



dochia interior design

**APARTMENT and CONDOMINIUM
BUILDINGS
COMMON AREA REFRESH
and SUITE UPGRADES**

Design Of Creatively Harmonious Intelligent Answers

Buildings that respect your residents, elevate daily living, and add lasting value to your property

PRESS

Awards and commendations

lobbies

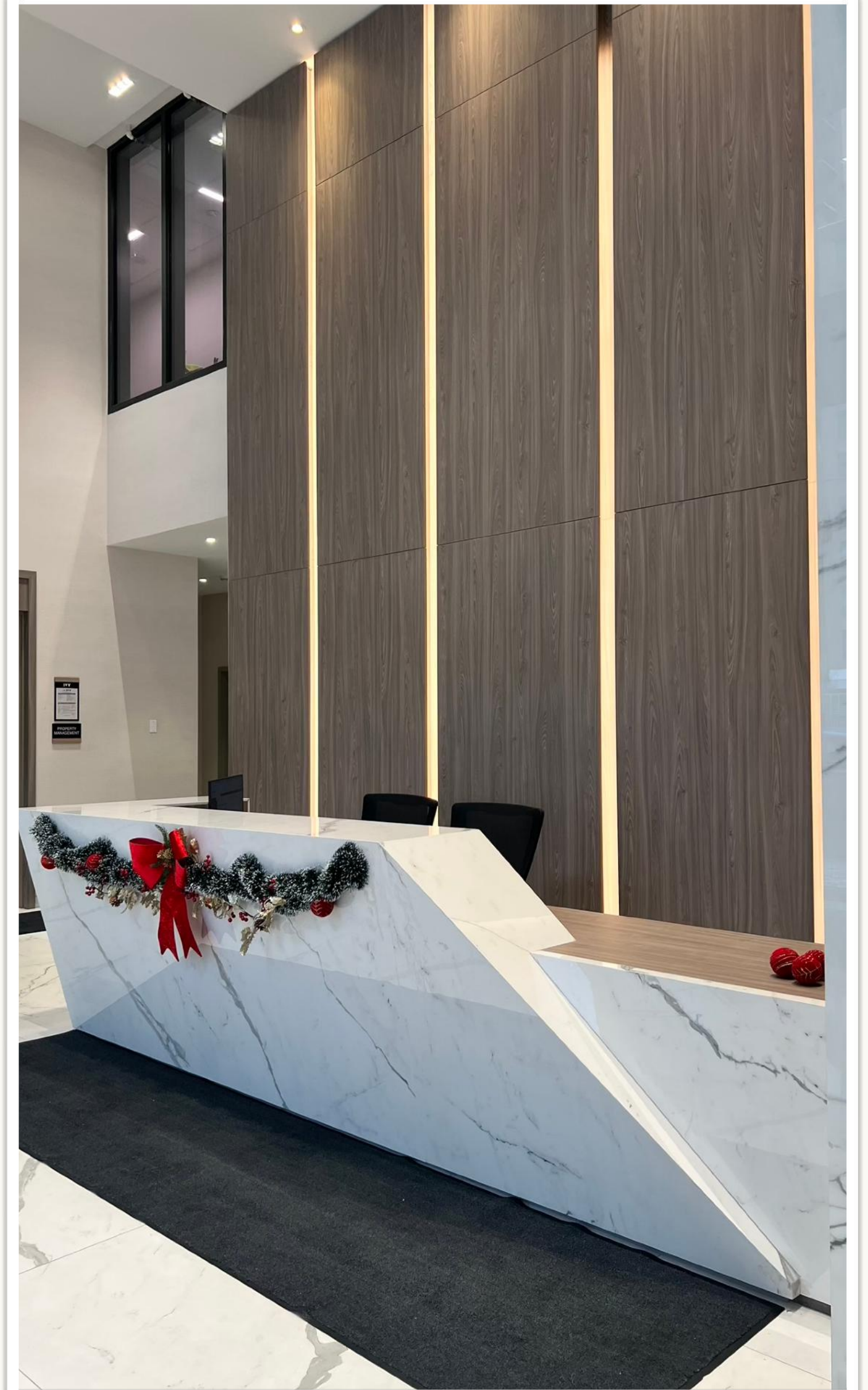
from concrete



to mirrors



to wood

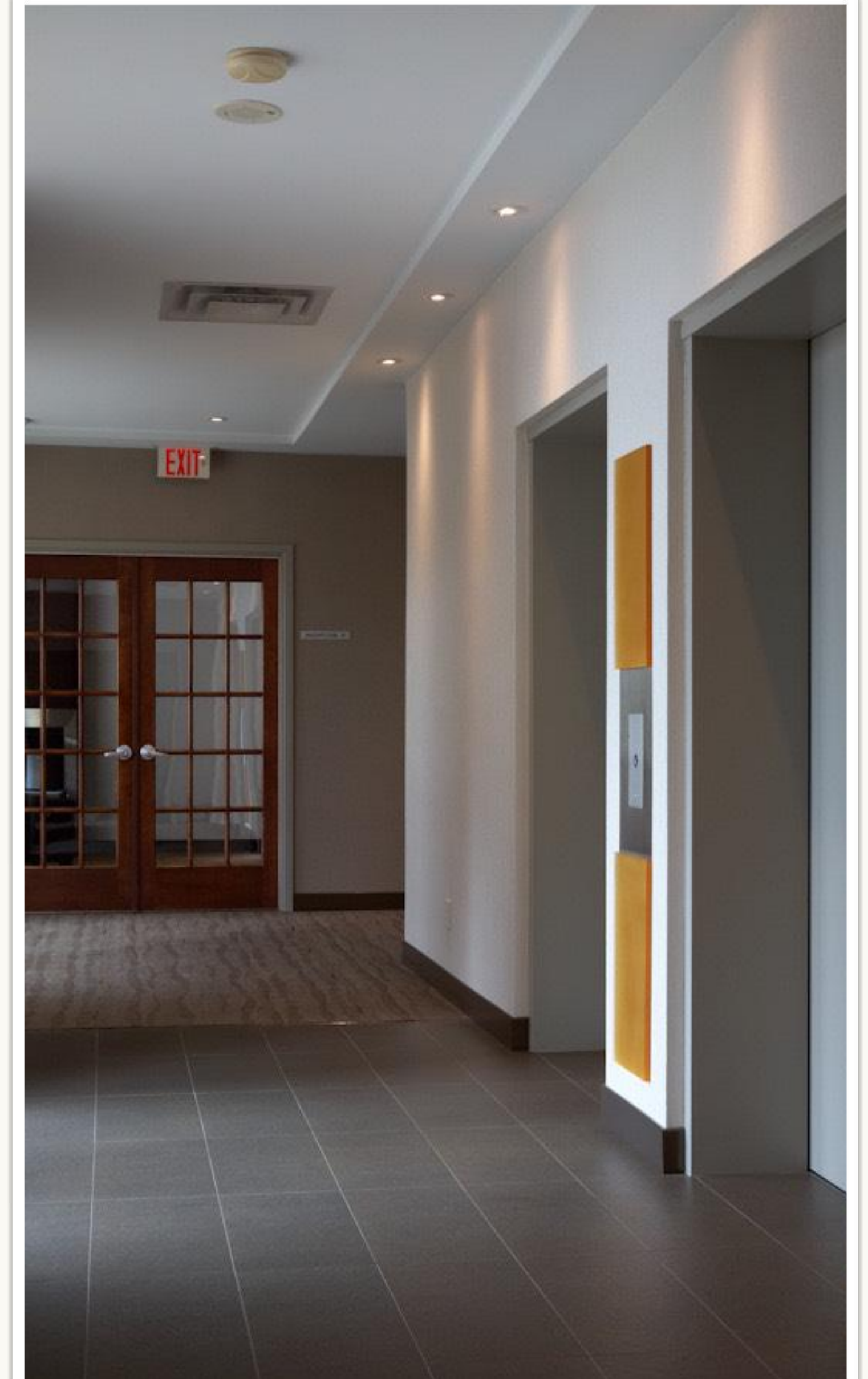


corridors

from art deco glam

to minimalist combinations

to urban chic



corridors

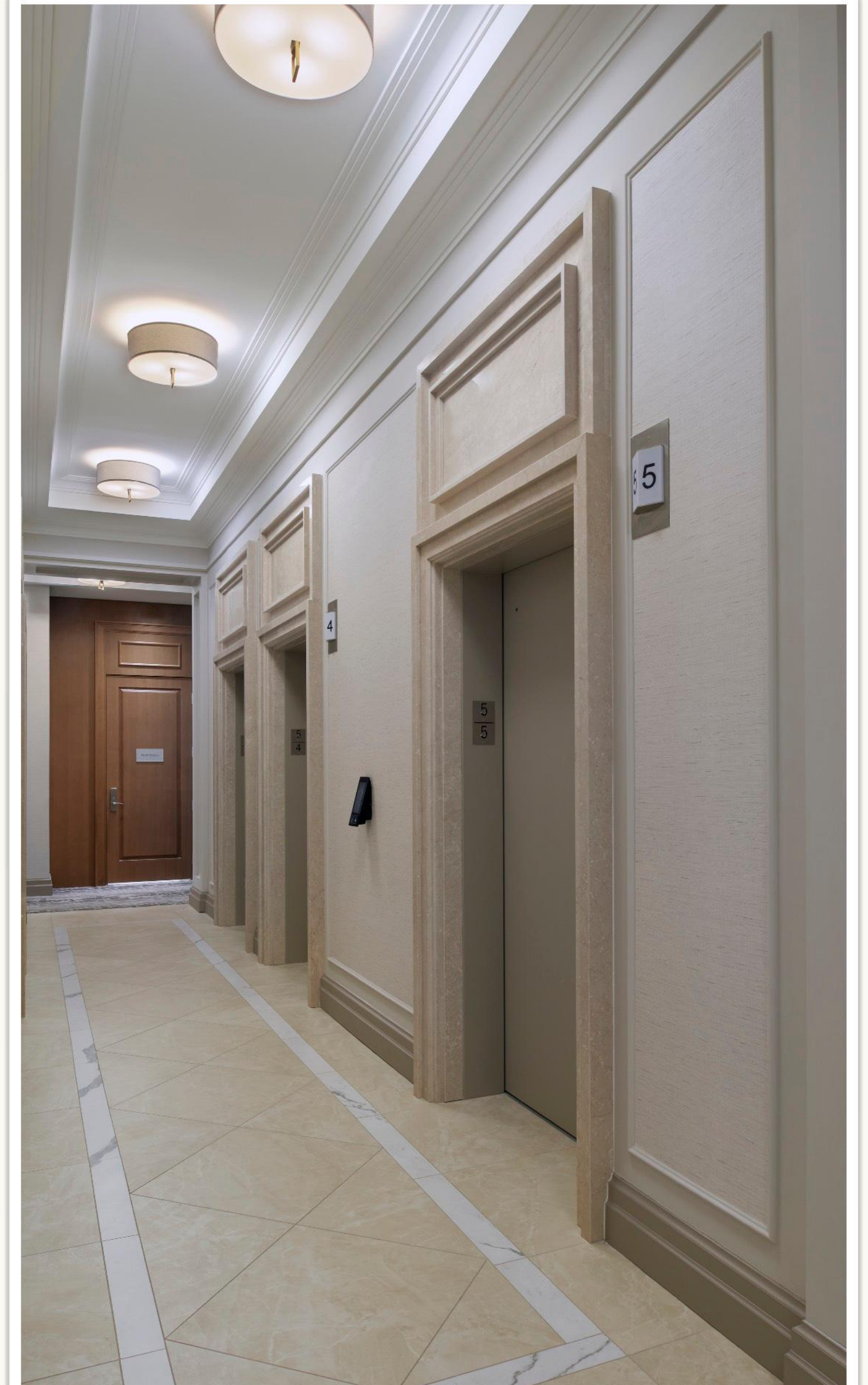
from simple contrast



to vibrant



to timeless elegance



We offer everything you need

Turnkey FF&E upgrades

Corridor + lobby redesign

Scope management

Contractor-ready drawing sets

Phased implementation roadmaps

AGM-ready board presentations

and more...

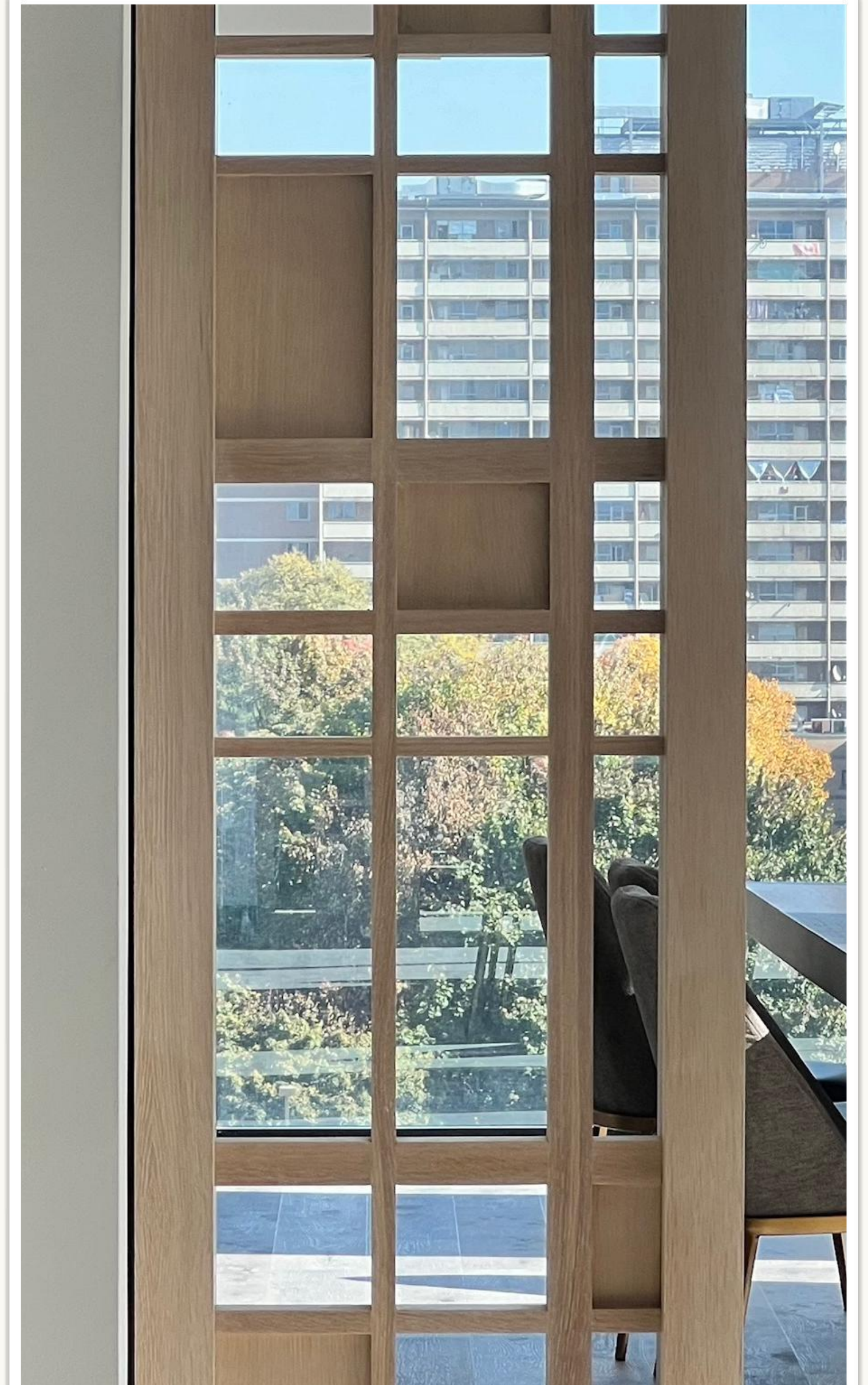
from pet spas



to elevator cabins upgrades



to decorative components



For condominium buildings...

- ❖ lobby redesigns
- ❖ corridor refreshes
- ❖ amenity upgrades
- ❖ gym and yoga studio add-ons or upgrades
- ❖ pool and change room renovation
- ❖ party rooms and co-work spaces
- ❖ mail and parcel
- ❖ pet spa
- ❖ and more...

...increase your property value

Protect and increase property value
and maintain a competitive edge



For rental buildings...

- ❖ targeted suite refreshes
- ❖ modernized suite layouts
- ❖ suite kitchen and washroom renovations
- ❖ durable finishes selection
- ❖ amenity upgrades
- ❖ gym and yoga studio add-ons or upgrades
- ❖ pool and change room renovation
- ❖ party rooms and co-work spaces conversions
- ❖ laundry room upgrades
- ❖ and more...

...increase your ROI

Strategic interior upgrades that increase rentability and long-term value

Significantly boost building appeal and justify higher rents. We focus on high-impact design moves that attract quality tenants, reduce turnover, and minimize vacancy time

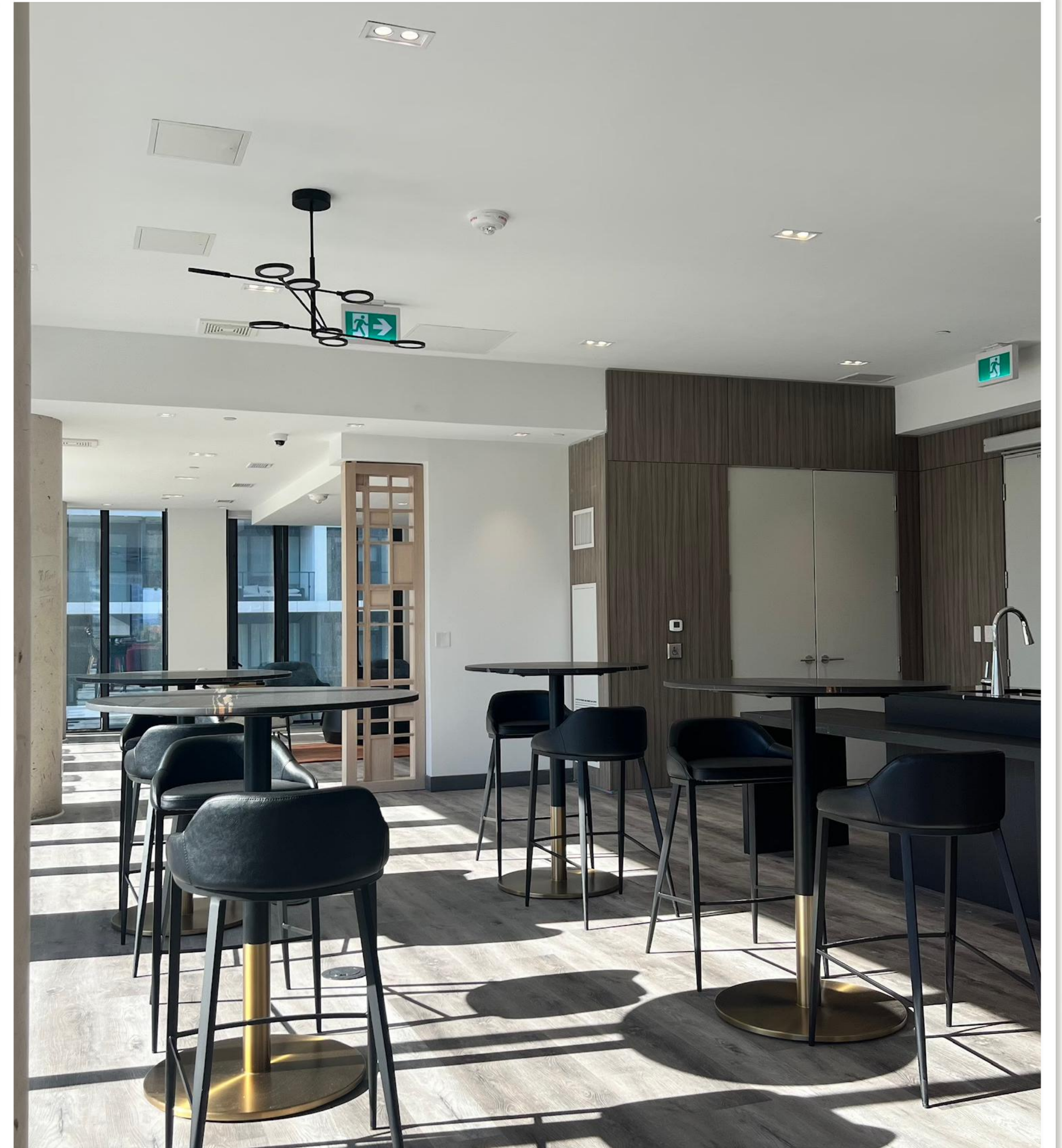
From cosmetic amenity revamps to full-suite reconfigurations, every detail is aligned with your investment goals and operational timeline



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

What we do

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

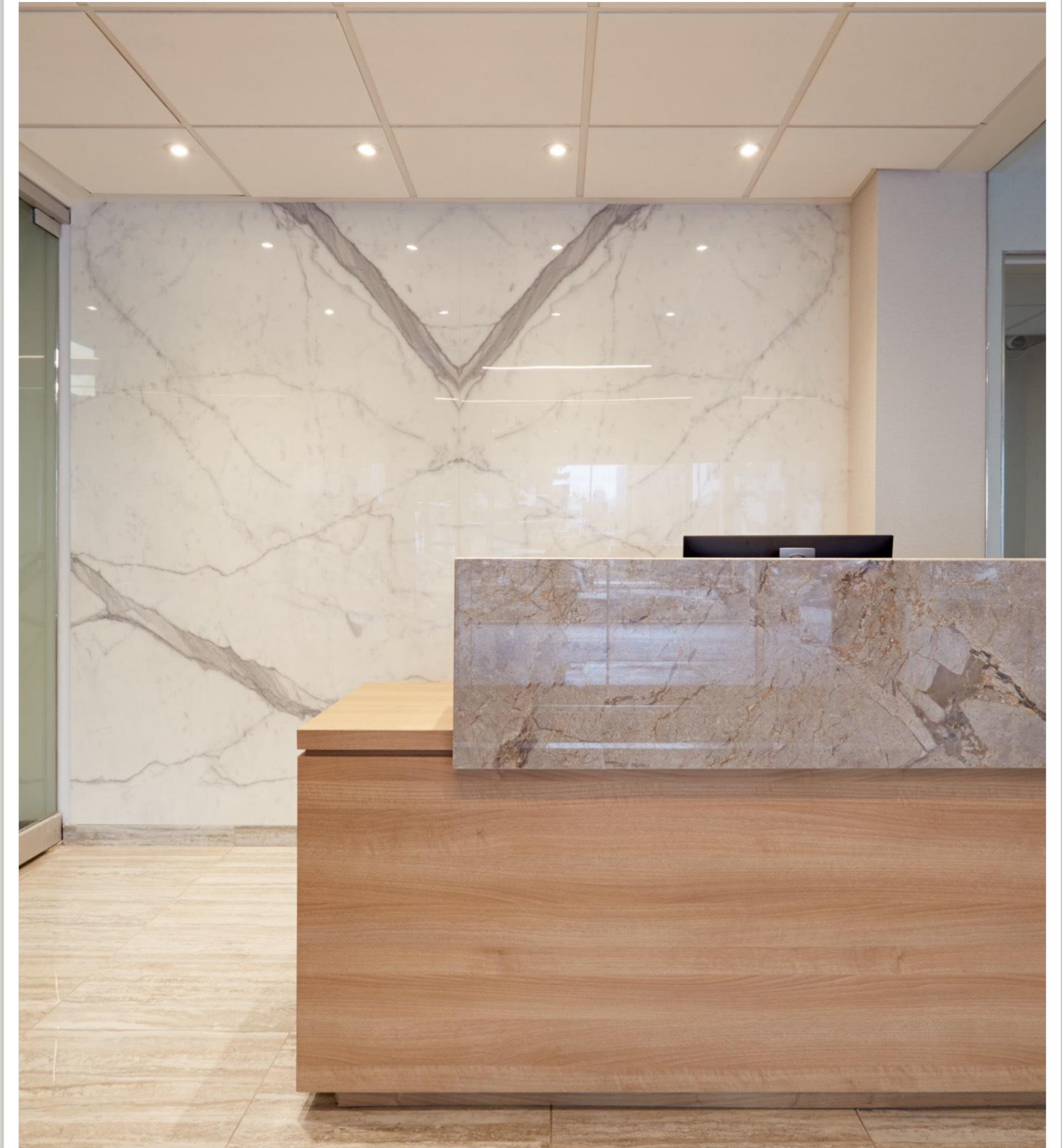




*a collaborative and client-inclusive process
from creative excitement → to confident clarity*

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 personal needs ~





See three of our
most dramatic transformations

Budget-aware selective changes ~ with focus on impact

before



after



~ before ~

smart negotiations of what remains and what goes are the root of renovation projects



~ after ~

Thoughtfully designed to uplift the atmosphere, enhance resident wellbeing, and support a sense of pride, ease, and everyday functionality



~ before ~

smart negotiations of what remains and what goes are the root of renovation projects



~ after ~

Thoughtfully designed to uplift the atmosphere, enhance resident wellbeing, and support a sense of pride, ease, and everyday functionality



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

Services

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

Whether you're redesigning your lobby or updating your corridors,
or renovating your rental suites,
our streamlined approach keeps you involved and in control



Smart upgrades that align with your reserve fund strategy

Reserve fund optimization

Our phased design plans help you prioritize what matters—now and later. We align with your reserve fund timelines to deliver durable, cost-efficient upgrades that protect value and support board approvals.



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Designs that meet the code—and exceed expectations

Code compliance, accessibility, safety

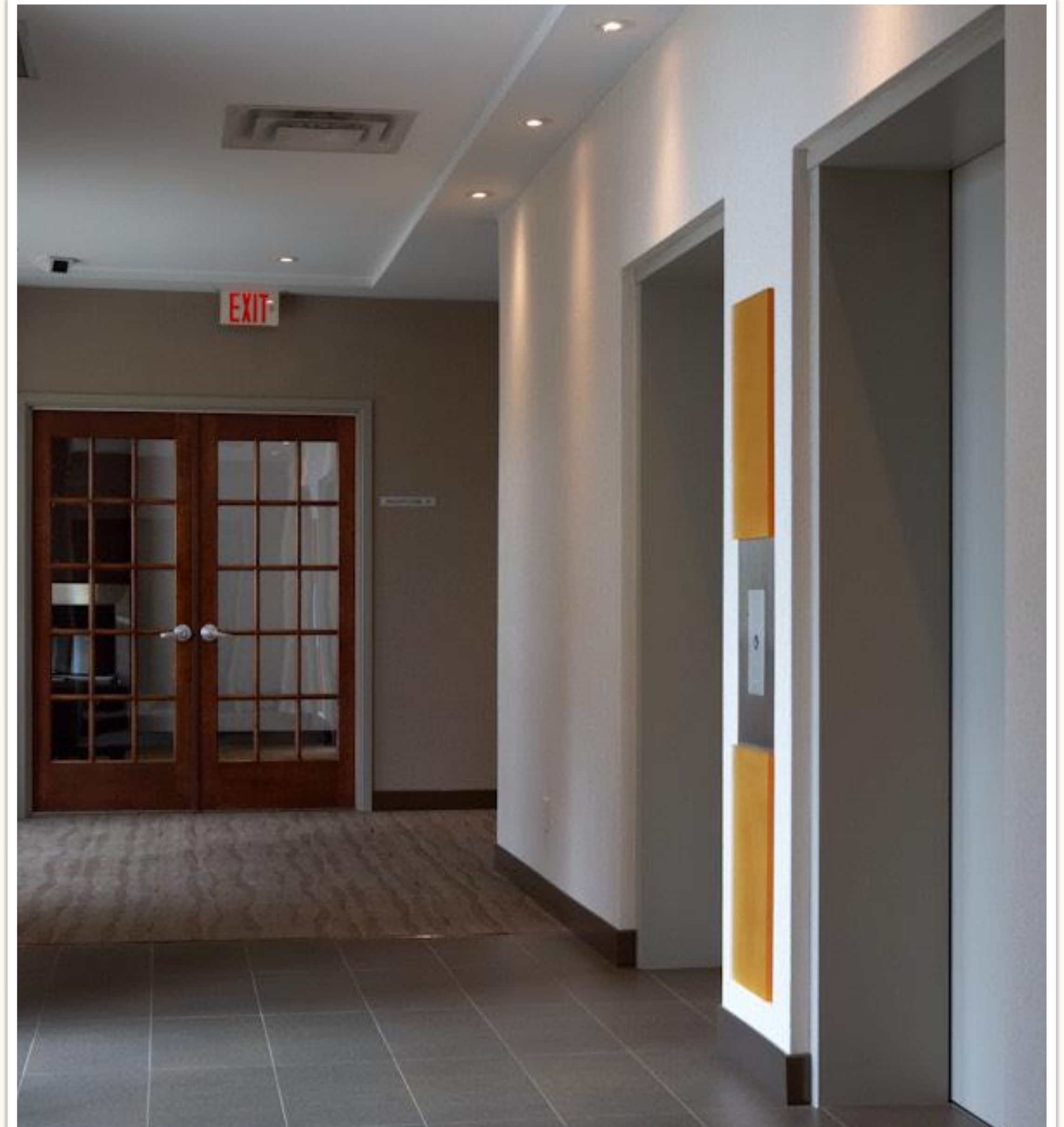
Designs that align with new compliance codes—without compromising aesthetics. Signage redesign, corridor and stairwell lighting, accessible unit or amenity redesigns

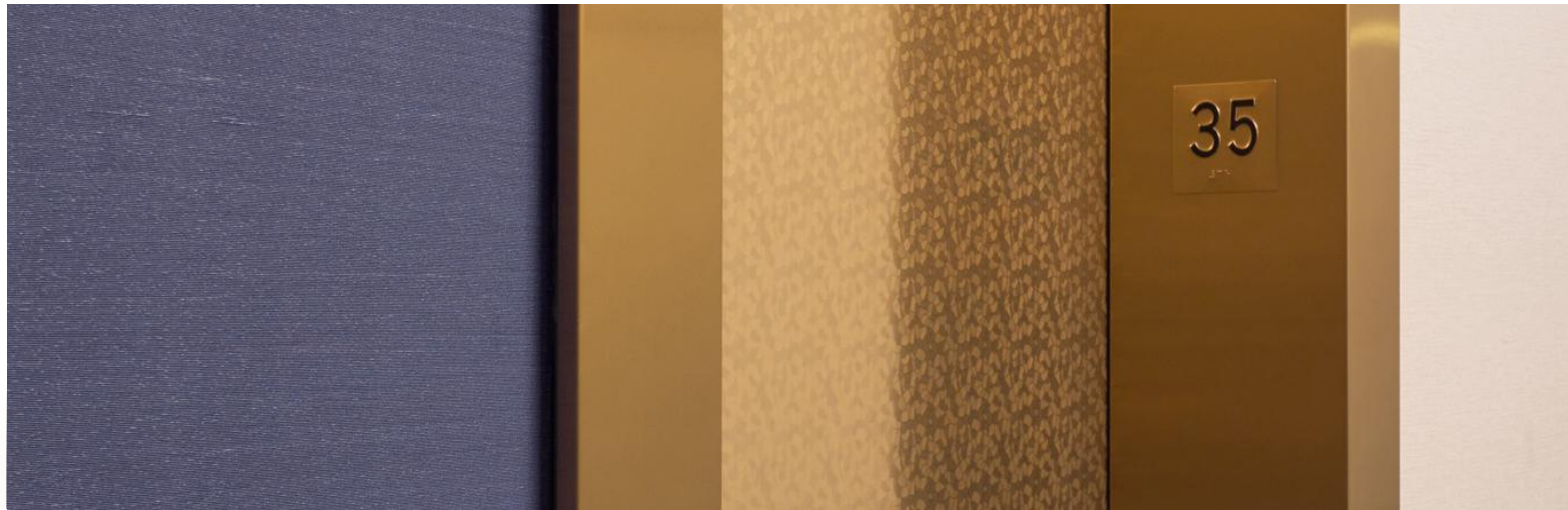
Amenity floor hallways

before



after





Curated finishes ~ Unified style ~ On budget, on schedule

Finishes selection for all your refurbishment needs

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.





Clear visuals ~ Confident answers ~ Consensus made easier

AGM Design Support & Presentation Services

We lead the AGM preparation process alongside the board, ensuring presentations are clear, visual, and tailored for owner understanding. From design renderings and finish samples to phased options and cost breakdowns, we help communicate the vision effectively, answer tough questions, and facilitate productive dialogue. Our role is to guide owners toward informed decisions, reduce conflict, and move the community forward with confidence.





Flexible planning ~ Future-ready spaces ~ Higher returns

Suite upgrades or conversions

Whether you're refreshing rental units or guest sites or converting underused suites into offices, amenities, or back again, we design with adaptability in mind. Our space plans, finishes, and upgrade options are tailored to meet evolving tenant demands while maximizing revenue potential and maintaining code compliance.





Smart layouts for lasting value and tenant satisfaction

Space planning

From lobby and corridor layouts to amenity space optimization and unit reconfigurations, our planning services help maximize usability, improve flow, and meet both aesthetic and functional goals—whether you're modernizing for increased rental value or upgrading common areas with long-term community impact in mind.

Typical corridor

before



after





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.

Process

See our mood boards, drawing samples and more
in the *New developments* booklet
HERE

Thank you for considering our services for your next refurbishment project

visit our online portfolio

BOOK AN INTRODUCTORY CALL

TESTIMONIALS



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