

Jessica and Sarah Sukkar

JTS Studios is committed to crafting tailored, individual designs that align with each client's vision and budget. Through years of dedication and countless successful projects, we have built a specialized niche in high-end luxury homes, supported by a trusted network of companies and suppliers. This allows us to offer diverse material solutions, ensuring both the integrity of the design and the structural requirements of each space.

Complementing this foundation, Sarah Grace refines every project with her elegant finishes and meticulous attention to detail. Her keen eye for unique and innovative materials brings a fresh perspective to each design, transforming spaces into warm, inviting homes. Constantly exploring new textures, finishes, and techniques, she ensures that every project achieves a perfect balance of sophistication and comfort.

Together, we create timeless, functional, and beautifully curated spaces that reflect our clients' unique lifestyles.

SCOPE OF WORK

1. Initial Consultation & Project Analysis

Client briefing to understand requirements, preferences, and budget
Site visit to assess space, layout, and existing conditions
Gathering inspiration, mood boards, and concept discussions

2. Concept Development & Design Planning

Space planning and functional layout optimization
Concept sketches, mood boards, and design presentations
Selection of color schemes, materials, and finishes
3D renderings and visualizations (if required)

3. Detailed Design & Documentation

Floor plans, furniture layouts, and elevations
Lighting plans, fixture selection, and placement
Custom furniture and millwork drawings
Selection of fabrics, textures, and finishes
Coordination with suppliers and manufacturers

4. Budget & Procurement

Sourcing and pricing of furniture, fixtures, and materials
Preparing a detailed budget and cost estimates
Coordination with vendors and suppliers
Managing purchase orders and deliveries

5. Project Coordination & Site Supervision

Liaising with contractors, architects, and tradespeople
Ensuring design integrity is maintained during execution
Overseeing material installations and finishing details
Regular site visits and progress updates

6. Final Styling & Handover

Furniture arrangement and styling
Placement of décor, artwork, and soft furnishings
Quality check and final adjustments
Client walkthrough and handover of completed space

DELIVERABLES

1. Concept & Design Development

Mood boards and concept presentations
Space planning and functional layouts
3D visualizations and renderings

2. Architectural & Interior Drawings

General layout plans (floor plans, elevations, and sections)
Reflected ceiling plans (lighting & ceiling details)
Furniture layouts for all units and communal spaces
Material and finishes schedules
Wall and floor finishes plans
Joinery and millwork drawings (kitchens, wardrobes, reception desks, etc.)

3. Communal Areas & Wellness Center

Interior layouts and zoning plans
Reception and lounge design
Fitness center/spa/sauna layout and design
Communal corridors, lobbies, and stairwell finishes
Storage and utility space planning

4. Roof Terrace & Outdoor Spaces

Landscape and seating arrangements
Outdoor lighting plans
Hardscape and softscape material selections
Shading solutions (pergolas, awnings, etc.)

5. Lighting & Electrical Plans

General lighting layout and fixture selection
Emergency lighting and exit signage placement
Smart home integrations (if applicable)

6. Plumbing & Mechanical Coordination

Wet area layouts (bathrooms, kitchens, wellness center)
HVAC coordination and ventilation system integration

7. FF&E (Furniture, Fixtures & Equipment) Packages

Detailed specifications for all furniture and appliances
Window treatments and soft furnishings
Artwork and decorative elements package

8. Technical & Compliance Documentation

Building code and accessibility compliance reports
Sustainability and energy efficiency recommendations
Fire safety and emergency evacuation plans

9. Procurement & Project Coordination

Vendor and supplier selection
Budgeting and cost estimates
Site visits and progress reports

10. Final Styling & Handover

Installation and quality checks
Walkthrough and snagging list completion
Client handover package (maintenance guidelines, material care instructions)

TIMELINE

Phase 1: Pre-Design & Planning (1–2 Months)

Client consultation & project briefing
Site analysis & feasibility studies
Concept development & initial design sketches
Budget estimation & approval
Regulatory & compliance review

Phase 2: Design Development (3–5 Months)

Space planning & zoning layouts
3D visualizations & material selection
Architectural & interior drawings (floor plans, elevations, sections)
MEP (mechanical, electrical, plumbing) coordination
Lighting, finishes, and FF&E (Furniture, Fixtures & Equipment) selections
Approval from client & relevant authorities

Phase 3: Documentation & Procurement (2–4 Months)

Final construction drawings & specifications
Tendering & contractor selection
Procurement of materials & furnishings
Scheduling of deliveries & logistics planning

Phase 4: Construction & Fit-Out (12–18 Months)

Structural work & civil engineering tasks
MEP installation & coordination
Interior fit-out (flooring, wall treatments, ceilings, joinery)
Installation of lighting, furniture, and finishes
Roof terrace landscaping & communal area setup

Phase 5: Final Styling & Handover (1–2 Months)

Quality control & snagging inspections
Final cleaning & preparation
Client walkthrough & approval

Handover of documentation (maintenance manuals, warranties, etc.)

Estimated Total Duration: 18 Months

DESIGN APPROACH

Our vision for this development is to create a harmonious escape—a space that not only reflects the distinct identity of Arada but also sets it apart from similar projects. The three residential blocks will be thoughtfully designed to offer a unique sense of retreat, a dream home that balances luxury, comfort, and tranquility in the midst of a fast-paced world.

Each of the 10 distinct layouts, including a mix of apartments and penthouses, will be individually designed to celebrate form, texture, and spatial experience. The interiors will evoke a seamless blend of sophistication and serenity, ensuring that every residence feels like a personal sanctuary.

The overall architectural and interior design will embody a resort-like ambiance, elevating everyday living to a 5-star experience. Generous amenities—including a luxurious spa, state-of-the-art gym, and a resort-style swimming pool—will be designed with meticulous attention to detail, mirroring the opulence of high-end hospitality spaces.

At the heart of the development, a lush courtyard will serve as a green oasis, providing pockets of nature, relaxation, and escape at every turn. Thoughtfully designed breakout areas will encourage community engagement and personal retreats, offering a seamless connection between indoor and outdoor living.

A defining feature of this project will be the expansive rooftop terraces, envisioned as verdant landscapes that elevate urban living. Layered with lush greenery, earthy tones, and natural textures, these elevated sanctuaries will offer residents a tranquil, immersive escape above the city.

Through a design that fuses luxury with nature, this development will stand as a benchmark for exclusive, resort-inspired living, setting a new standard for high-end residential communities.