turkey, and Brazil. The roster of top-drawer brands includes Minotti and Poliform for furnishings; white Sivec marble flooring; Italian-crafted sanitary ware from CEA; doors by ADL.

Interior touchpoints that embody the owner's style ethos include a double height living space looking out over the pool and white sand beachfront, with evenings illuminated by the elegant sparkle of an ultra-contemporary chandelier that connects the atrium levels. This is aptly complemented by a social bar area with its racked

bottle bar back that serves a dual tongue-in-cheek purpose as a liquid artwork and on-show cellar. And upstairs, the master bedroom's vast walk-in shower features a daring floor-to-ceiling window.

Exterior opulence comes in the form of a generously proportioned 25.6-metre infinity pool surrounded by high-quality outdoor furniture by Talenti, motorised sliding doors by Golden Tower from the UK, a chef's dream back-of-house kitchen, a/c-controlled two car garage, and drivers' quarters.

State-of-the-art smart home technology is a key feature and is cleverly designed to be unobtrusive while delivering one-touch or voice command connectivity, including Italian designed energy-efficient lighting with specialised settings to create the desired ambience.



Need to know

Price: AED135 million

- 13,950 square feet
- 6 bedrooms plus maid's room
- 7 bathrooms
- Private beachfront
- 26.5-metre infinity pool
- Prime waterfront views
- 10-year warranty on exterior finish
- Double height feature atrium
- Expansive living and relaxation spaces
- Staff quarters
- Two-car a/c-controlled garage
- Smart home system



Meet The Designer

Give your home
the professional touch



Marco & Cinzia Tedeschi

Smart Renovation, [@smartrenovationdubai](#)

An award-winning design power duo with a shared passion for transforming spaces, Marco brings over 11 years of industry experience to Dubai's diverse interior design scene. His creative vision and strategic capabilities are perfectly complemented by Cinzia's Italian flair and knack for weaving together unique stylistic elements to craft dream homes that blend function, beauty, and sustainability.



Sonal Kotecha & Alaa Mohamed

Rumah Interiors, [@rumahinteriors](#)

A design duo blending frontline experience in the Dubai property scene and at award-winning companies, Sonal and Alaa have a keen eye for detail and passion for creating captivating spaces. Sonal's design approach is influenced by a rich tapestry of diverse cultural influences through which she delivers unique interior narratives; while Alaa's ability to harmonise textures, colours, and lighting ensure that, together, they craft homes clients love to live in.



Mihir Sanganee

Designsmith, [@designsmith_studio](#)

'We don't do boring' is the company motto and architect and creative director Mihir believes that great design is an art form that involves perfection and magnificence. His award-winning 50-strong team of architects, interior designers and project managers has delivered an impressive and bold portfolio of high-profile projects in the residential, F&B, retail, corporate and hospitality sectors.



Anu Kewalram

Anu Kewalram Interiors, [@akewalram](#)

The power of interiors to transform daily life is Anu's design mantra and her project portfolio is rich with unique interiors that are crisp, stylish and timeless. A Dubai Top 50 Homes 2023 award winner, she believes that every space has a beautiful story to tell and should be a blended showcase of client individuality and her own elegant, warm and sophisticated design voice.

Meet Your Maker

Ceren Senbark

Founder and resident artist at Crn Art Design ceramics studio, Ceren Senbark (crnartdesign.com) shares her passion for clay and creating bespoke client pieces



Born in Turkey into a family in the business of ceramics, I was immersed in art and in clay from an early age.

Art was my passion at high school, after which I went on to study fine arts at Marmara University where I majored in ceramics and glass design.

It was only natural that I join the family business after graduation, and this gave me a precious opportunity to develop my fledgling talent as a professional designer. At the same time, I created my own collections under the name Crn Art Design, as well as dipping my toes in the interior design world by working on hotel construction projects as an art director.

In the years prior to relocating to Dubai with my husband, I also had the pleasure to participate in various artist-in-residence programmes and this forged a desire to teach as well as practice my art. I taught pottery, was an artist in residence, and managed a

number of ceramic studios here in Dubai for around six years before putting my name on my own studio, which allows me to share my love of this artform with others, both as an artist and teacher.

Custom production is something that continually fascinates and inspires me. Taking an idea from drawing board to textured reality is really quite special, with the handcrafted nature of what we do making each design truly unique. I am passionate about preserving traditional techniques for future generations and this shapes our work in the home wares as well as purely artistic space.

From a design influence standpoint, the UAE and wider Middle East offer a wealth of inspiration. The variety of iconic architectural projects, diverse cultural backgrounds of the different communities and dynamic lifestyle, are all a constant source of new ideas that inform my work. In addition, my previous experience as a hotel project art director taught me how to

create artworks that harmonise with specific spaces and environments.

I also love to draw on the surrounding natural environment. Nature blows my mind every day with its myriad textures, colours and detail; and I love working with organic forms. I also find joy in expressing emotions through abstract figures that convey movement.

When it comes to creating pieces for client's homes, I have to confess that I love being a part of other people's lives. My creative process typically begins with sketching and materials selection and the main form and idea of the artwork often only takes shape during the making stage. It is a journey in itself.

When someone feels what I felt when I created that artwork and wants to have it displayed or used in their home or space – this is an amazing feeling. The knowledge that my artwork resonates with others and brings them a sense of peace and connection makes me immensely happy.



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