



→ This type of an apartment is sparsely furnished and mostly resembles a bare-shell flat with basic amenities like flooring, lights, fans and sanitary fittings. Some developers provide some add-on fittings as well such as cupboard, shelves, etc. If you are opting for a semi-furnished home, ensure you get the details in writing; some developers may promise you one thing and deliver something else.

SEMI-FURNISHED:

PROS

You can buy the furniture and appliances of your choice and budget; The price of such apartments is lower than that of fully-furnished apartments; You have control over the quality of the fixtures and fittings of your house; You can choose the décor and paint colours to match your furniture.

CONS

Setting up a semi-furnished house is a tedious and time-consuming affair;

Outsourcing the furnishing and designing to interior designers may turn out to be expensive.



FURNISHED:

→ While each developer may have his own definition of a 'furnished apartment', these mostly come with cupboards, cabinets, modular kitchen along with lights and fans. Such apartments may also have basic furniture such as sofa-sets, dining table and beds. At times, these homes also come with air-conditioners installed.



PROS

Shifting and settling in such a property is quick and easy; It helps you save time on woodwork and electric installations.

CONS

Such flats will be more expensive than bare or semi-furnished options; There will be no choice of colour or quality of furnishings and lighting options.

You do not need to bother about opting for a furnished, semi-furnished or fully-furnished home anymore. Don't let the fancy jargon and attractive ads lure you. Read on to understand the difference among the three and let your requirement drive your home purchase

Furnishing Flourish

POOJA MAHIMKAR
@timesgroup.com

There was a time when builders only provided bare-shell flats with basic flooring and sanitary fixtures. These

flats provided the home-buyers the freedom to design their home as per their wish. However, with growing competition in the realty sector, developers designed different strategies to lure buyers. And one of the ways to make home-buying exciting was

to provide semi-furnished or fully-furnished apartments.

However, it would not be wise for us to pit one option against the other; hence, we help you with a few pros and cons (for each variant) that can assist you make an informed choice.



FROM A RENTAL POINT OF VIEW

'Furnished homes will cost more than unfurnished homes. In many cases, furnished homes offer shorter lease agreements than unfurnished ones. This is because people seeking a furnished home are generally looking for temporary housing. The rent of a furnished home can be up to 40 per cent higher than an unfurnished one. This also leads to a higher security deposit for fully furnished homes.'

says **Rakesh Reddy**, director, of a real estate company.

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→ These are ready-to-move-in homes, with all the required comfort. From furniture to appliances such as refrigerator, washing machine, water heaters and even television sets – a fully-furnished apartment is liveable from the day you enter the space.

FULLY-FURNISHED



→ "Fully-furnished apartments come at a premium and may not be suitable for every pocket. They definitely provide ease of moving-in and settling, but come with a hefty price tag. In comparison, semi-furnished and furnished flats

→ "Developers often furnish a home based on a prototype and then replicate the same in other houses. This can make the house feel impersonal and detached, thereby making it uninviting to home-owners. Additionally, these developers

PROS

Ideal for young professionals who keep moving cities for work; Are immediately functional.

CONS

No choice in décor, furnishings and appliances; They are far more expensive than semi-furnished or furnished flats.

are priced more reasonably and give occupants more freedom to choose the furniture and appliances of their budget and choice," says Santhosh Kumar, vice-chairman, ANAROCK Property Consultants.

may source expensive furniture in the hope of offsetting their costs for the same in the cost of the house, thus making it very expensive. Semi-furnished homes are also a great option for people who don't have the time to design their own homes. Basic furniture is already present and often don't follow a specific design theme. So, home-owners have the flexibility to customise other features of the house according to their tastes," says Malcolm Daruwalla, principal architect, Seedle by DC Group.