

Creating a luxurious pied-a-terre

Classic Parisian apartments served as inspiration

Linda White • Postmedia Content Works

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The space feels both luxurious and remarkably spacious. LAUREN MILLER PHOTOGRAPHY

For a homeowner who wanted a [one-bedroom condo located in Yorkville](#) to serve as a comfortable second home in the city, knowing how she wanted the space to both look and feel was key to creating a home that balances beauty and function.

“She envisioned the space as a personal retreat, a place that felt sophisticated, timeless and distinctly her own while remaining highly functional for everyday living,” says Dvira Ovadia, principal designer of Dvira Interiors in North York.

“Inspired by classic Parisian apartments, she was drawn to a design that felt elegant, layered and quietly luxurious.”

The condominium was built in 1999 and was largely untouched, presenting an opportunity to completely reimagine the space for modern luxury living. One of the main goals was to make the relatively compact footprint feel bright, open and expansive.



Dvira Ovadia, principal designer of Dvira Interiors, reimaged the condo for modern luxury living. Photos LAUREN MILLER PHOTOGRAPH

“Through thoughtful space planning, strategic lighting, custom millwork and carefully curated materials, we transformed the condominium into a home that feels far larger than its square footage while maintaining a warm and inviting atmosphere,” Ovadia says.

Her team provided complete interior design services from concept development through final installation. Several areas of the home were reconfigured to improve functionality and create a more open, cohesive flow throughout the space.

Kitchen re-imagined

The kitchen, for example, was completely reimaged to create a stronger connection between the kitchen, dining and living areas. A large architectural archway was introduced to add character while maintaining an open-concept layout.

Natural stone serves as the focal point of the space, paired with brass fixtures and hardware for a classic Parisian-inspired feel. Fully-integrated appliances maintain a seamless aesthetic, while custom detailing, including double bullnose countertop edges, adds softness and craftsmanship throughout.

In the primary ensuite, natural stone is carried across the floors, shower walls, vanity countertop and portions of the surrounding walls, “creating a sense of continuity and understated luxury.” The custom white oak vanity features subtle reeded detailing, while a soft mauve wallpaper introduces warmth and texture.

“One of our favourite features is the custom shower enclosure, which incorporates reeded glass panels framed in brass, adding another layer of detail while complementing the overall design palette,” says Ovadia.

One of the biggest challenges was implementing the lighting plan within the building’s existing concrete slab ceilings. “Because we couldn’t recess fixtures into the original structure, we lowered the ceiling by just 2.5 inches and sourced ultra-slim pot lights that allowed us to achieve the desired lighting design while preserving as much ceiling height as possible,” she says.

As with many condominium renovations, the team had to work within strict building regulations, construction schedules and access restrictions. Careful planning and coordination between trades, suppliers and building management ensured the six-month project stayed on schedule without compromising the design vision, Ovadia reports.

Deeply personal



Natural stone is the focal point of the kitchen and is paired with brass fixtures and hardware for a classic Parisian-inspired feel.

“The finished home feels timeless, elegant and deeply personal to its owner. From the moment you enter, the custom-stained white oak chevron flooring establishes a sense of warmth and craftsmanship that carries throughout the home,” she says.

“Some of the features we are most proud of include the extensive use of natural stone, the custom millwork and the thoughtful architectural details such as the mouldings and wall panelling. We also love the seamless integration of the appliances, which helps maintain a refined and cohesive aesthetic throughout the space. Small details, like the marble-inlay door hardware, add another layer of character and individuality.

“What we are most proud of, however, is how the home balances beauty and function. Despite its compact footprint, every inch was carefully considered, resulting in a space that feels both luxurious and remarkably spacious.”

Designer tips

One of the biggest pieces of advice designer Dvira Ovadia gives homeowners tackling a renovation is to invest time in the planning stage and consider bringing an interior designer on board early in the process.

Having a clear vision from the outset helps guide every decision, from space planning and materials to furnishings and finishing details, ultimately saving time, reducing stress and helping to avoid costly changes during construction, she explains.

“We also encourage homeowners to focus on how they want their home to feel, not just how they want it to look,” Ovadia says. “The most successful projects balance beauty and functionality, creating spaces that not only look beautiful but genuinely support the way people live every day. A designer can help bridge that gap, ensuring every decision contributes to a cohesive, well-considered home that feels both personal and timeless.”

Homes

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Special to Postmedia Network

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