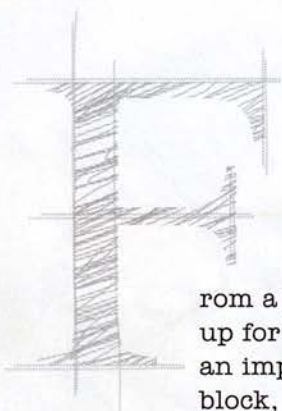


Shock Value

What can you expect when you walk into a home that sprawls over 20,000sqft and six floors!
Once again, Jimmy Mistry makes an impression

✪ Ronitaa D. 📷 Kunal Heble ⚙️ Benoy Sebastian



From a project that came up for redevelopment to an impressive apartment block, Della Towers has come a long way. While it is a impressive piece of architecture, we're not really opening the doors on the tower. It's the 20,000sqft of impeccably designed house occupying the top most six floors that we're interested in. Jimmy Mistry's own home in the heart of Mumbai is breathtaking.

Strong forms, gleaming surfaces and bespoke pieces all come raring at you at the first glance. When you've had a moment (and more) to recov-

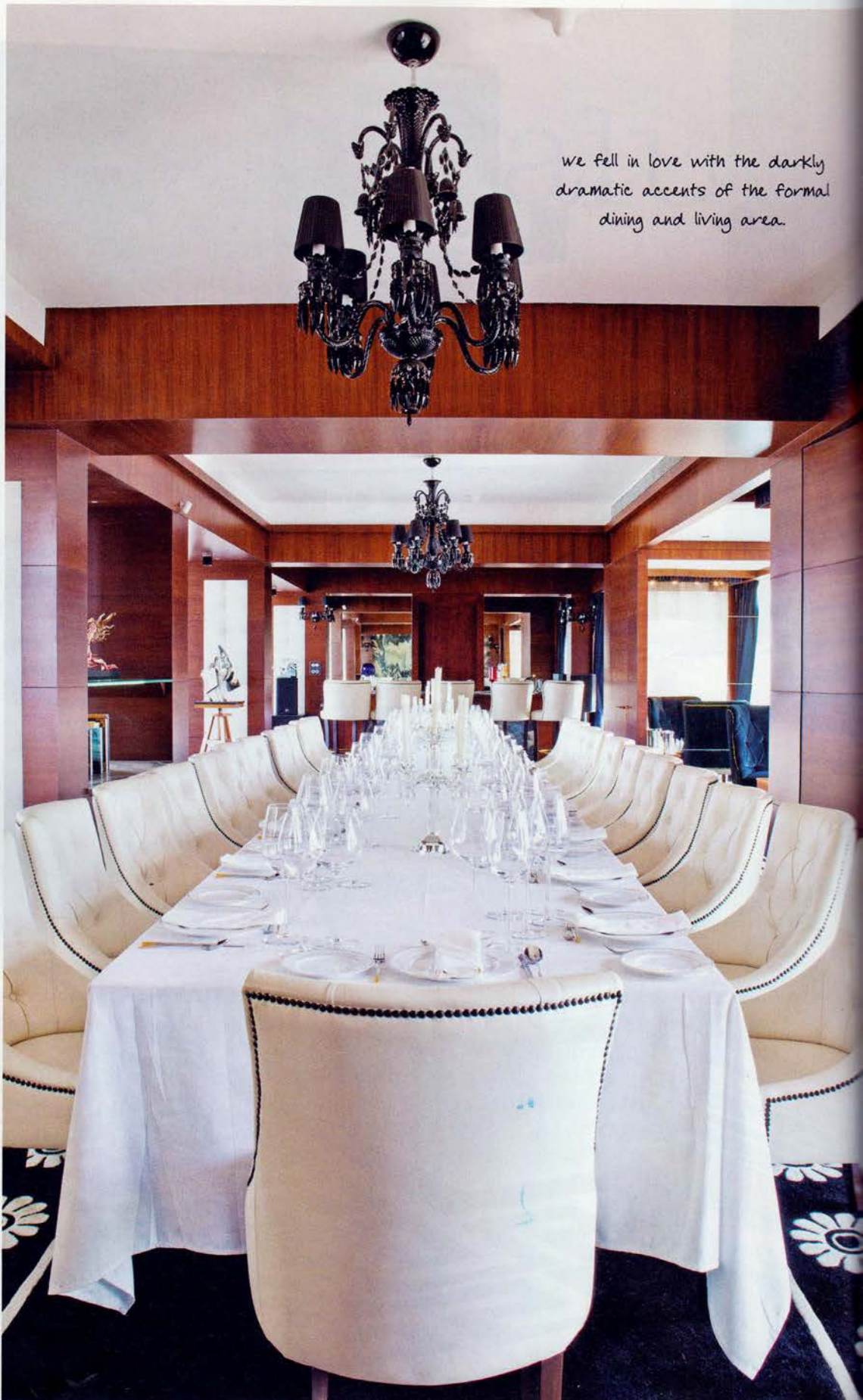
er and bring your dropped jaw back in position, you can take your time to soak it all in – and there's a lot to soak in. What struck us the most is the space, the division and the dynamics of the space.

"When you're dealing with large spaces, your mindset changes totally. The sciences of doing up a large house are completely different. Areas get added and created because you have the space and require it!" explains Jimmy. What he's trying to say is that if you hire someone who is used to designing smaller homes for a project as large as this one, you've got to be careful and very clear about what you want. For example, in a 20,000sqft home, where every living area is at least 1,500sqft, you've got to have a service area close by. Expectedly, he's made provi-

sions for everything from service hubs to 'energy rooms', small pantries, prayer rooms and even 'dumb waiters' (a small temperature-controlled box elevator to transfer food from the kitchen to the entertaining space).

"Areas are allotted for a specific function and planned and designed accordingly. Although my formal living area is totally different from the family's living room, there is a common design thread running through. Every area has its own element of surprise. You've got to enjoy the different spaces for what they are."





we fell in love with the darkly dramatic accents of the formal dining and living area.



Jimmy's Word

Living spaces should reflect your personality. Everything you choose, all the furniture, the upholstery, the carpet and rugs, the surface finishes should be selected to your liking. Anything that comes flying at your face or is jarring to you should be avoided. Limit the use of steel in a house – it gives the impression of a commercial space. And that's not something you want for your home. Create lines that are in harmony with each other. Align moldings with the levels of the niches in the walls. Let one space flow into another smoothly.



The children's bedroom is essentially one large room without any divisions. Each of his three children have their own definitive spaces, with no real partition. The only really private space they have is in their own personal walk-in.



You can see how one sleeping area distinctively flows into another without any real division.





Jimmy's master bedroom includes formal and informal wardrobes, a luxury master bath, pantry and prayer area.



THANK YOU GOD!
Jimmy is extremely particular about the Almighty's presence around his properties. Even in his home, there's a prayer room on most floors. Even the children have their own designated praying area.

A WORD OF CAUTION

The scale at which you design for a large space is very different from that for a smaller house. You have to keep in mind aspects like easy of the flow of service and manpower to every area.





The family's living area on the 17th floor has well defined areas for breakfast, lunch and dinner. The large living room leads to the kitchen, which opens out onto the balcony and the outdoor dining area.



Colour Combat

Living with neutrals is easy. Pepper them with a dash of colour here and there, where you can change it whenever you want to. Let the colour palette in your home blend well with its own character. Even the materials and surface finishes you choose should be in keeping with this idea. Avoid loud finishes. Veneer is always a better option than chrome or steel. Keep it subtle so you can enjoy it longer.





The private AV room is actually a six seater mini theatre. It's obvious that the man likes to relax in style as well!

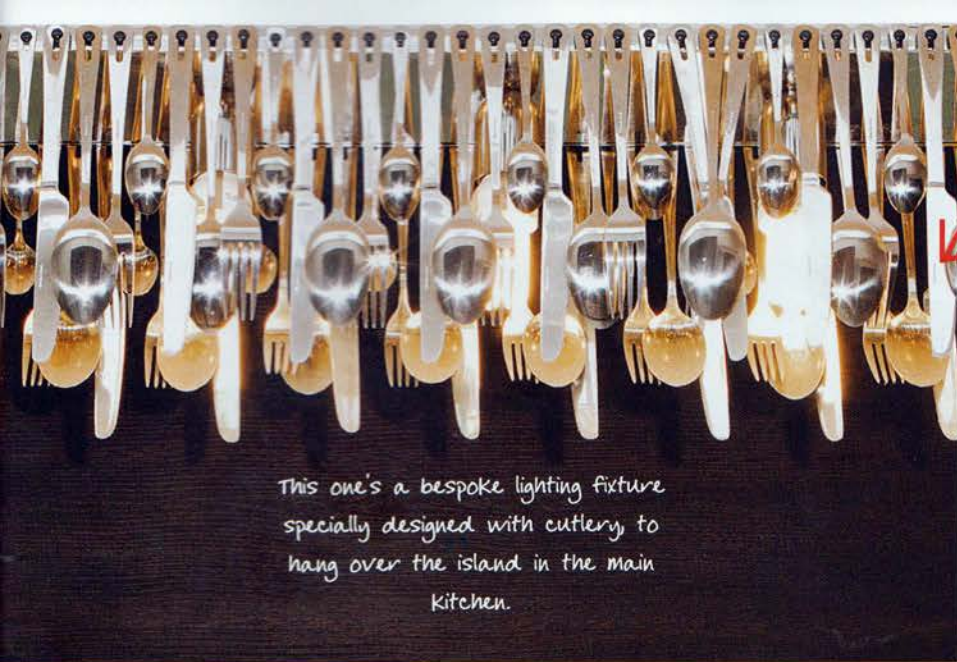




Space Craft

Multi levels in a large living space add interest and dimension. They allow you the luxury of more space that you can designate to different functions. Play with levels for an extended living room or even a large bedroom. You can create a cozy corner or then add a recreation area. If done keeping ergonomics in mind, they're the best thing architecturally to create space.





This one's a bespoke lighting fixture specially designed with cutlery, to hang over the island in the main kitchen.



JIMMY'S FAVOURITES

- * The Liadro dragon
- * A pair of Sphinx
- * The crystal horse
- * The P. Starck chairs
- * The Ghost chair in the master bedroom
- * The auto-play piano
- * The pure-white Chesterfield sofas



"It's all well as far as Vaastu and Feng Shui are concerned. I believe in positive energy for a good design. At the end of it, let your own common sense prevail. Don't let a consultant tow your line entirely!"



Love for Green

There is always space for a garden or at least a "green" area in all the spaces that Jimmy designs. "Gardens are designed by intent. The presence of plants, water, fire and stone in the right combination ensure the flow of good, positive energy," he explains. But then again, you can't just have it any way. You've got to work on your plants. Pick the right ones, the rarer, the better. When kept indoors, plants help break the monotony and add to the colour scheme.



On a lighter note, if you're stuck for ideas for your own large house, log on to: www.dellatecnica.com

