

BONE STUDIO

*An interior design & furnishing service for Cape Town's
residential investment market*





BONE STUDIO

Bone Studio has a furnishing procurement and bespoke product design & styling division for the Investment market. Focusing on Luxury Residential developments we provide a full furnishing and décor solution to match the luxury standards of the apartment design. Through a selection of imported and custom local pieces we ensure the home-owner/investor gets the best possible return, whether it be financial or through luxe of living.

TAILORED TO THE ELEMENTAL DEVELOPMENTS

We have created an exclusive and bespoke collection of furniture & décor solutions for the high quality apartments built by Elemental. These solutions are specifically customised to the building's aesthetic and whether the apartment is intended for owner occupation or to let, the interior furnishings are designed to enhance and add value. Bone is invested down to the last detail, from the freshly cut flowers on the entrance table to the bottle of champagne waiting in the fridge, allowing you to move into a perfectly procured and styled apartment.

THE BENEFITS

With 80% of tenants in Cape Town looking for furnished apartments and furnished properties fetching a rental yield 34% greater than unfurnished, leading developers & investors are recognising the need for the quality of the furnishings to match the interior as there is a discernible link between high-end furnishing and good rental income, tenancy renewal and low void periods.

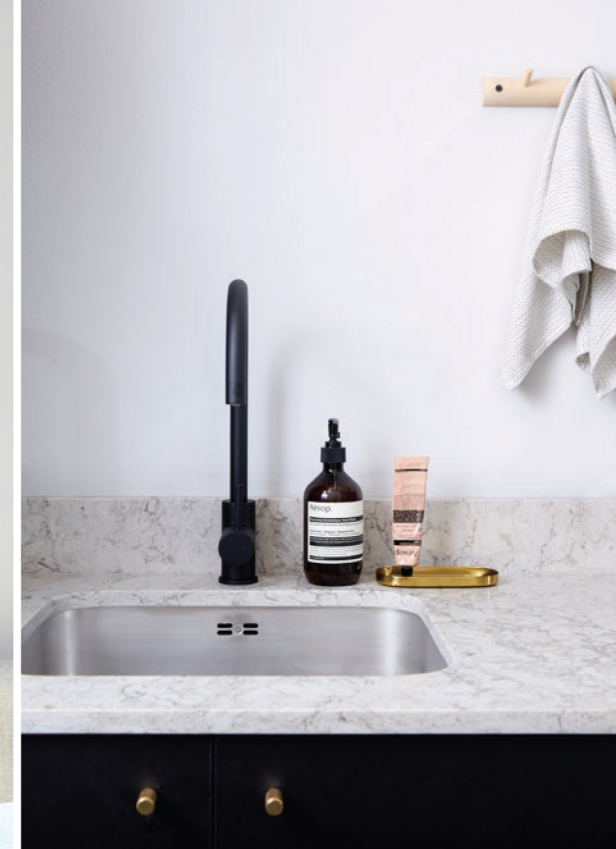
DESIGN, DELIVER & INSTALL

The benefits of using Bone Studio is the client is getting the experience of a professional design studio to curate and implement their apartments complete with convenience and cost efficiency.

By procuring international brands, Bone Studio is able to supply high quality, bespoke furniture and lighting packages exclusive to the particular development that come with an excellent warrantee service.

Our highly experienced team of designers, installers & stylists work closely together to meet the aspirations of our clients and the rising standards expected from their tenants.

&Tradition® FLOS MUUTO
Varaschin HAY PEDRALI®





COLOUR SCHEME

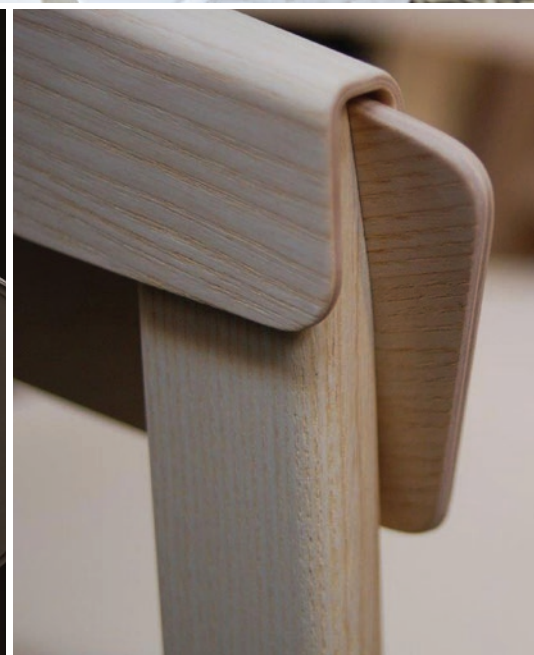
MIST

The *Mist* package provides a neutral palette with textural warmth to the apartment with a combination of matte timbers, beige toned fabrics and colour accents.



LAYERING OF DESIGN

The selection of art, décor and softs are perfectly curated to complement the *light* concept, adding a layering to the space that creates a warm familial feel.



COLOUR SCHEME

ZINC

The *Zinc* package provides a sleek city sophistication to the apartment with a combination of monochrome colours, black stain timber, concrete tones, black steel, and walnut timber accents.



LAYERING OF DESIGN

The selection of art, décor and softs are perfectly curated to complement the *Dark* concept, adding a layering to the space that creates a tranquil & refined feel.





DESIGN SOLUTION OPTIONS

The BASE Solution includes all the basic furniture required for the apartment, to be let or lived in, chosen from either the a Mist or Zinc Colour Scheme Concepts.

The LAYERED Solution is an upgrade option to include the objet and décor which makes a space a home. Curated Art pieces, soft furnishings, bed linen & towels as well as a comprehensive kitchen utility pack including small appliances. We provide the full styling service, complete for you to move in.



EXAMPLE INVENTORY
TWO BEDROOM TYPE 03 / 05

BASE OPTION

Mist Scheme Fixed Price + VAT

Zinc Scheme Fixed Price + VAT

*** Type 05 + Fixed Price + VAT for kitchen stools**

OPEN PLAN AREA

- 2 Seater couch
- Ottoman
- Floor lamp
- Coffee table
- Rug
- Occasional chair
- Side table
- Dining Table
- x6 Dining chairs
- TV unit
- Shelf unit
- * x3 Kitchen stools (type 05)

TERRACE

- x2 Outdoor armchairs
- x1 Outdoor coffee table
- OR
- x2 Outdoor dining chairs
- x1 Outdoor dining table

BEDROOM 1

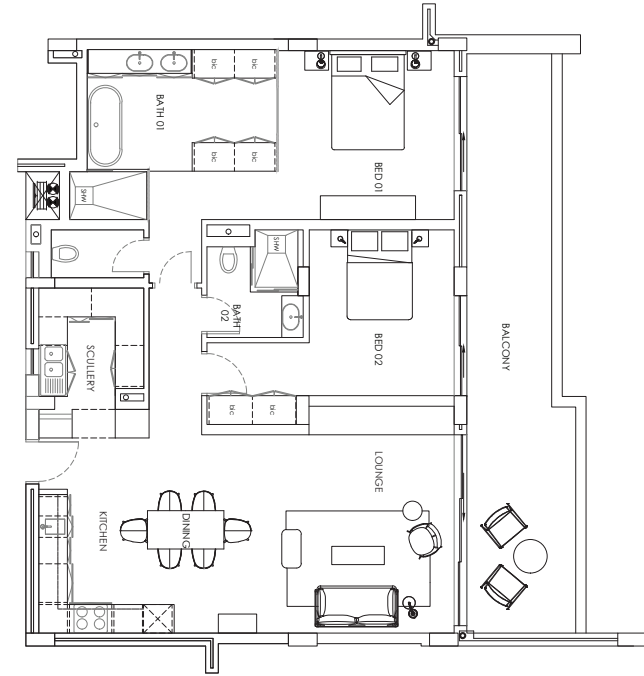
- Queen mattress
- Queen upholstered headboard & base
- x2 Bedside tables
- x2 Bedside lamps

BEDROOM 2

- Double mattress
- Double upholstered headboard & base
- x2 Bedside tables
- x2 Bedside lamps

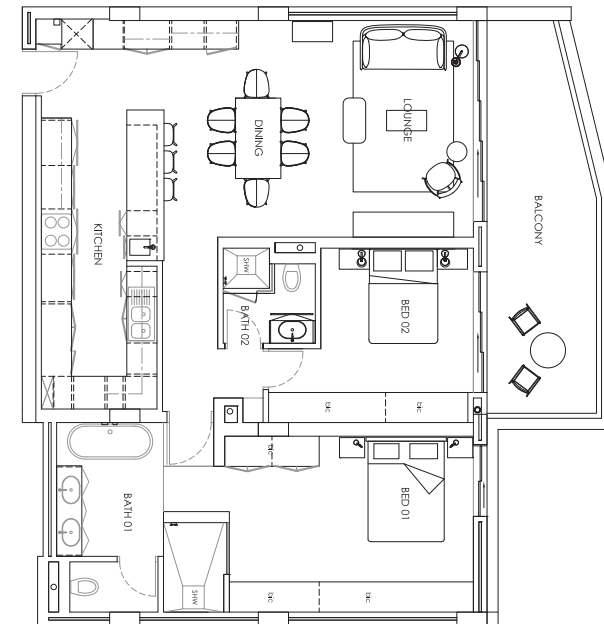
LAYERED OPTION Fixed Price + VAT

- Window Treatments
- Artwork & Styling accessories – Decorative softs & furnishings
- Bedding & Towels
- Kitchen utility essentials & small appliances (toaster & kettle)



TYPE 03

TYPE 05



EXAMPLE INVENTORY
TWO BEDROOM TYPE 02

BASE OPTION

Mist Scheme Fixed Price + VAT

Zinc Scheme Fixed Price + VAT

OPEN PLAN AREA

x3 Kitchen stools
2 Seater couch
Ottoman
Floor lamp
Coffee table
Rug
Occasional chair
Side table
Dining table
x6 Dining chairs
TV unit
Desk lamp
Desk chair
Shelf unit

BEDROOM 1

Queen mattress
Queen upholstered headboard & base
x2 Bedside tables
x2 Bedside lamps

BEDROOM 2

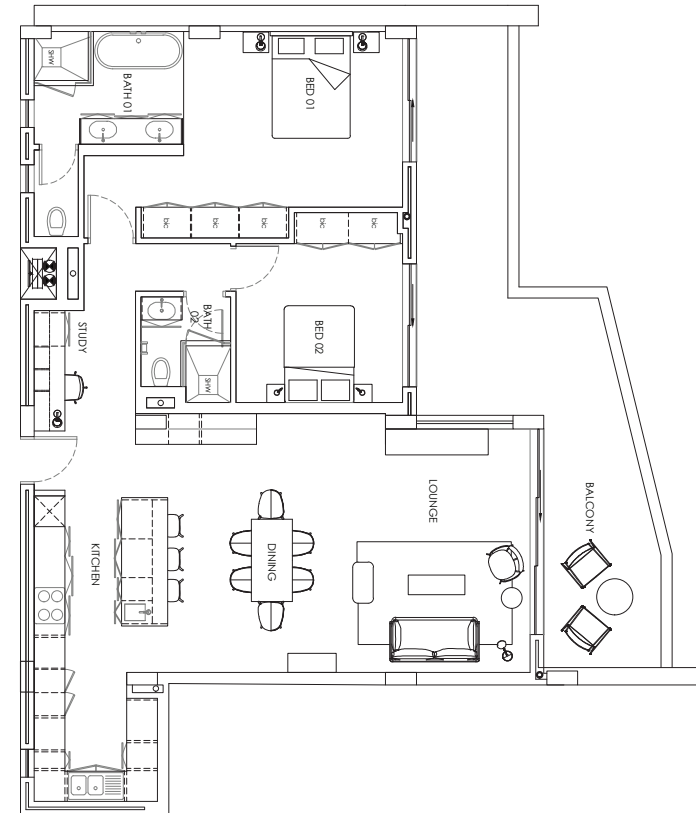
Double mattress
Double upholstered headboard & base
x2 Bedside tables
x2 Bedside lamps

LAYERED OPTION Fixed Price + VAT

Window Treatments
Artwork & Styling accessories – Decorative softs & furnishings
Bedding & Towels
Kitchen utility essentials & small appliances (toaster & kettle)

TERRACE

x4 Outdoor dining chairs
x1 Outdoor dining table
OR
x2 Outdoor armchairs
x1 Outdoor coffee table



EXAMPLE INVENTORY
TWO BEDROOM TYPE 04

BASE OPTION

Mist Scheme Fixed Price + VAT

Zinc Scheme Fixed Price + VAT

OPEN PLAN AREA

x3 Kitchen stools
3 Seater couch
Ottoman
Floor lamp
Coffee table
Rug
Occasional chair
Side table
Dining Table
x8 Dining chairs
TV unit
Shelf unit
Desk lamp
Desk chair

BEDROOM 1

Queen mattress
Queen upholstered headboard & base
x2 Bedside tables
x2 Bedside lamps

BEDROOM 2

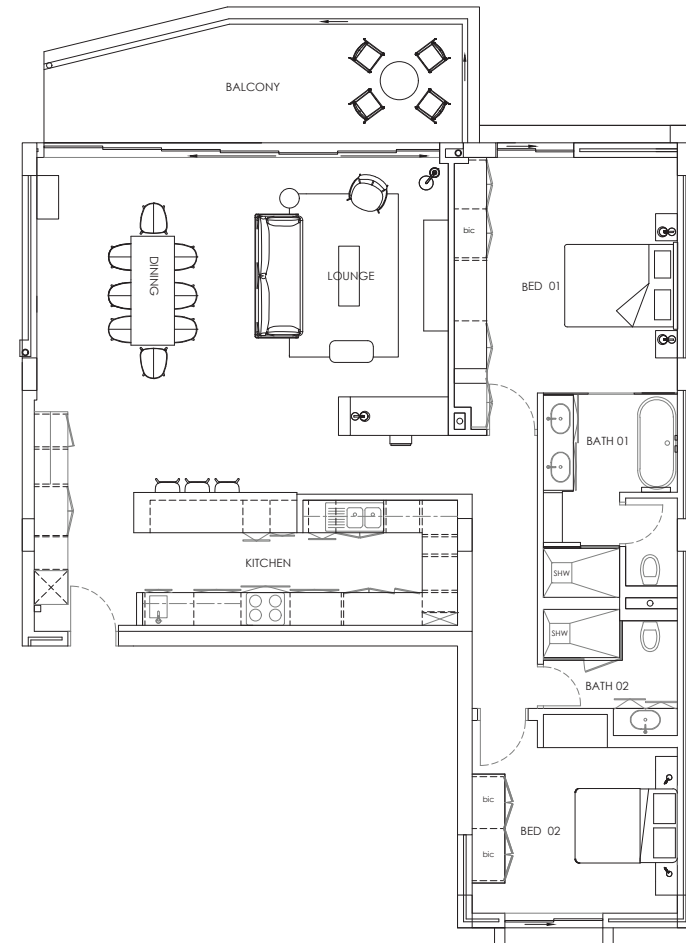
Double mattress
Double upholstered headboard & base
x2 Bedside tables
x2 Bedside lamps

LAYERED OPTION Fixed Price + VAT

Window Treatments
Artwork & Styling accessories – Decorative softs & furnishings
Bedding & Towels
Kitchen utility essentials & small appliances (toaster & kettle)

TERRACE

x4 Outdoor dining chairs
x1 Outdoor dining table
OR
x2 Outdoor armchairs
x1 Outdoor coffee table



EXAMPLE INVENTORY
THREE BEDROOM TYPE 01

BASE OPTION

Mist Scheme Fixed Price + VAT

Zinc Scheme Fixed Price + VAT

OPEN PLAN AREA

X4 Kitchen stools
3 Seater couch
Ottoman
Floor lamp
Coffee table
Rug
Occasional chair
Side table
Dining table
x8 Dining chairs
TV unit
Shelf unit
Desk lamp
Desk chair

BEDROOM 1

Queen mattress
Queen upholstered headboard & base
x2 Bedside tables
x2 Bedside lamps

BEDROOM 2

Double mattress
Double upholstered headboard & base
x2 Bedside tables
x2 Bedside lamps
x1 Dresser chair

LAYERED OPTION Fixed Price + VAT

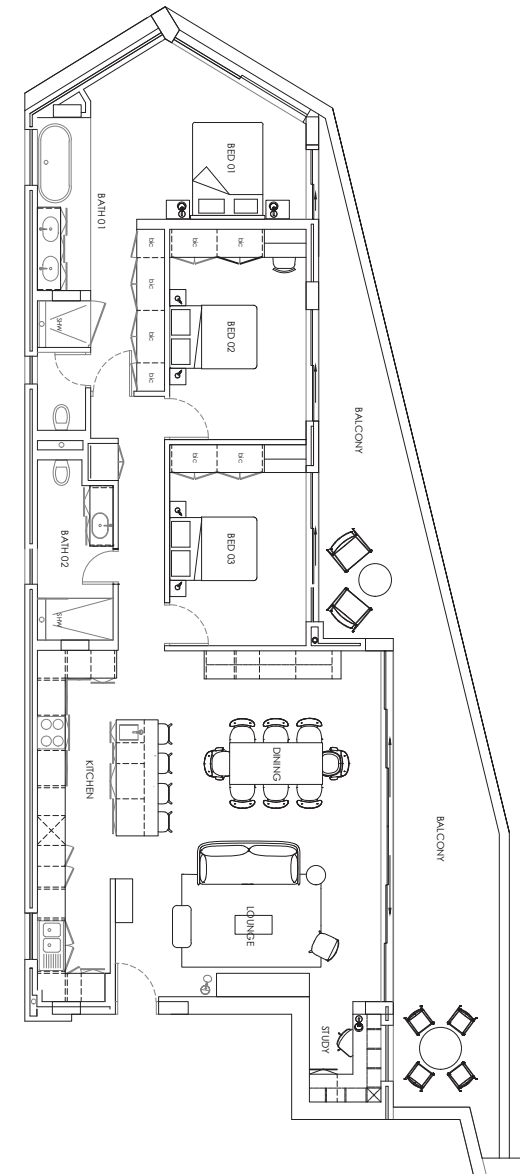
Window Treatments
Artwork & Styling accessories – Decorative softs & furnishings
Bedding & Towels
Kitchen utility essentials & small appliances (toaster & kettle)

BEDROOM 3

Double mattress
Double upholstered headboard & base
X2 Bedside tables
X2 Bedside lamps

TERRACE

x2 Outdoor armchairs
x1 Outdoor coffee table
x4 Outdoor dining chairs
x1 Outdoor dining table



*“Quality is not an act,
it is a habit.”*

- Aristotle



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IMPORTANT NOTICE

Please note that all images, plans and drawings are purely provided for guidance purposes only. These particulars are expressly excluded from any contract.