

LOW / MID / HIGH-RISE  
RENTAL and CONDOMINIUM  
DEVELOPMENTS

dochia interior design



*Dochia stands for...*

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# Design Of Creatively Harmonious Intelligent Answers

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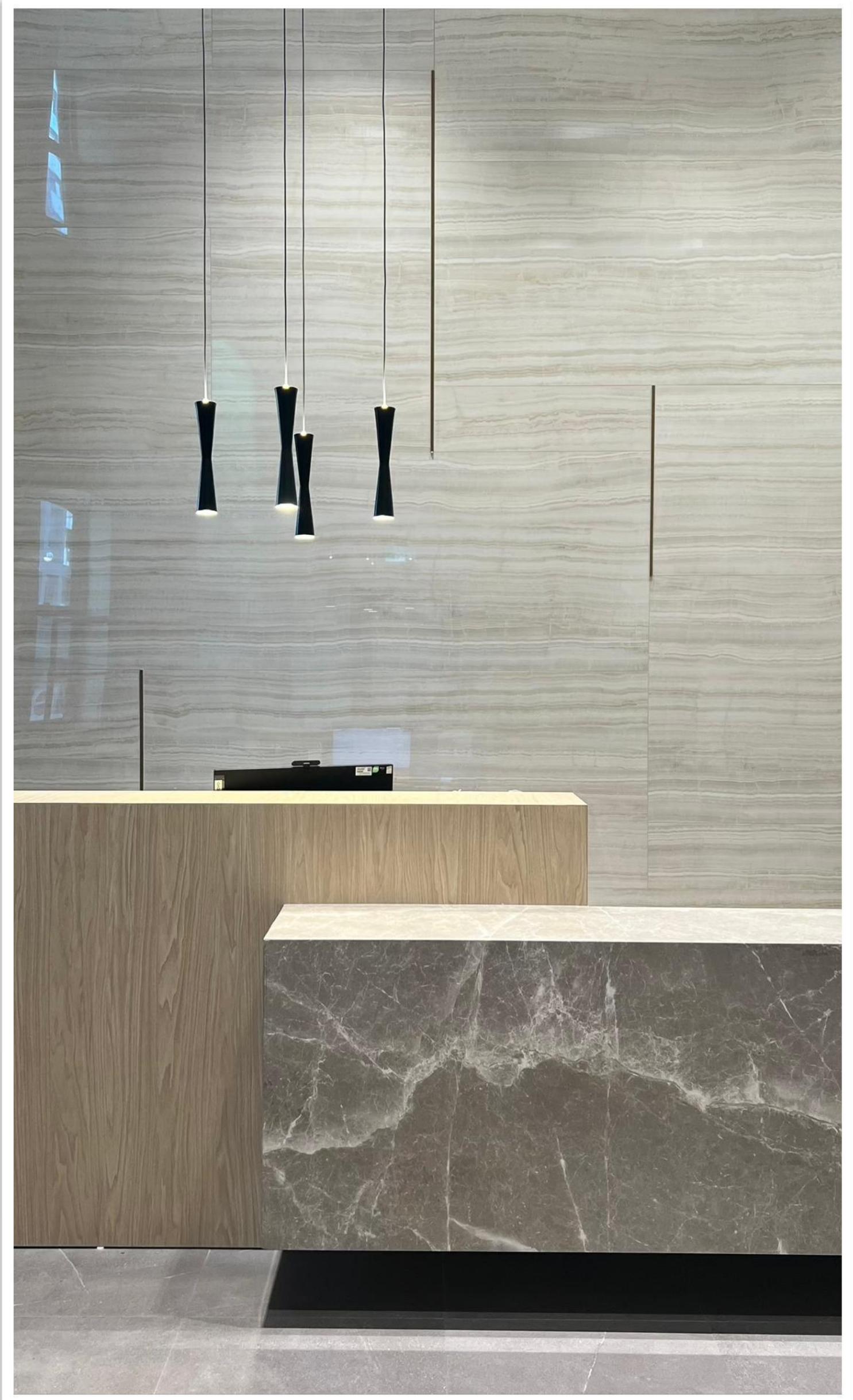
Buildings designed to attract residents, enhance  
everyday living, and strengthen long-term  
property value

*PRESS*

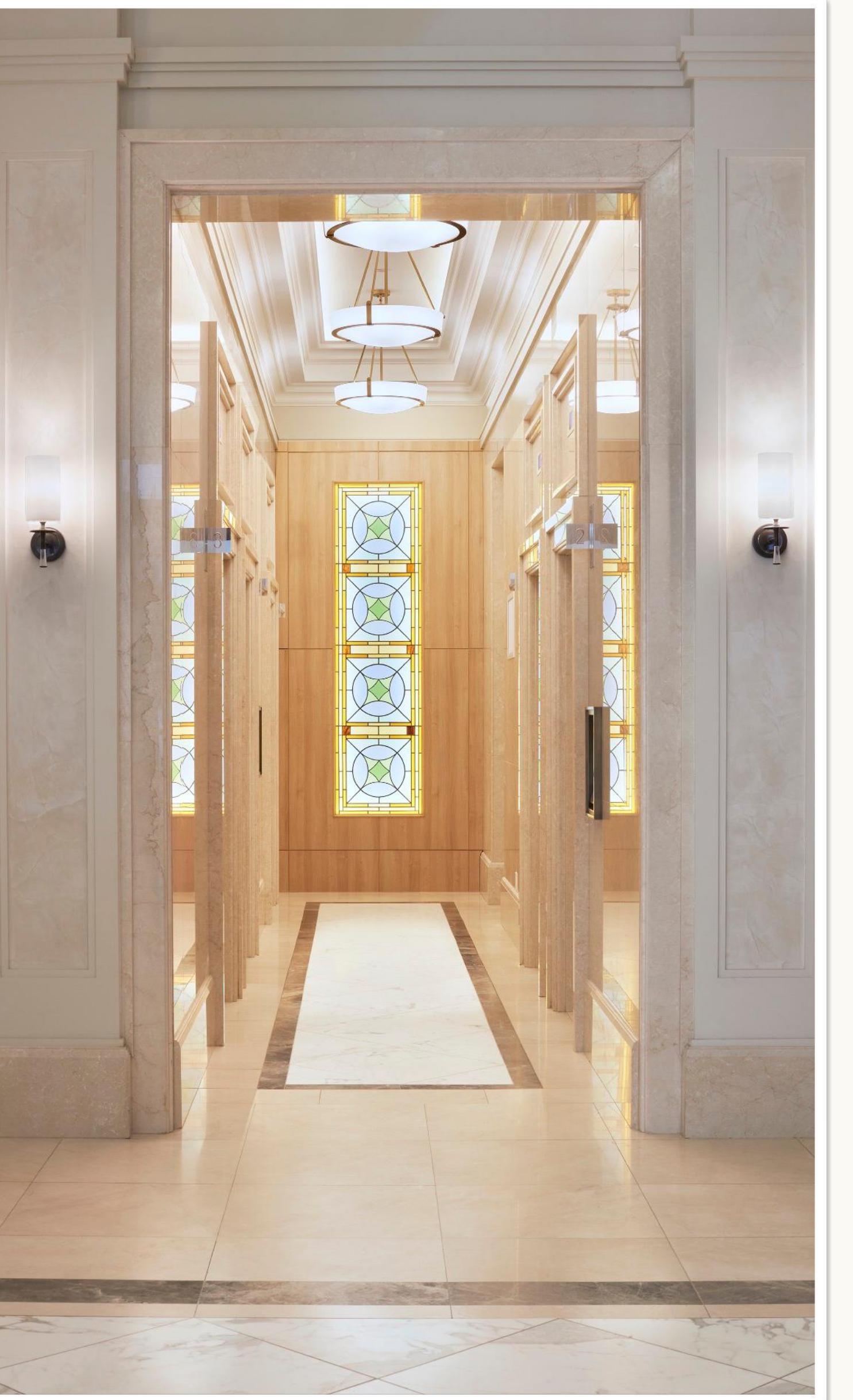
*Awards and commendations*

# lobbies

*from composition*



*to features*

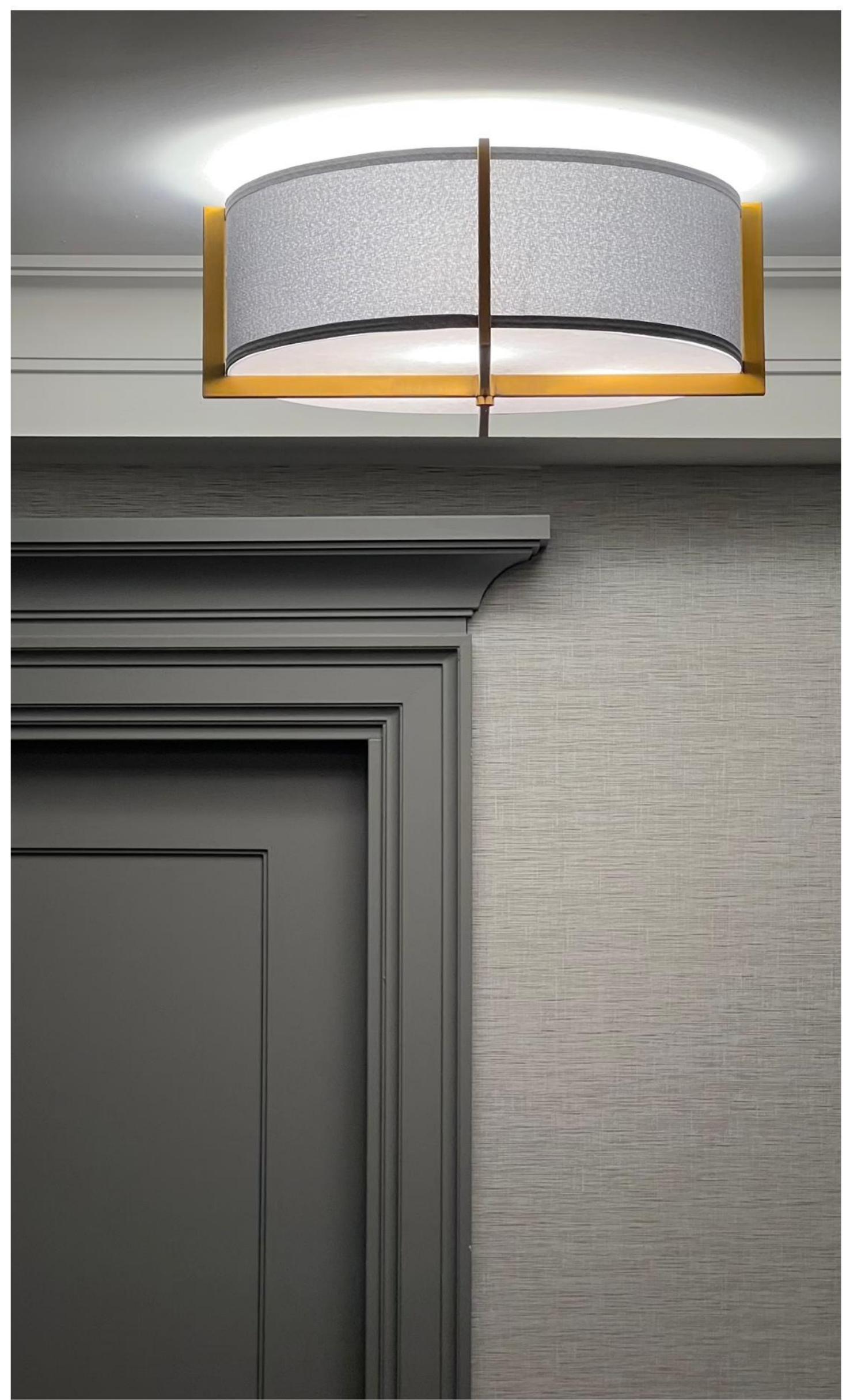


*to furnishings and accents*



# corridors

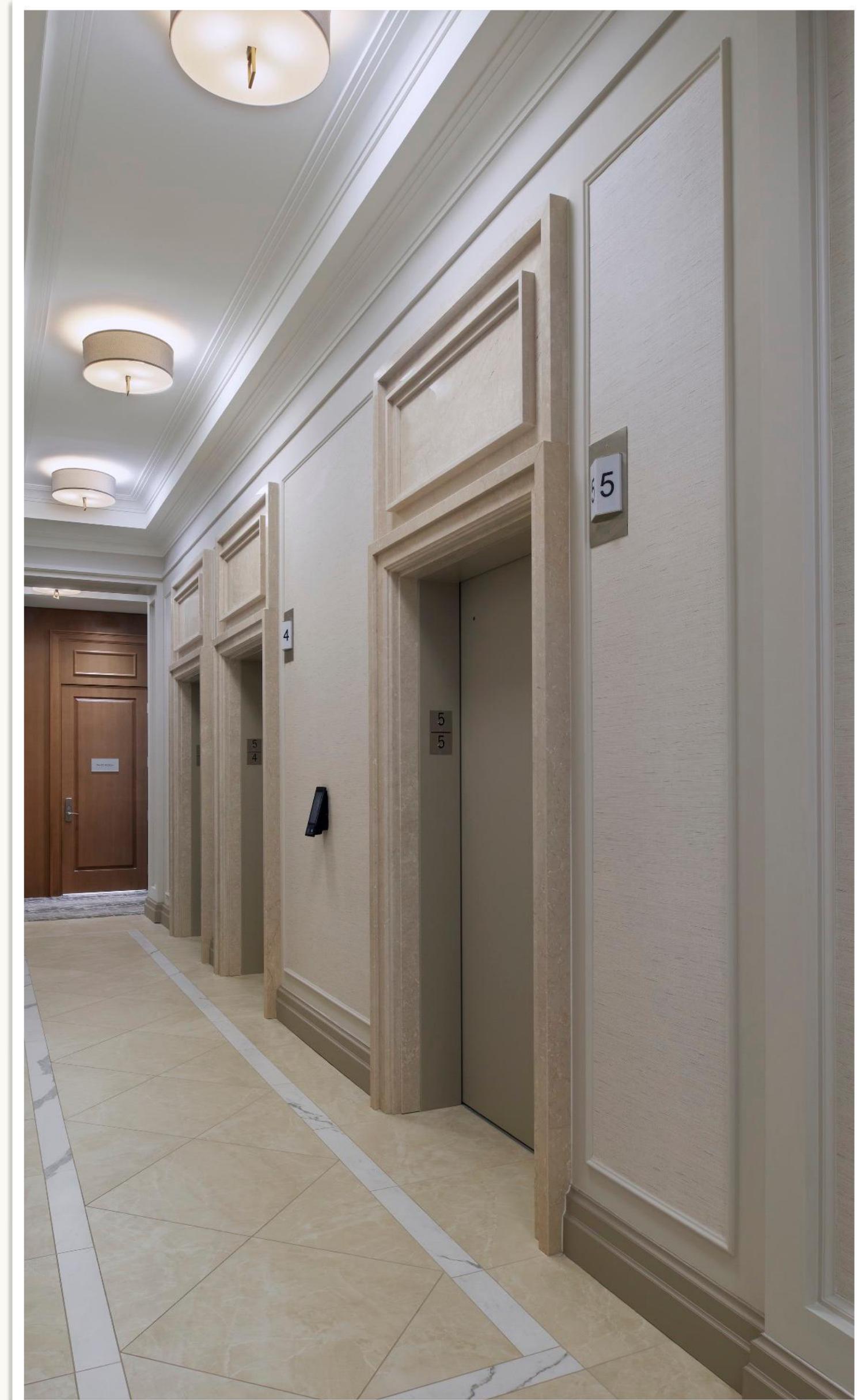
*from transitional balance*



*to minimalist restraint*

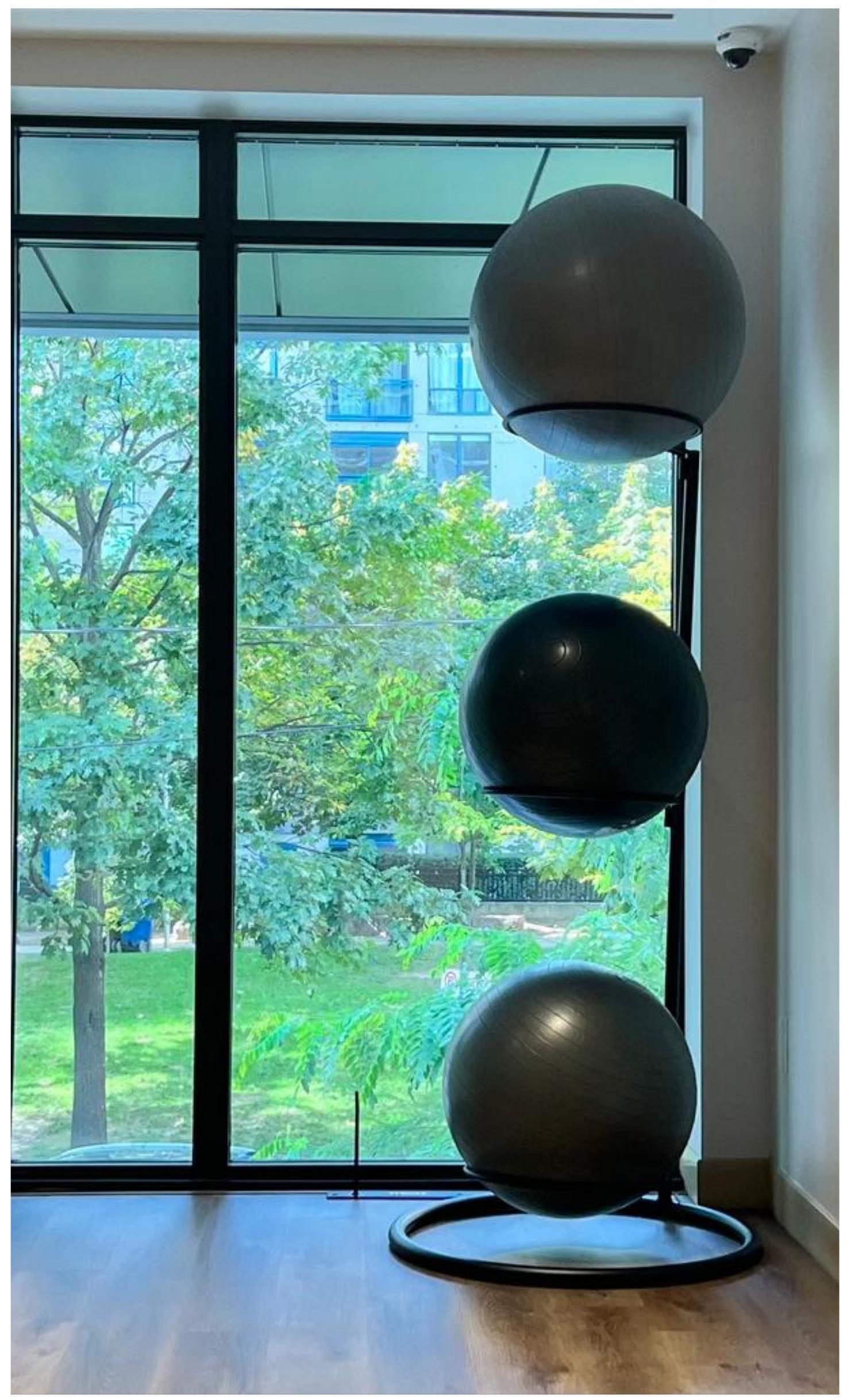


*to timeless elegance*



# amenities

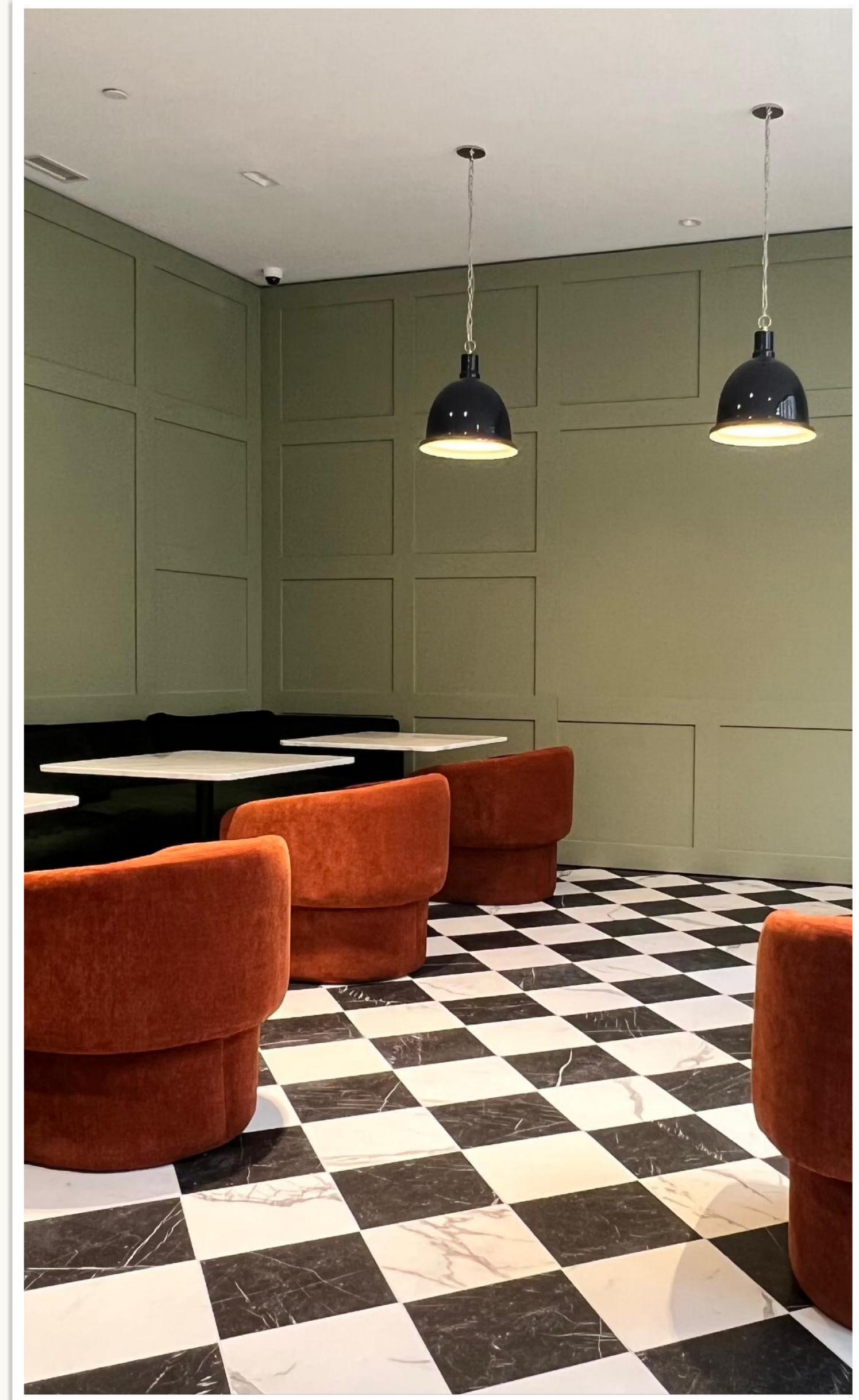
*from wellness*



*to glamour*



*to bistro-style garden rooms*



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# We offer everything you need

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Pre-construction design integration & consultant coordination

Marketing suite and amenity space design packages

FF&E specification aligned with budget and brand goals

Value engineering of finishes without compromising design intent

Construction documentation for permitting and tender

Design support through construction and occupancy phases

and more...

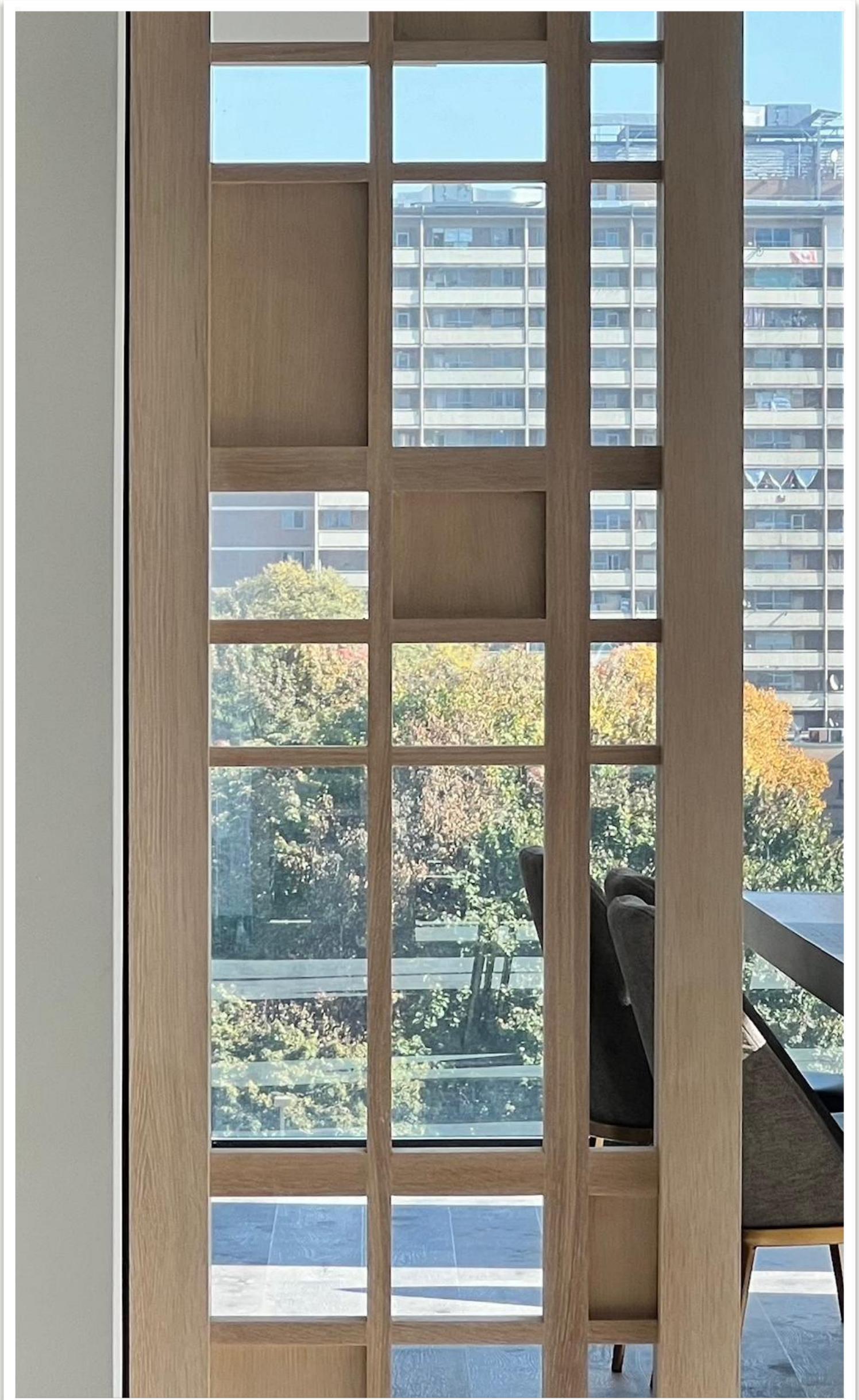
*from pet spas*



*to elevator cabins*



*to custom decorative components design*



# For condominium buildings...

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- ❖ Lobby and entrance designs
- ❖ Corridor and elevator landing refreshes
- ❖ Amenity layouts, design, and space programming
- ❖ Gym, yoga studio, and wellness room additions or enhancements
- ❖ Pool and change room renovations
- ❖ Party rooms and shared kitchen/lounge design
- ❖ Co-working and study lounge integrations
- ❖ Mailroom and parcel locker reconfiguration
- ❖ Pet spa and grooming stations
- ❖ And more—tailored to your building's demographic and brand

# ...we increase your property value

Maximize return on investment and market appeal

Enhance long-term asset value and buyer desirability

Design for differentiation and sustained resale performance

Build value that holds strong in a competitive market



# For purpose-built rental buildings...

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- ❖ Increase rental yield and tenant satisfaction
- ❖ Design for durability, lease appeal, and long-term value
- ❖ Create desirable spaces that reduce vacancy and turnover
- ❖ Enhance asset performance through smart, tenant-focused design
- ❖ Build competitive advantage in a fast-evolving rental market

# ...we improve your ROI

Strategic interior upgrades that  
→ increase rentability and long-term value  
→ boost building appeal and support higher rental  
income through focused, high-impact design

We help attract quality tenants, reduce turnover,  
and minimize vacancy periods

From amenity design to full-suite reconfigurations,  
every detail is aligned with your investment goals  
and construction timeline



*ideas → materials selection → drawings → construction documents  
→ monitoring and advising during the construction process*

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## What we do

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Space planning  
Lighting / Ceiling Layouts  
Millwork and cabinetry  
Floor-Wall-Ceiling Finishes Selection  
Construction Documents  
Consultant Coordination  
Tenders | Site Services and Contract admin  
Furniture, Window Treatments  
Accents, Art and Styling

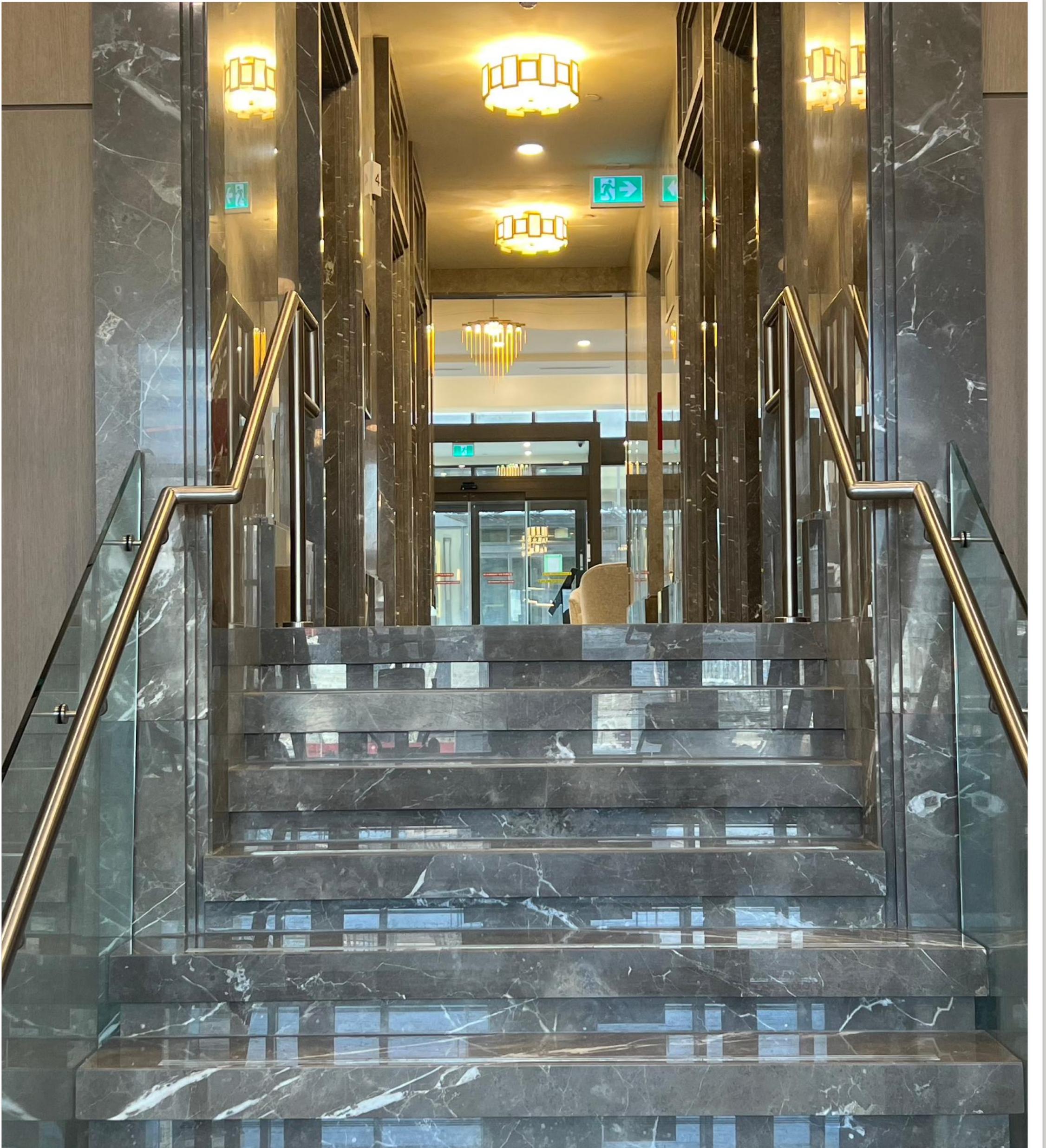




*a collaborative and client-inclusive process  
from creative excitement → to confident clarity*

# How we do it

- 1 Standard Design Process
- 2 Plug-and-Play services
- 3 Micro-services
- 4 Nano-services and Nano-packages - coming soon!  
(yearly curated ~ ready to use via download in our shop)
- 5 The Hybrid Method™ → Concierge Process  
~ curated combination for your specific needs ~





“Good design doesn’t just upgrade a building—it upgrades its value, its community, and its future.”

# Process

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*designed to be fast, efficient, and interactive—giving you direct, live input throughout*

Whether you're planning a high-rise rental or a mid-rise condominium, our streamlined design process keeps your team aligned, your timeline on track, and your vision in focus.



*Designed to render ~ Detailed to sell*

# Marketing and sales

Our packages include everything your rendering team needs.

We deliver plans, finishes, furniture, and styling details with speed and clarity—so you can market early, and pre-sell with confidence.





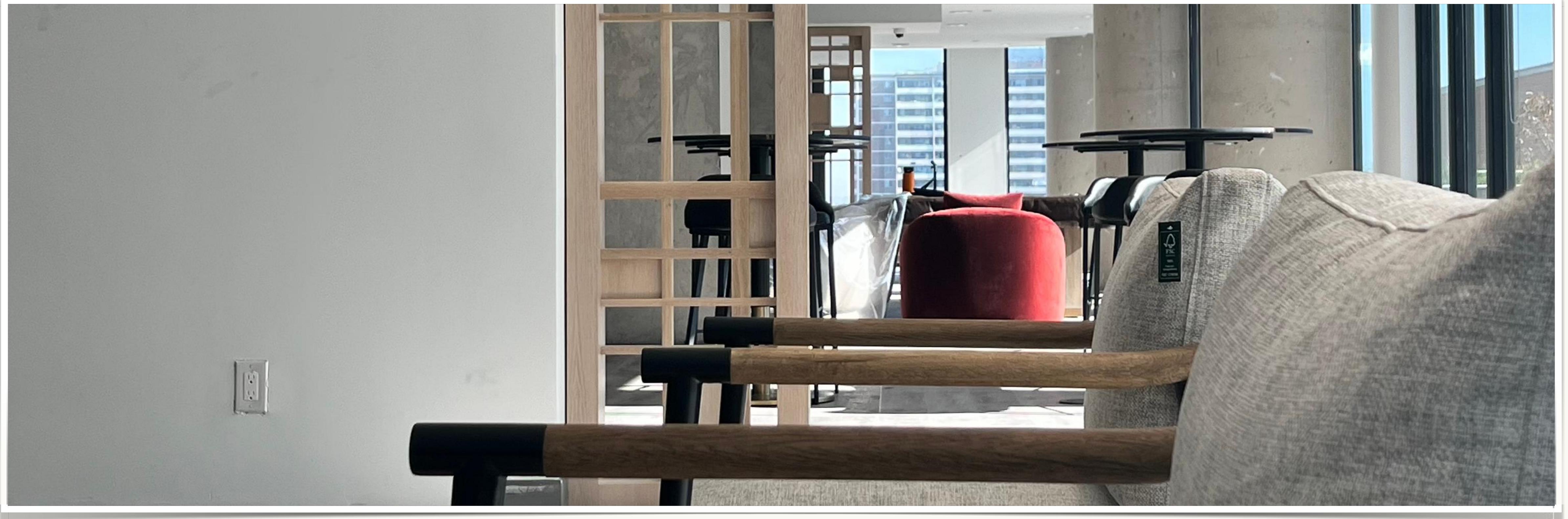
*Efficient planning ~ Elevated value ~ Higher yield*

# Space planning

From lobby layouts to unit configurations, our space planning is efficient, market-aware, and built for performance.

Every square foot is optimized—for better flow, stronger identity, and higher returns.





*Designs that meet the code, coordinate with your team—and exceed expectations*

# Code compliance, consultants coordination

Designs meet current codes without compromising aesthetics.

Interior components are fully coordinated with architectural and engineering systems to minimize errors, streamline approvals, and prevent costly redesigns.





*Curated finishes ~ Unified style ~ On budget, on schedule*

# Finishes and FF&E

We simplify the process of selecting interior materials and finishes by offering a streamlined, criteria-based system. From setting budget and performance standards to presenting cohesive, building-appropriate palettes, we deliver curated options that align with your timelines and long-term goals.





*Designs that support wellbeing, sustainability—and long-term value*

# Wellbeing and sustainability

Spaces that feel better, function better. We apply wellbeing and sustainability principles to create interiors that enhance resident experience, reduce long-term operating costs, elevate brand, and future-proof your investment.





*Model suites that sell ~ Guest suites that work*

# Model suite and Guest suites

We design model suites that reflect your product, speak to your market, and support faster sales or lease-up. Guest suites are planned with the same attention to layout, durability, and comfort—so they look good, function well, and are easy to maintain over time.



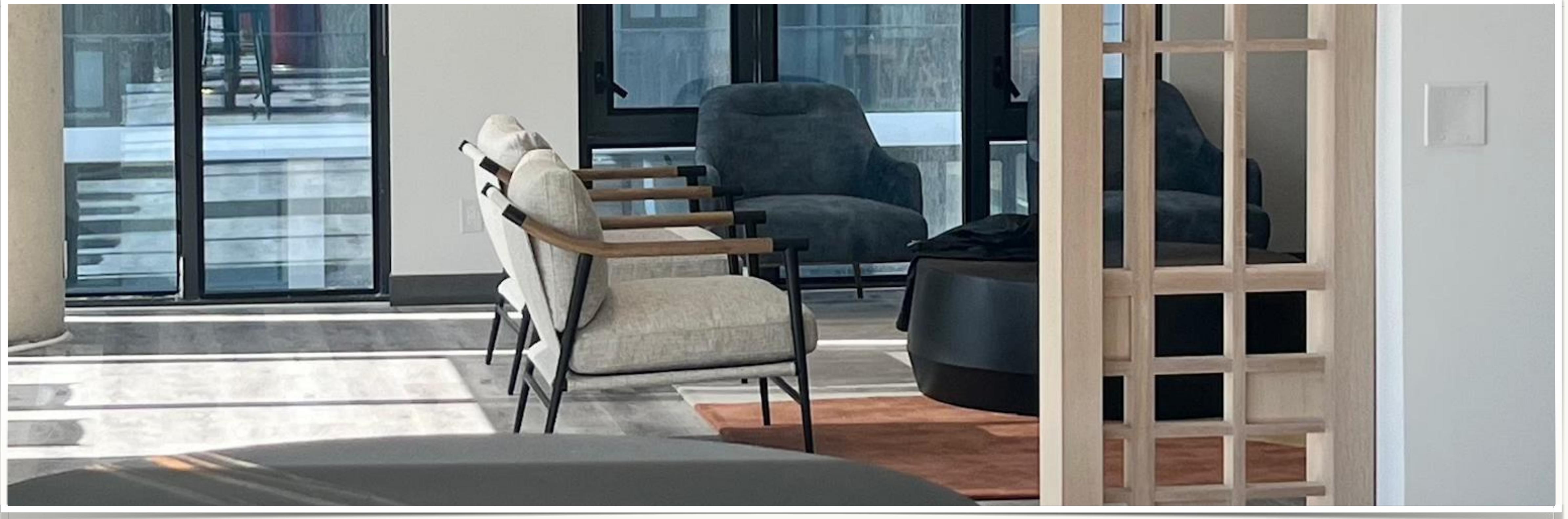


*Thoughtful design for livable density*

# Low-rise developments

Low-rise projects with strong identity to compete in today's market. Interiors that are open, welcoming, and efficient—balancing comfort, curb appeal, and cost. Every detail supports resident satisfaction and long-term value.



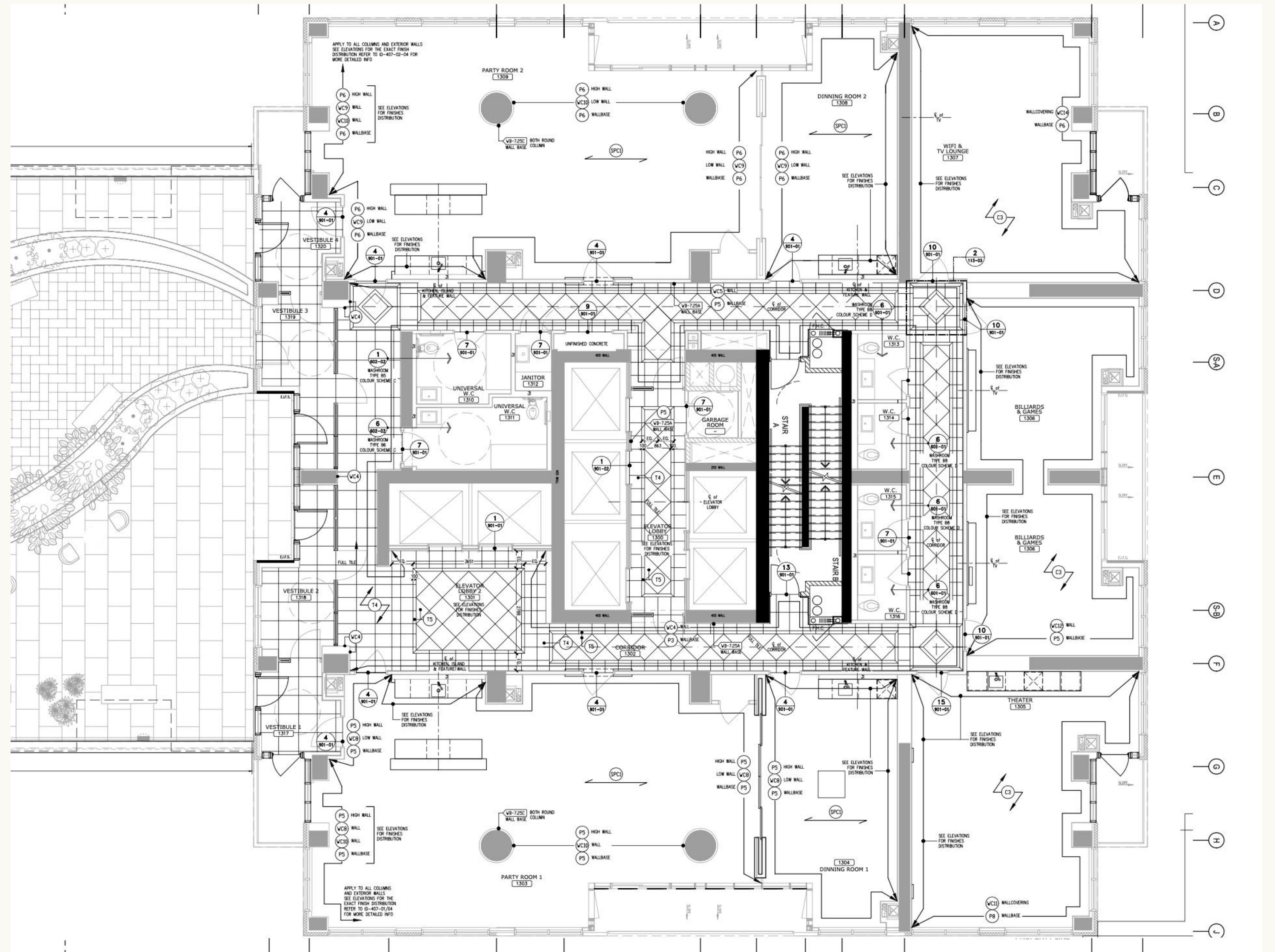


*Clarity on paper ~ Confidence on site*

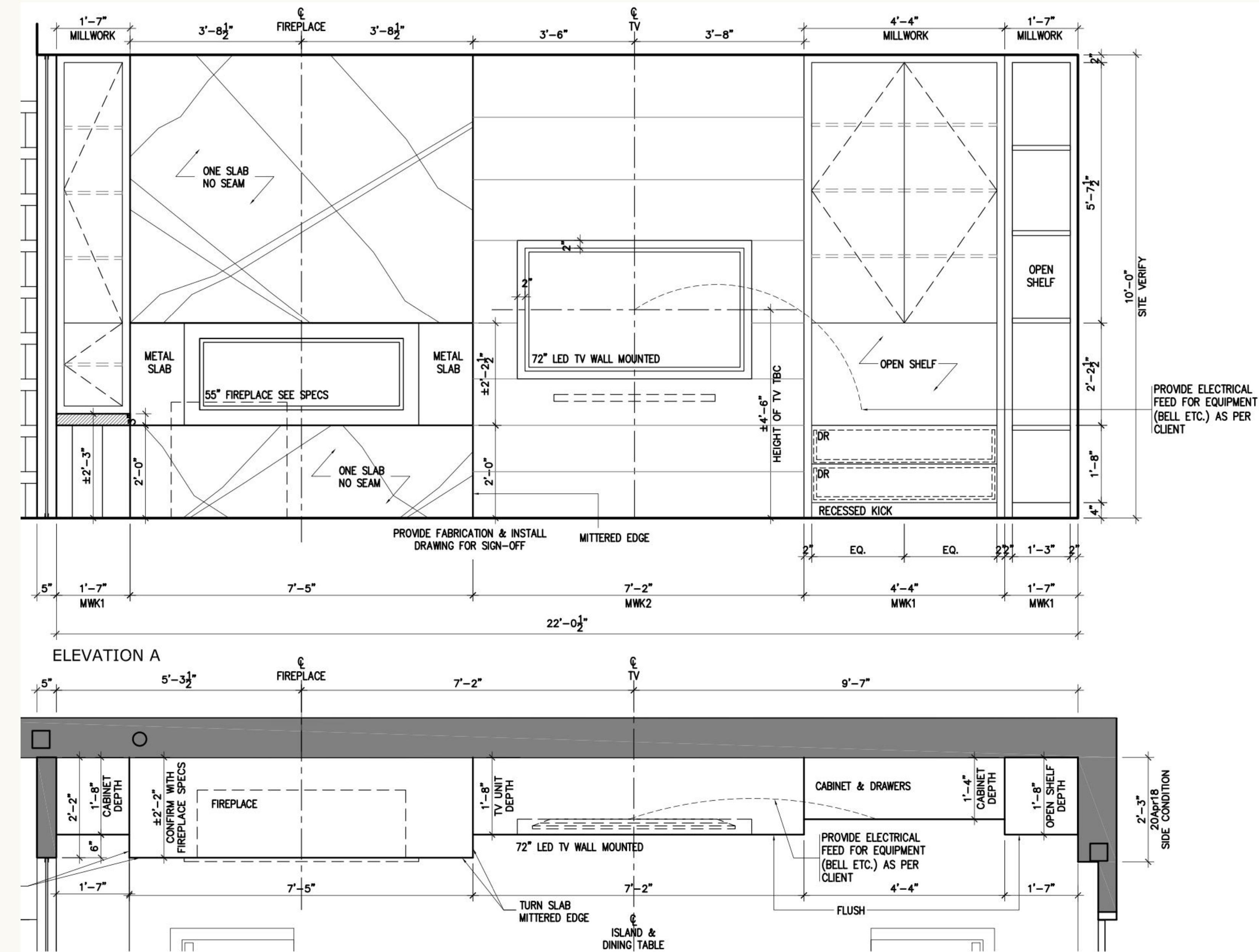
# Construction documents

Above industry standard—our construction documents are detailed, coordinated, and builder-ready.

From layout to lighting, every technical drawing is tailored to reduce errors, speed up approvals, and keep the build phase stress-free.



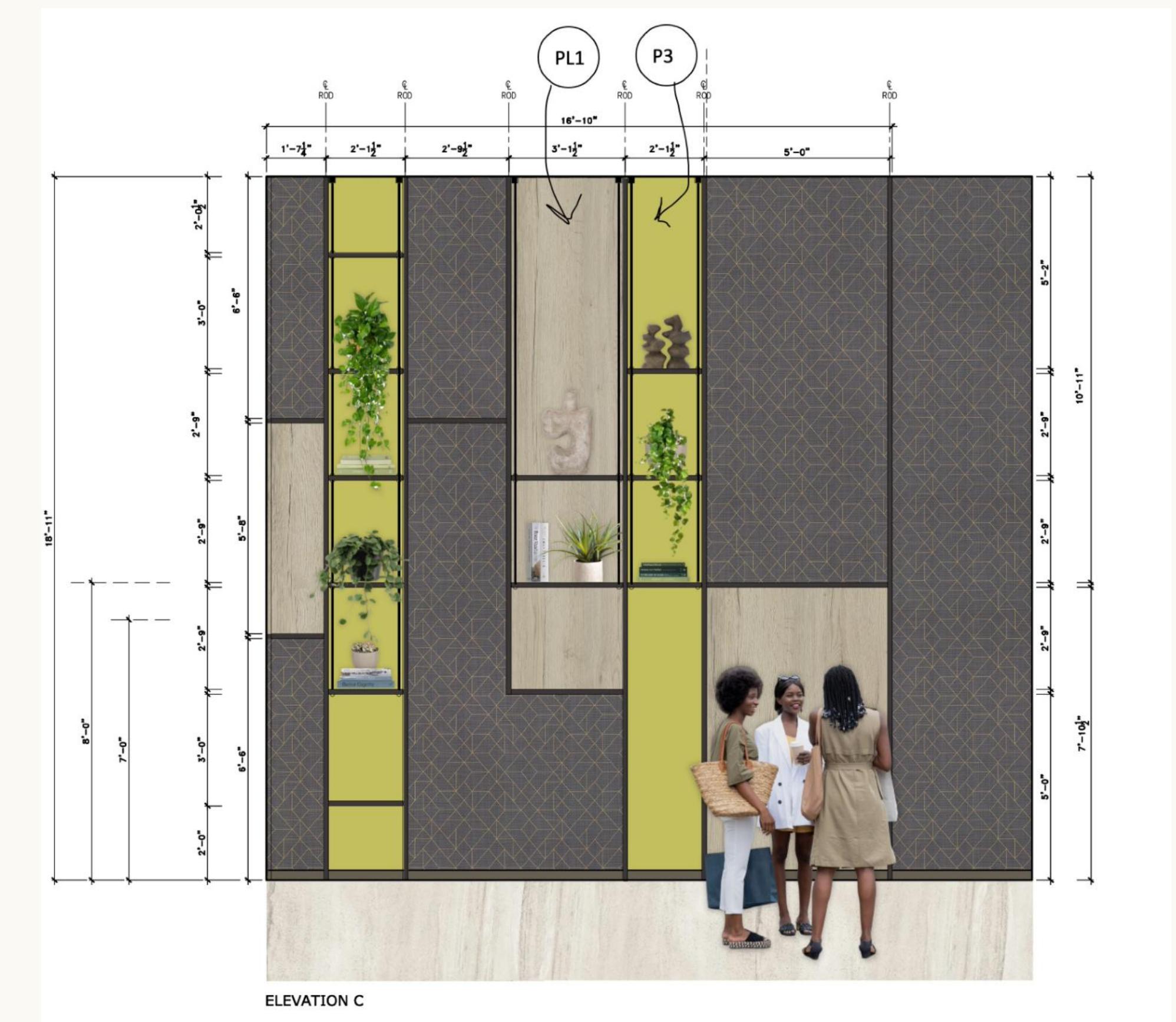
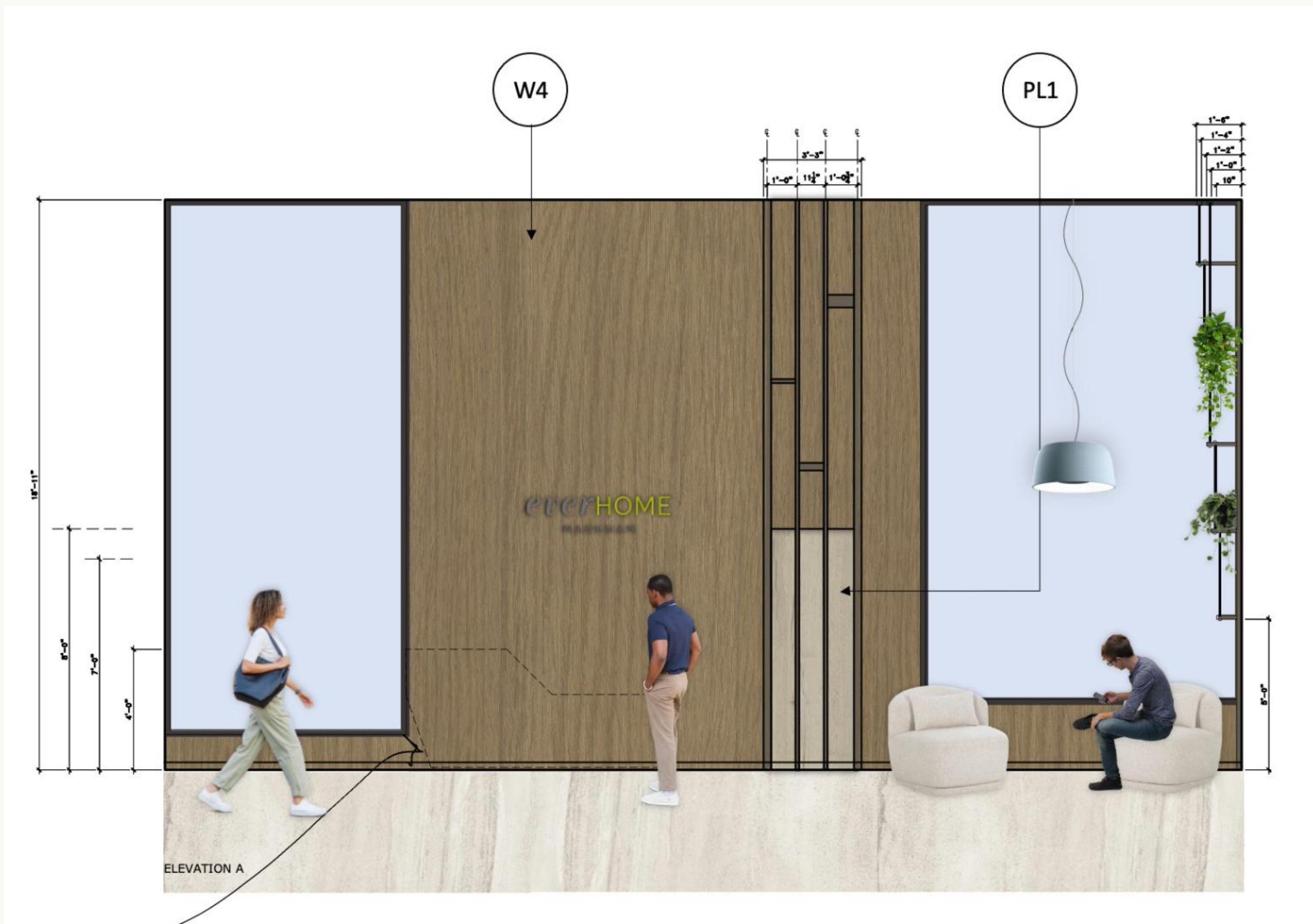
## STANDARD SERVICES

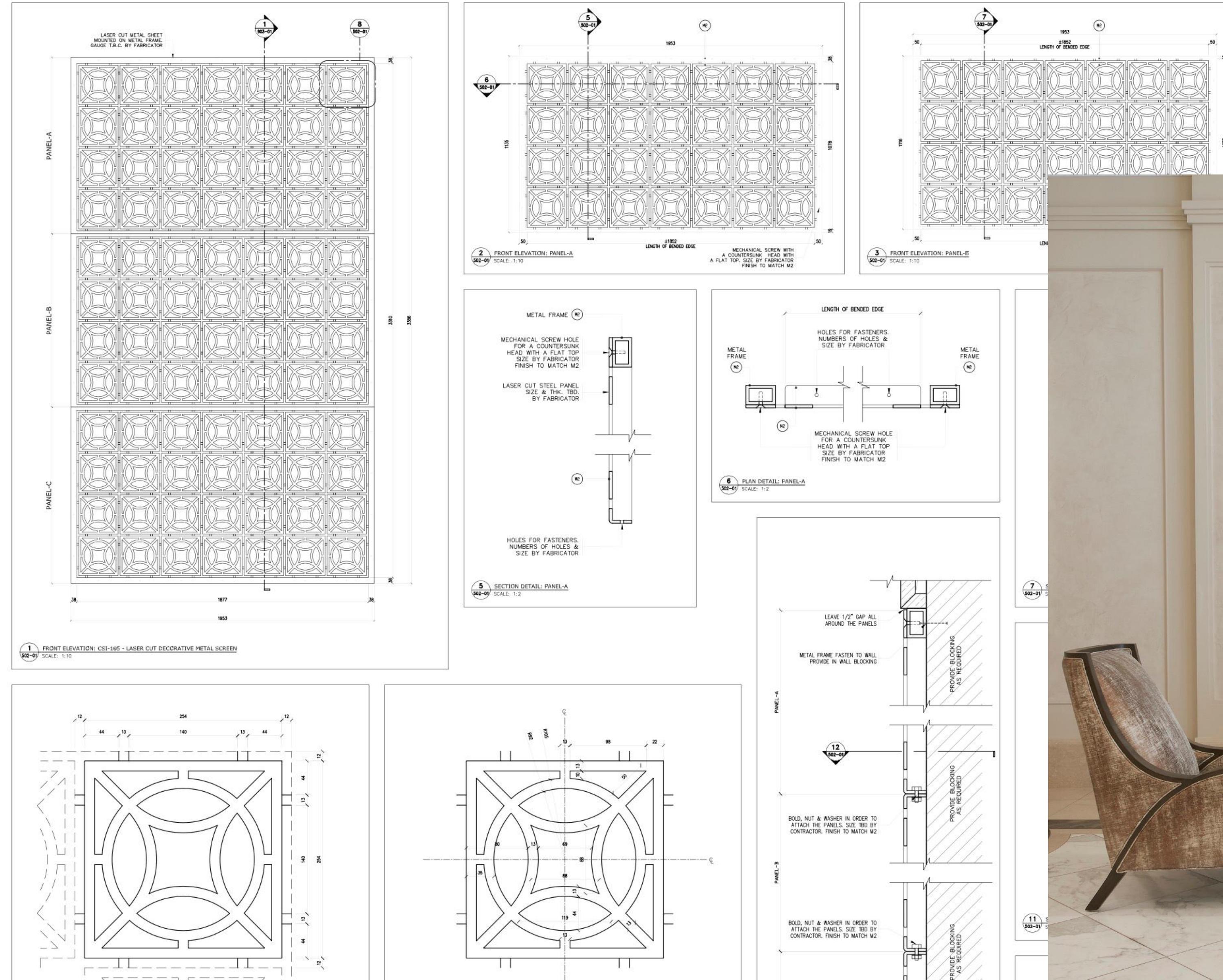


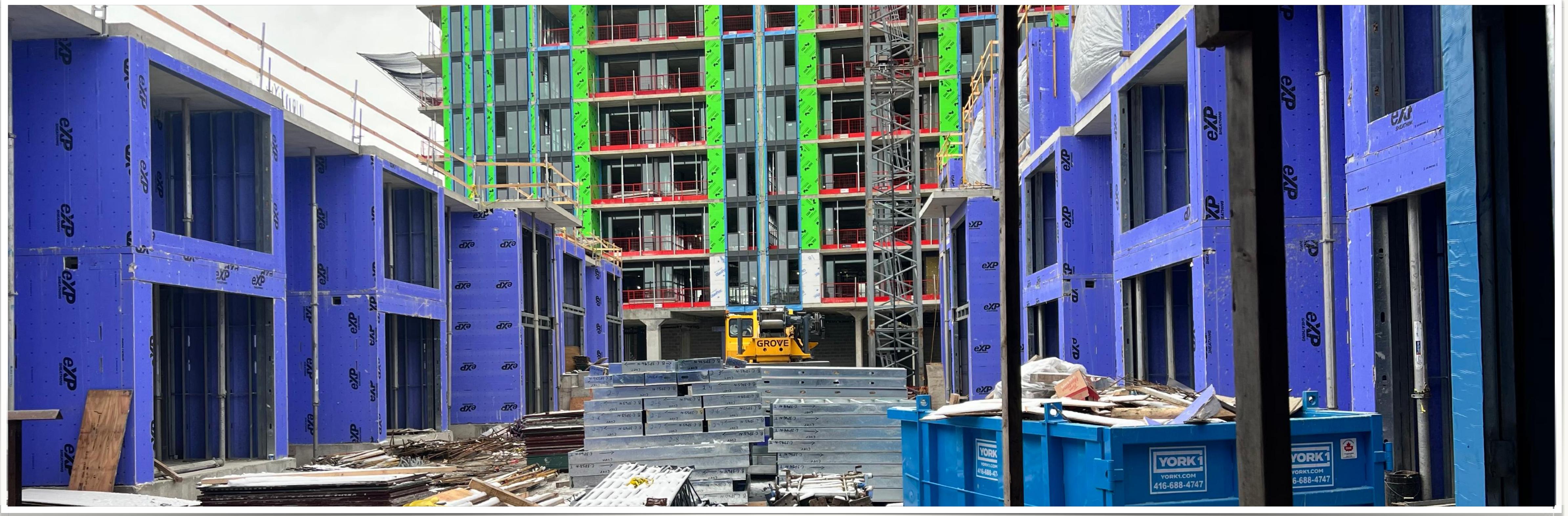


| PRODUCT IMAGE | TAG       | TYPE      | PRODUCT & COLOUR             | Base/Surface finish | SIZE                   | SUPPLIER      |
|---------------|-----------|-----------|------------------------------|---------------------|------------------------|---------------|
|               | T4        | Ceramic   | Empress Gold                 | Polished            | 4" x 16"<br>1/3" THK   | Floor & Décor |
|               | T4-grout  |           | #09 - Frosty                 |                     |                        | Laticrete     |
|               | T5        | Ceramic   | Rialto Flow                  | Polished            | 10" x 30"<br>12mm THK  | Floor & Décor |
|               | T5-grout  |           | #09 - Frosty                 |                     |                        | Laticrete     |
|               | T6        | Porcelain | Souvenir Belem               | Glossy              | 12" x 12"<br>8.5mm THK | Emser         |
|               | T6-grout  |           | #09 - Frosty                 |                     |                        | Laticrete     |
|               | T7        | Porcelain | Newport Harbor               | Matte               | 12" x 24"<br>3/8" THK  | Emser         |
|               | T7-grout  |           | #09 - Frosty                 |                     |                        | Laticrete     |
|               | T8        | Ceramic   | Aged Atlassi                 | Polished            | 3" x 12"<br>8mm THK    | Floor & Décor |
|               | T8-grout  |           | #09 - Frosty                 |                     |                        | Laticrete     |
|               | T9        | Ceramic   | Sparkle Linear               | Matte               | 12" x 39"<br>9.5mm THK | Emser         |
|               | T9-grout  |           | #44 - Bright White           |                     |                        | Laticrete     |
|               | T10       | Ceramic   | Beaumont Shadow 1.5" Hexagon | Matte               | 10" x 11"              | Floor & Décor |
|               | T10-grout |           | #09 - Frosty                 |                     |                        | Laticrete     |

# STANDARD SERVICES





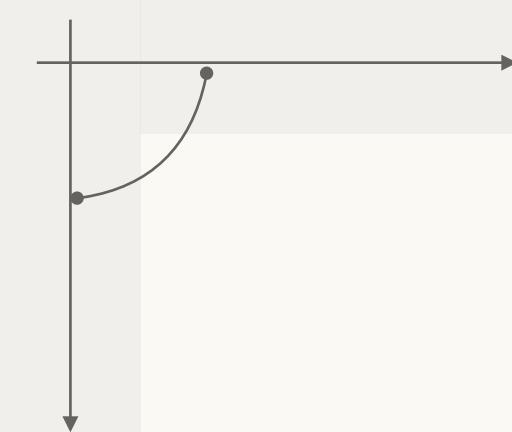


*Clear oversight ~ Fewer delays and surprises, smoother build*

# Contract admin

Full contract administration support, from site reviews and change orders to submittals, site instructions, and shop drawing reviews.

We keep design intent clear, catch issues early, and ensure construction stays aligned with the plan.



*Thank you for considering our services for your next project*

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visit our online portfolio

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