

Optimized Spaces – The New Eclectic Designs in Metros



The sheer number of the millennials who are slated to change the demographic makeup of India over the next three years and beyond, and the demands for urban housing supply in metros to cope with the burgeoning IT & ITES sector has ushered in changes in the way homes are designed. The economically active Gen Y, born between the years 1980 and 1995, is always in the spotlight and are considered to be most open to changes and will drive demand in metros. The visible changes across residential units are the large numbers of compact dwelling units that will rise, conforming to global trends, riding on the back of stunning designs and concepts that offer comfort in compact designs.

Small is all – winds of change sweeping residences in cosmopolitan cities.

Cities impact nation building, and mushrooming projects indicate the importance of real estate in metros, globally. Shrinking spaces & spiralling land prices have, however, bedevilled planners, ushering in the need for compact carpet areas. Individuals residing alone, in PG accommodation, slowly make the transition to compact dwelling units, 1 and 1.5 BHK apartments that promise occupants a huge leap from merely existing to living with greater comfort and privacy, in addition to owning an asset with resale value.

Multipurpose – the new mantra in households housing

The concepts have uncorked creativity where the scaled-down size does not compromise on utility. For instance, compact apartments dispense with interior walls between rooms that are co-functional, like the kitchen and the dining room. Sharing spaces are not minimalist but intelligent, and builders have embraced and re-invented the concept of using spaces intelligently which also lights up spaces naturally. Laundry rooms that share space with bathrooms cut down on extensive plumbing and improve aesthetics. Hallways in homes are the new libraries, while beds in bedrooms disappear into walls, increasing space, offering multipurpose options.

Geometrical façades for better space optimisation

Breaking ranks from large homes that devour spaces, the new age homes are precisely the answer to the woes of home hunters. Urban planners in India have for long been studying the issues that plague other Asian cities where housing is alarmingly cramped due to poor planning. The apt response is micro-apartments tricked out with scaled-down, adaptable furniture and décor, which would make urban dwelling more compatible with the way people live now – and help cities as they attempt to absorb more people in the future. Furthermore, cities have started going vertical, freeing up cramped spaces, relying on apartments shaped more geometrically to pack in more blocks while creating greater green space surrounding the structures.

Compact interiors and expansive common areas

As cities and municipalities grapple with lesser space to raise structures, builders have ushered in hope, with stylized and optimized homes for greater comfort. Hebbal, home to landmarks that infuse life in activities of residents in high rises, boasts of trendsetting concepts in compact homes. Offering the perfect mix of compact homes with adequate lung space around the high rises, residents get a better glimpse of the skyline and the teeming metropolis with large windows and double size patios. Featuring amenities that cater to the needs of mixed families, for e.g. the new residential high rises in Hebbal are not atypical but conform to the global trends in modern housing. Additionally, avoiding under-utilisation of spaces, planning the layers of spaces between the floor to ceiling, adopting innovative and sustainable designs, are just kits of parts that will cater to compact, affordable and urban housing.

Authored by IswarTripathy, Head – Product & Design, Assetz Property Group

Link: <http://realtyplumag.com/optimized-spaces-the-new-eclectic-designs-in-metros/>