

# real life

CARIBBEAN LUXURY LIFESTYLE, PROPERTY AND DESIGN MAGAZINE

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EXCLUSIVE SHOWCASE PROPERTIES

## KEMPA KAI

A BALINESE-INSPIRED BEACH RETREAT IN TRANQUIL CAYMAN KAI

FEATURE PROPERTIES IN CAYMAN

ARVIA

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ISLAND CHARM MEETS CONTEMPORARY COOL IN THIS BAHAMAS HOME

## LIVING THE HIGH LIFE

A SENSATIONAL CONDO AT THE PRESTIGIOUS RESIDENCES AT SEAFIRE

# HELLO, RENO

A well-executed renovation is the most successful investment you can make in your home, but it requires careful thought and budgeting. Tracey Kline of Encompass shares her top remodelling tips.

## GATHER YOUR THOUGHTS

The purpose of your remodelling project will dictate to a great extent what you do and how you do it. If your ultimate intention is to sell, investing in a renovation can make a property more attractive, functional and therefore help it to sell quicker and for a higher price. However, any changes you make should be planned to appeal to a broad pool of potential buyers, not only to your particular taste.

If, on the other hand, you are updating a tired or dated property for your own use, consider how you want to use your space and make changes that will enhance your lifestyle and allow you to inject your personality into it.

Avoid unnecessary expenditure by distinguishing between what you need and what you want: focus on the necessities first, and only add the luxuries if your budget allows.

Before meeting with your contractor, do your research. Compile online albums on Houzz and Pinterest or collect pictures from magazines, to help explain your vision.

## OPEN UP

Open plan living areas with good indoor-outdoor flow are a key component of modern design, so if your home has a separate kitchen, dining room and living room, breaking through a few walls can make spaces feel larger and more efficient with minimal effort and cost.

## KITCHEN

The kitchen is literally the heart of the home and a well-planned renovation can significantly increase the overall value of your home, whilst also making this central space more enjoyable to cook and entertain in.

When designing a new layout, keep the “working triangle” in mind. The sink, refrigerator and stove are the most used areas in any kitchen so you want to ensure easy movement between these three features, and keep the distance between them as short as possible: each leg of your triangle should measure between four and nine feet to maximise functionality.

## BATHROOM

Transforming a tired bathroom into a spa-like sanctuary is another worthwhile upgrade. If a long soak is your preferred indulgence, freestanding tubs are just the ticket. Add a little effervescence with a modern hydrotherapy tub with heated air jets. If space is limited and a shower is your preferred way to unwind, splurge on a multi-headed shower system or steam shower.

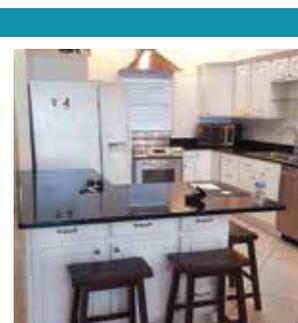
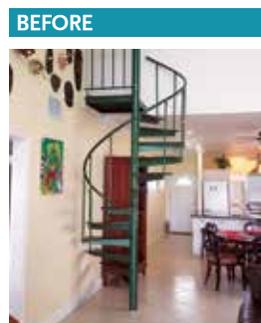
## OUTDOORS

If you’re renovating with a view to selling, first impressions count, so don’t neglect the curb appeal. Homeowners want to enjoy their exterior spaces as much as the indoors, so good landscaping is essential. Adding flowerbeds with colourful, native, drought tolerant plants, shade structures and water features helps to create an outdoor oasis that you can look forward to spending time in. 🌿

For more info contact Encompass:

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