

THE DESIGN PROCESS · 2026

See your space  
before we build it.

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Concept · Space Planning · Materials · 3D Visuals · Technical Drawings

KLANG VALLEY · SELANGOR · KUALA LUMPUR · SINCE 2017

WHY DESIGN FIRST

# A good space is designed twice. Once on screen. Then in real life.

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The most expensive changes are the ones made on site. So we resolve as many decisions as possible before a single wall is touched: how the space is zoned, how people move through it, what it is made of, and how it will feel. You see it, refine it, and approve it, long before construction begins.

# From first conversation to a buildable design.

Every design follows the same path. Each stage builds on the last, so nothing is decided in a vacuum, and nothing important is left to chance on site.

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|    |                      |                                                                             |
|----|----------------------|-----------------------------------------------------------------------------|
| 01 | Consultation & brief | We learn how you live or work, your priorities, budget and site.            |
| 02 | Space zoning         | We divide the space into zones by function, before fixing any walls.        |
| 03 | Space planning       | Layouts are worked out for flow, storage, comfort and future needs.         |
| 04 | Design concept       | A clear direction: mood, style, materials and the feeling of the space.     |
| 05 | 3D concept visuals   | Photoreal visuals let you see and refine the design before you commit.      |
| 06 | Design development   | Details, finishes and dimensions are resolved and coordinated.              |
| 07 | Technical drawings   | A full set of 2D drawings that lets the space be built exactly as designed. |

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## DESIGN CONSULTATION

# It starts with a conversation, not a catalogue.

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Before we talk about tiles or colours, we want to understand the brief: how the space will really be used, who uses it, what frustrates you today, your budget, and what success looks like. Good questions early are what make the rest of the design work.

### Understand

Lifestyle or operations, priorities, constraints and budget.

### Assess

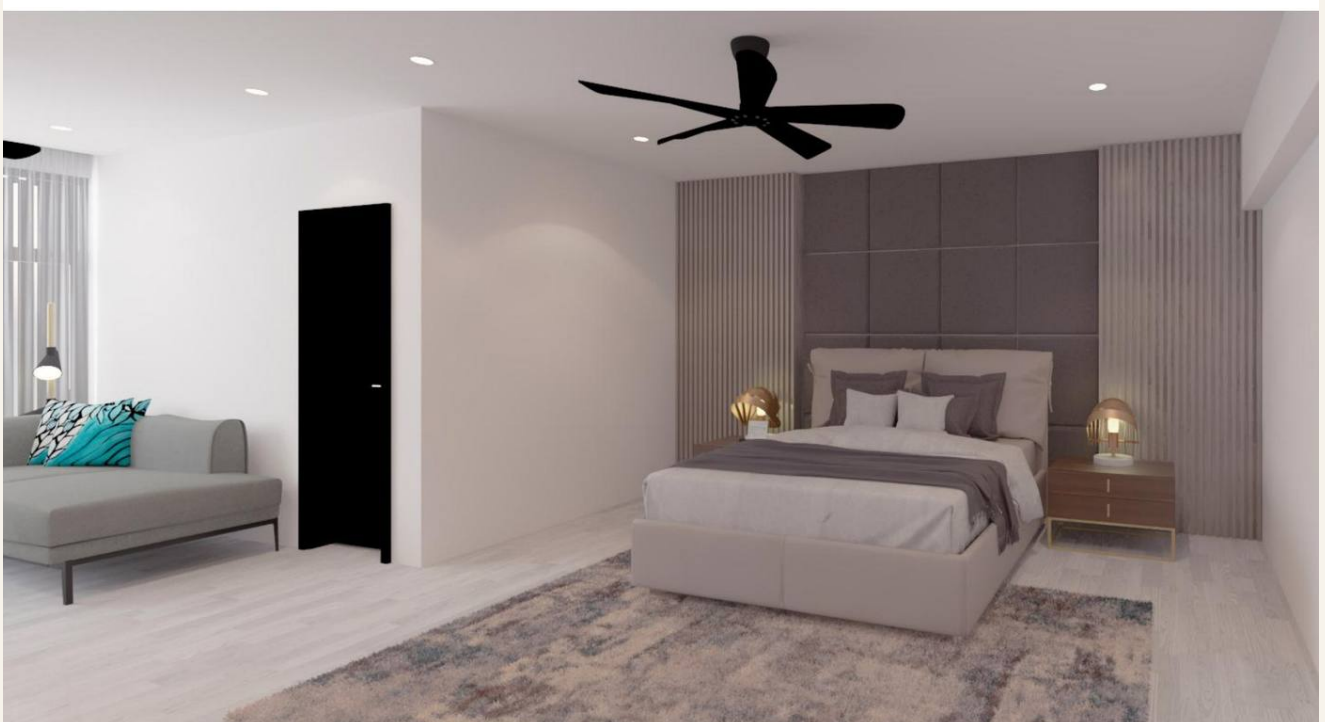
The site: its structure, light, services and possibilities.

### Advise

An honest view of what is worth doing, and what is not.

# A direction you can see and touch.

The design concept sets the mood, style and character of the space. Materials selection makes it real: finishes, colours and textures chosen not only for how they look, but for how they wear, feel and suit the way you live or work.



## Design concept

Mood, style and spatial character, expressed before the detail is fixed.

## Materials selection

Finishes chosen for durability, maintenance and feel, not appearance alone.

**FLOOR FINISHES PLAN**

The plan shows the following rooms and their finishes:

- LIVING:** 2FT X 1FT TILES - DARK GREY
- DINING:** 2FT X 1FT TILES - DARK GREY
- KITCHEN:** 2FT X 2FT TILES - MARBLE TILES
- PRAYER ROOM:** ROLLED CARPET - LIGHT BEIGE
- BEDROOM 1, 2, 3, 4:** SPC INNOVAR (TARKED OAK) 607365 - HERRINGBONE
- BATH 1, 2, 3:** 300MM X 300MM GWS VICTORIAN TILES (CZO 0068)
- HALLWAY:** ROLLED CARPET - LIGHT BEIGE
- ENTRY:** PEBBLE WASH

**LEGEND**

| SYMBOL                     | DESCRIPTION                                   | QTY      |
|----------------------------|-----------------------------------------------|----------|
| [Dark Grey Tile Pattern]   | 2FT X 1FT TILES - DARK GREY                   | 177sqft  |
| [Herringbone Tile Pattern] | SPC INNOVAR (TARKED OAK) 607365 - HERRINGBONE | 1240sqft |
| [Marble Tile Pattern]      | 2FT X 2FT TILES - MARBLE TILES                | 842sqft  |
| [Victorian Tile Pattern]   | 300MM X 300MM GWS VICTORIAN TILES (CZO 0068)  | 374sqft  |
| [Carpet Pattern]           | ROLLED CARPET - LIGHT BEIGE                   | 307sqft  |
| [Pebble Wash Pattern]      | PEBBLE WASH                                   | 47.5sqft |

### Space zoning

Function-led areas mapped across the floor plate.

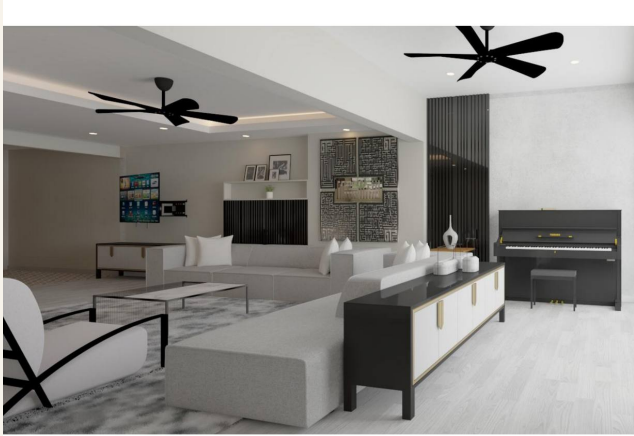
Space planning  
Circulation, furniture and storage  
resolved in detail.

**Furniture layout**  
Every piece placed with clearance  
and use in mind.

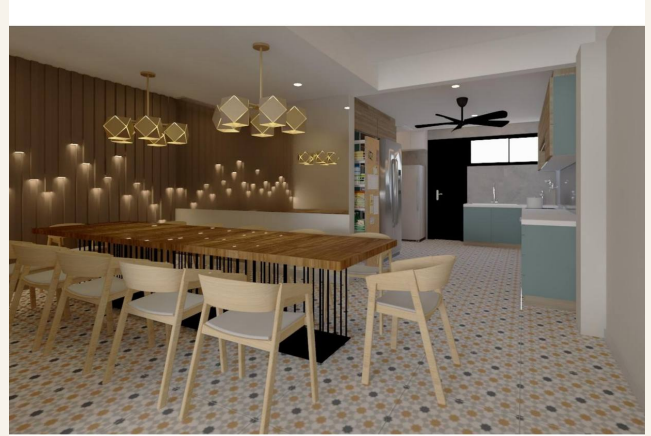
## 3D CONCEPT VISUALS & MOCKUPS

# See it before you build it.

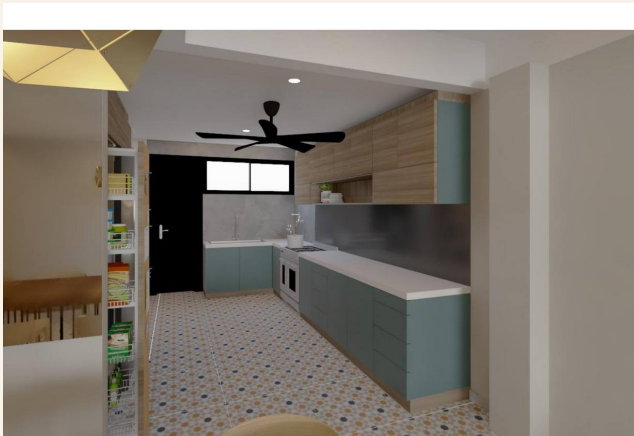
Photoreal 3D visuals turn the concept into something you can walk through in your mind, room by room, so you can refine the design with confidence before construction begins.



3D VISUAL • LIVING



3D VISUAL • DINING



3D VISUAL • KITCHEN



3D VISUAL • FAMILY AREA



CONCEPT VISUALS FOR BUSINESS SPACES

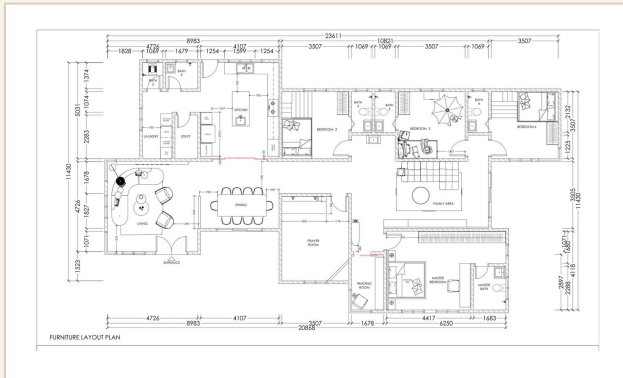
## The same clarity, for commercial projects.

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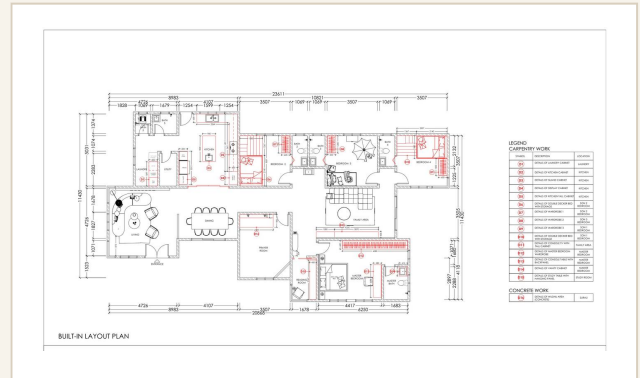
Offices, cafés and retail spaces are designed the same way, concept, zoning and 3D visuals, so business owners can see the finished space, agree the design and budget with confidence, and open on time.

# Drawn to be built.

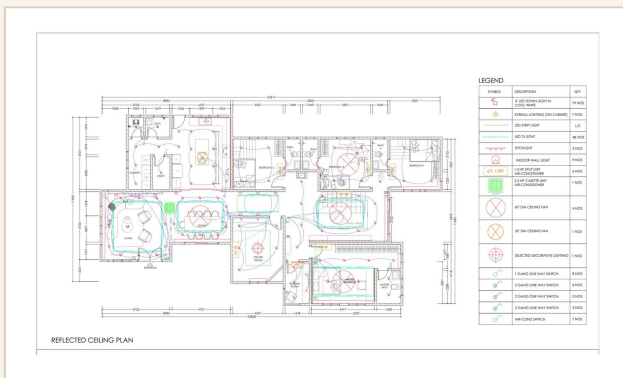
Once the design is agreed, it becomes a full set of coordinated 2D drawings, the documents that let your space be built precisely as designed.



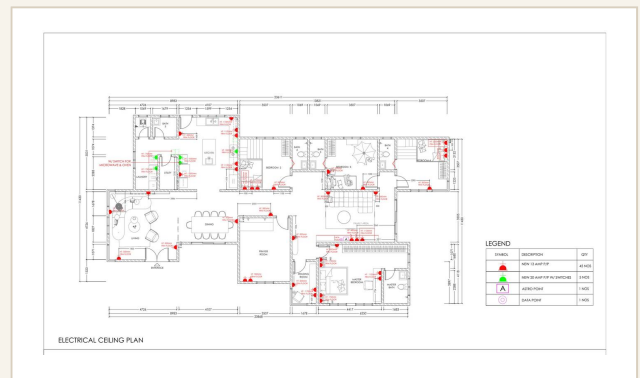
Furniture Layout Plan



Built-in Layout Plan



Reflected Ceiling Plan



Electrical Ceiling Plan

## WHAT YOU RECEIVE

# Your complete design package.

Depending on the scope of your project, a Duotone design engagement can include all of the following, everything needed to understand, approve and build your space.

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✓ Design concept

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✓ Materials selection

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✓ Space zoning

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✓ Space planning

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✓ Floor plan

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✓ Layout plan

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✓ Furniture layout plan

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✓ Ceiling plan

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✓ Reflected ceiling plan

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✓ Electrical plan

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✓ 2D drawings

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✓ 3D concept visual

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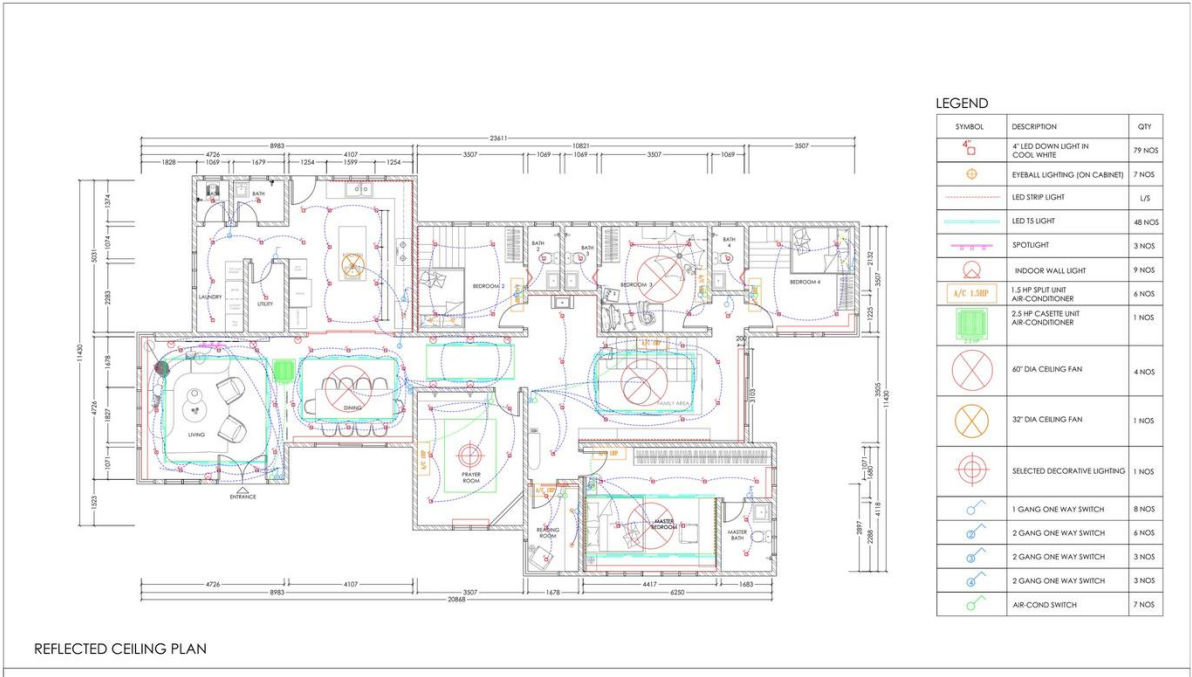
✓ 3D mockup

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✓ Design development

# Nothing left to chance.

A reflected ceiling plan sets out lighting, air-conditioning and ceiling detail together, so fittings line up, services don't clash, and the finished ceiling looks considered rather than accidental.



REFLECTED CEILING PLAN · LIGHTING, SERVICES & CEILING DETAIL



## WHY DESIGN FIRST MATTERS

# Good design is the cheapest part of a good project.

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### Fewer surprises on site

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Decisions made and visualised early mean fewer costly changes once work begins.

### Budget certainty

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A resolved design and full drawing set make pricing accurate and scope clear.

### Confidence to commit

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You approve a space you have already seen, not a description you have to imagine.

### A space that works

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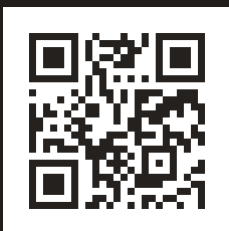
Zoning and planning done properly mean the finished space fits real daily life.

LET'S BEGIN

# Start with a design consultation.

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Bring us your space and your brief. We'll help you see it clearly, plan it properly, and design it around the way you actually live or work, before a single wall is built.



## Book a design consultation

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[www.duotonestudio.my](http://www.duotonestudio.my)

Concept.  
Planning.  
Drawn to be built.

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DESIGN & CONSULTATION · INTERIOR DESIGN · DESIGN + BUILD

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VISIT & CONTACT

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