

HOW TO MAKE A LUXURY HOME

THE LUXURY RENOVATION BLUEPRINT - 25 YEARS OF EXPERTISE

David Delavega

FOXTER · LONDON



A home should feel valuable before
anyone asks what it cost.

Luxury is not created by filling a room with expensive products. It comes from proportion, restraint, light, craftsmanship and a clear idea. This book shares the principles I have developed across 25 years in property design and renovation.

Inside the book

01 The Vision

02 The Luxury Formula

03 Luxury Wall Design

04 Living Spaces

05 Kitchens

06 Bathrooms

07 Bedrooms

08 Floors, Doors & Details

09 Budget & Delivery



About David Delavega

David Delavega is a London-based entrepreneur, interior designer and property renovation specialist. Over 25 years, he has learned how good planning, disciplined construction and intelligent material choices can transform ordinary spaces into elegant, practical homes.

Experience creates confidence.

Good design connects vision with construction. It respects how a property is built, how people live, and how every visible detail will be finished.

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01 — THE VISION

Luxury begins with a clear direction

Define how the home should feel



Choose three emotional words before choosing products: for example calm, warm and architectural. Every later decision—colour, light, texture and furniture—should support them. A clear design language prevents a renovation from becoming a collection of unrelated purchases.

DAVID'S DESIGN NOTE

The luxury effect depends on disciplined setting-out and clean finishing. Always test a sample in the actual room and under the final lighting.

Start with the architecture



Keep what gives the property character: ceiling height, original openings, fireplaces, natural light and strong sightlines. Improve awkward circulation before spending on decoration. The most impressive homes feel effortless because the underlying plan is resolved.

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Create a whole-home palette



Use one principal neutral, one timber tone, one stone family and one dark accent. Repeat them with small variations. Continuity makes rooms feel larger, calmer and more expensive, while individual furniture and artwork provide personality.

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The five-question design brief

01 How must each room work every day?

02 What should be the first visual focus?

03 Which existing features deserve to remain?

04 Where is storage essential?

05 Which two details will deliver the greatest impact?

Precision before decoration.

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02 — THE LUXURY FORMULA

Simple materials. Precise composition.

Luxury is proportion



Align doors, cabinetry, wall panels, lighting and furniture around shared centre lines. Allow generous negative space. A £20 moulding installed with correct spacing can look more refined than costly decoration applied without order.

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Use fewer materials, better



Two or three well-combined finishes usually outperform six competing ones. Pair a quiet background with one tactile surface and one controlled metal accent. Let natural texture provide interest instead of unnecessary ornament.

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The 70-20-10 balance



Let roughly 70% of the room remain calm and neutral, 20% carry warmth or texture, and 10% provide contrast. This is not a rigid formula; it is a useful way to keep the eye relaxed while still creating memorable moments.

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Spend where hands and eyes meet



Prioritise worktops, handles, taps, switches, doors, visible joinery edges and lighting. Save on hidden or easily replaceable elements. People experience quality through touch, alignment, weight and finish—not through a list of brand names.

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03 — LUXURY WALL DESIGN

High impact with accessible materials





The feature wall principle

One controlled wall can establish the identity of an entire room. Here, painted MDF mouldings, timber-effect slats, stone-look porcelain and warm lighting create depth without complicated construction.

Painted MDF panel moulding



Fix slim mouldings to a smooth prepared wall, set out symmetrical rectangles, fill every joint and spray or roll the entire wall in one colour. Use a matt or durable eggshell finish. The success is in exact measuring, fine sanding and clean corners.

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Timber slats without visual noise



Use slatted panels only as a framed section—behind a television, bedside area or between two wider panels. A dark backing adds shadow. Stop the slats cleanly at a ceiling line, shelf or joinery edge; unfinished transitions quickly reduce the luxury effect.

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Stone look, sensible cost



Large-format porcelain can give the scale and movement of natural stone with easier maintenance. Book-match the visual pattern where possible, minimise joints and finish exposed edges carefully. Use it as a focal plane rather than covering every wall.

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Wallpaper as architecture



Choose linen texture, grasscloth effect or a restrained mural. Frame wallpaper within moulding so it reads like an artwork. Good preparation is essential: luxury wallpaper cannot hide a poor substrate, uneven corners or visible seams.

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Mirrors that enlarge a room



Use bronze, smoked or clear mirror in measured panels. Align joints with nearby doors or mouldings. Avoid placing mirror everywhere; one intentional plane can double light and depth while preserving warmth.

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Light the wall, not just the room



Wall washers reveal texture, sconces create rhythm and concealed LED gives a soft floating edge. Keep colour temperature consistent—normally warm white in living spaces. Hide drivers accessibly and test the light before final decoration.

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Feature-wall construction sequence

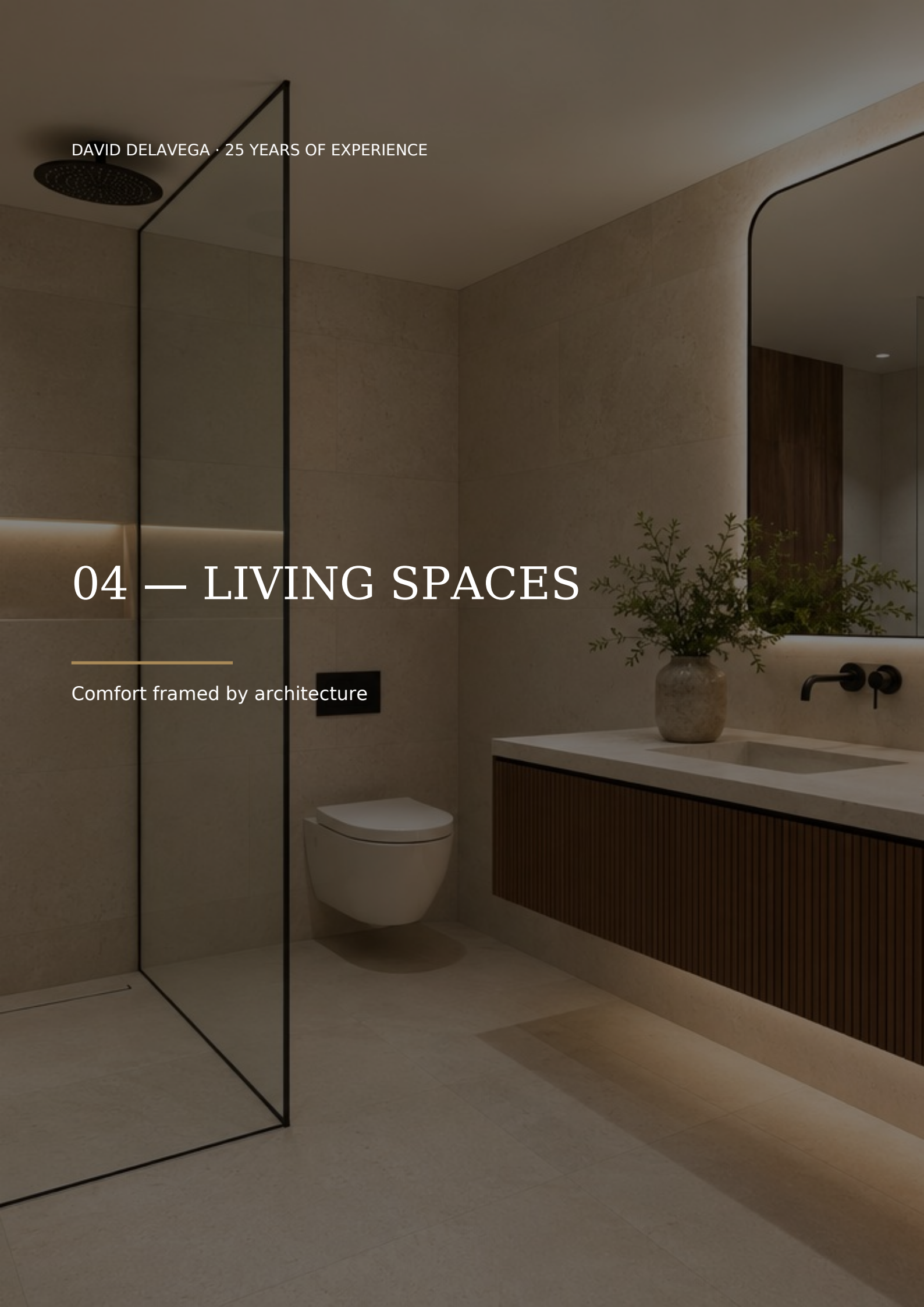
- 01 Survey and check wall flatness
- 02 Set out centre lines and panel spacing
- 03 Complete cables and lighting positions
- 04 Prepare substrate and install finishes
- 05 Fill, sand, decorate and test under final lighting

Precision before decoration.

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04 — LIVING SPACES

Comfort framed by architecture





A calm, layered living room

Begin with a strong furniture plan. Combine one generous sofa, balanced occasional seating, a correctly scaled rug and layered lighting. Bespoke joinery should support the room, not overwhelm it.

The expensive-looking living room



Use full-length curtains, a large rug that reaches beneath furniture, fewer larger accessories and artwork sized to the wall. Hide cables and everyday clutter. Softness, symmetry and breathing space make the room feel considered.

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Fireplaces and media walls



Keep the composition simple. Centre the fire, screen or artwork; leave ventilation and service access; use non-combustible materials where required. A slim stone or microcement surround often appears more timeless than complex shelving.

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05 — KITCHENS

The room where beauty must perform





Design the kitchen as furniture

Tall cabinetry should read as a quiet architectural wall. Use integrated appliances, consistent door lines and a generous island only when circulation permits. A luxury kitchen feels calm even while it works hard.

A better kitchen layout



Plan the journey between refrigeration, washing, preparation and cooking. Protect at least comfortable working clearances around islands. Keep bins near preparation, the dishwasher near storage and small appliances behind doors when practical.

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Worktops and splashbacks



Continuing one material from worktop to splashback creates visual calm. If using veined stone or porcelain, decide the slab positions before fabrication. Small alignment decisions at sockets, corners and window reveals separate excellent work from average work.

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Lighting a kitchen properly



Use three layers: functional light over work surfaces, ambient ceiling light and decorative pendants or joinery lighting. Avoid relying on a grid of downlights. Place pendants according to the island—not simply according to the ceiling.

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06 — BATHROOMS

A private spa built on technical discipline





Luxury begins behind the tiles

Waterproofing, falls, ventilation and access are invisible when the bathroom is finished, but they determine whether it remains beautiful. Design the technical system before selecting decorative fittings.

Make a small bathroom feel larger



Use one main tile family, wall-hung furniture where suitable, a clear glass screen and a mirror that reflects light. Continue floor tones into the shower. Keep niches, valves and tile joints aligned.

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The shower wall



A single long recessed shelf often looks cleaner than several small niches. Position it away from direct spray when possible, slope the base, waterproof every junction and coordinate its height with tile courses before work begins.

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Bathroom lighting



Combine soft ceiling light with flattering vertical or mirror lighting. Use appropriately rated fittings and plan switching for different moods. Warm light complements stone and timber; accurate task light still matters at the mirror.

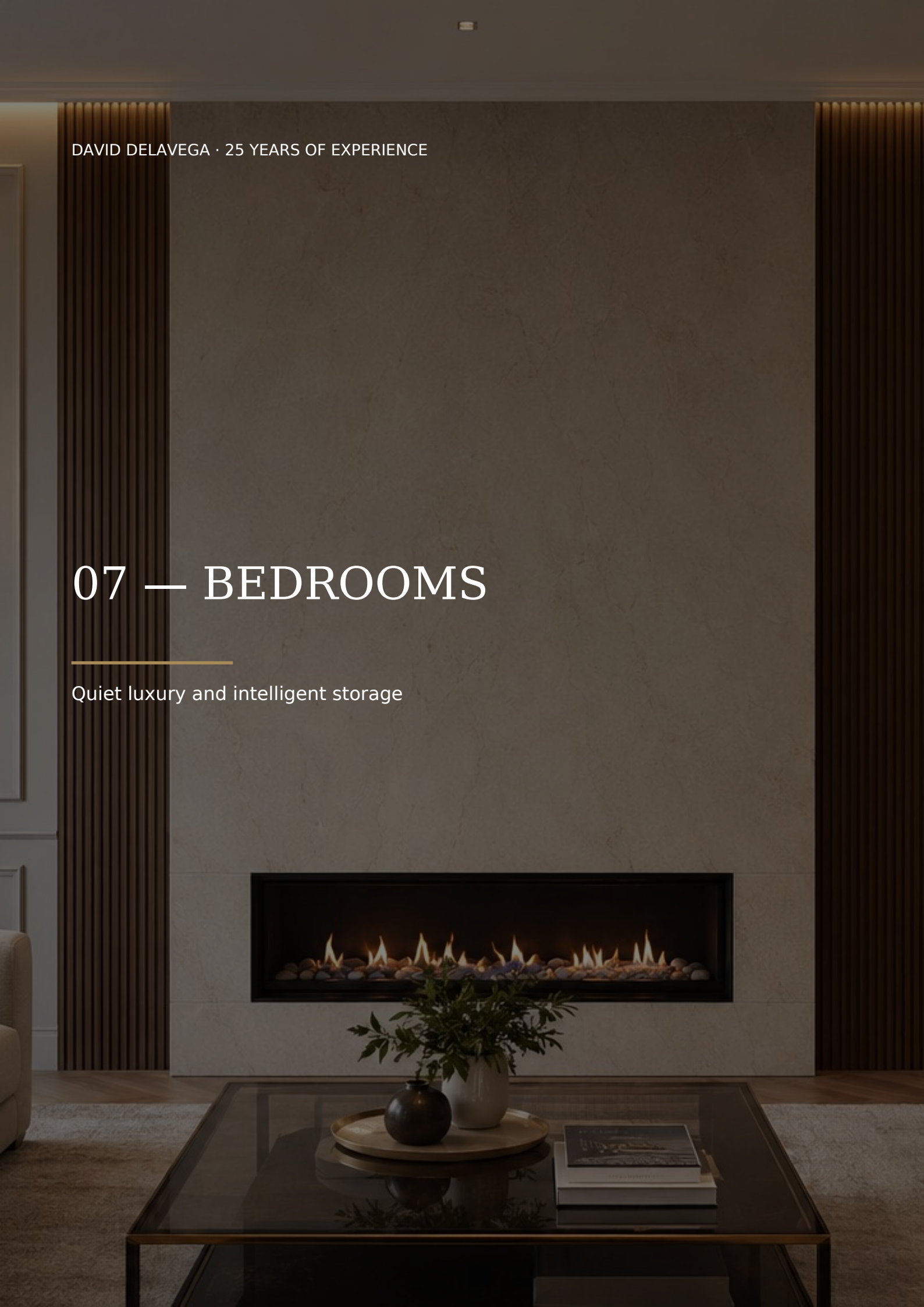
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07 — BEDROOMS

Quiet luxury and intelligent storage





A bedroom should lower the visual volume

Use a restrained palette, layered textiles, concealed storage and controlled lighting. The bed wall is the natural focal point; one continuous composition can integrate headboard, bedside tables and reading lights.

The affordable hotel effect



Take curtains from ceiling to floor, enlarge the headboard, use matching bedside lighting and select crisp, layered bedding. Paint skirting and doors in a related tone. These decisions create more impact than filling the room with accessories.

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Wardrobes that disappear



Run fitted wardrobes close to ceiling height, reduce unnecessary handles and match the surrounding wall colour. Internally, design around actual clothing. Externally, calm doors make the room feel wider and more architectural.

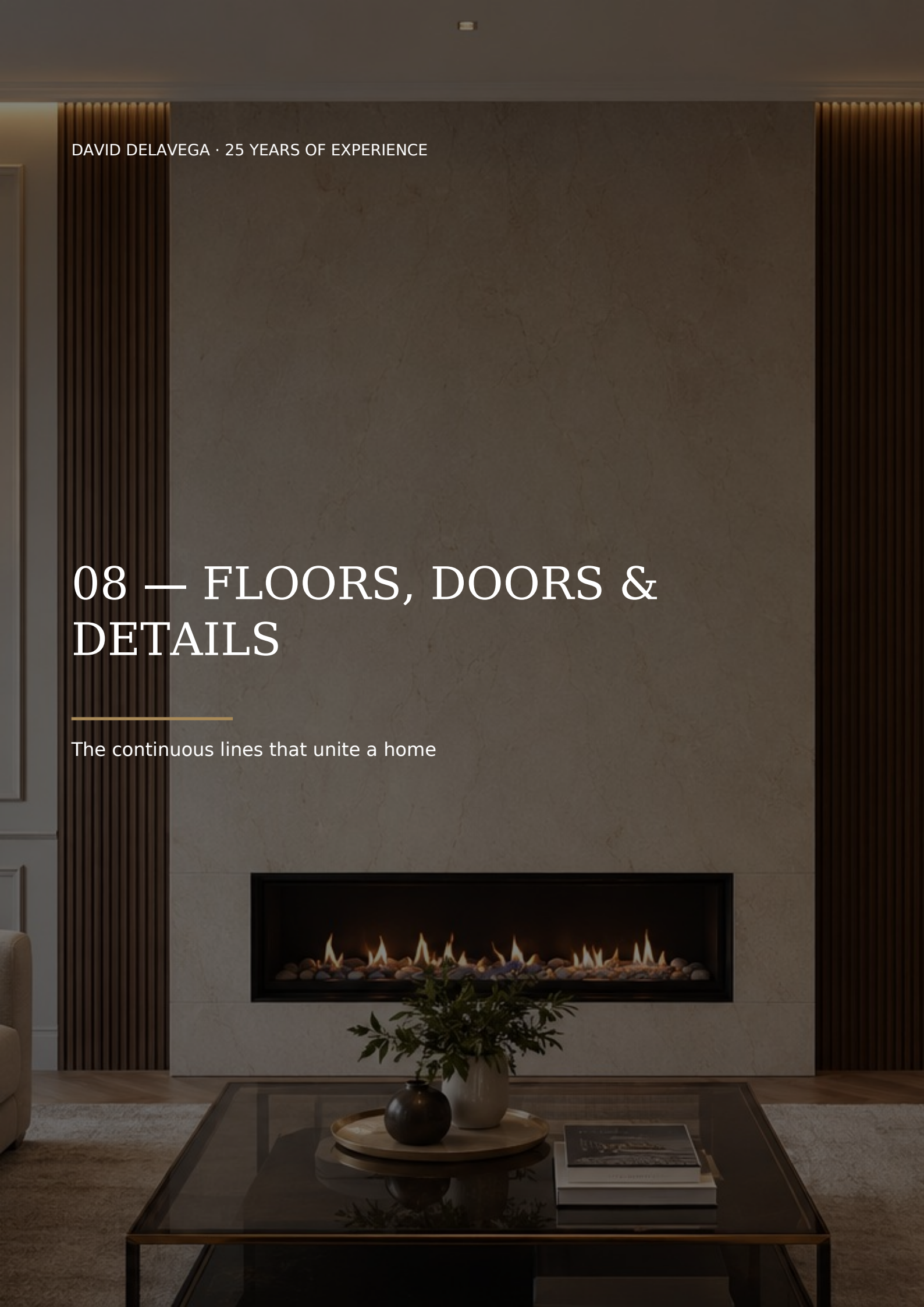
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08 — FLOORS, DOORS & DETAILS

The continuous lines that unite a home



Choose flooring for continuity



Using one principal floor across connected spaces creates scale. Select direction based on the longest sightline or strongest natural light. Prepare the subfloor properly; no premium finish can compensate for movement, hollows or poor levels.

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Doors and ironmongery



Full-height or well-proportioned doors add architectural presence. Consistent handles, hinges and stops create a quiet rhythm. Deep colour on selected doors can add contrast, but use it as part of a whole-home palette.

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The shadow-line mindset



Luxury lives at junctions: skirting to floor, worktop to wall, tile to trim, wardrobe to ceiling. Decide how materials stop and meet. Straight, consistent lines are more valuable than decorative complexity.

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09 — BUDGET & DELIVERY

Control protects the design

Build a realistic budget



Separate construction, mechanical and electrical work, finishes, furniture, professional fees and contingency. Protect a contingency appropriate to the project's uncertainty. Do not spend the visual budget before structural and technical risks are understood.

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Where to save and where to invest



Save through standard-sized carcasses, porcelain alternatives, simple paint finishes and repeated fittings. Invest in layout, waterproofing, lighting control, worktops, visible joinery, skilled installation and items used every day.

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Before work starts

01 Measured survey and agreed drawings

02 Written scope and finish schedule

03 Product lead times confirmed

04 Electrical and lighting plan coordinated

05 Payment stages linked to progress

06 Protection, access and waste plan agreed

Precision before decoration.

DESIGN WITH PURPOSE.
RENOVATE WITH CONFIDENCE.

David Delavega · Interior Design & Property Renovation

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