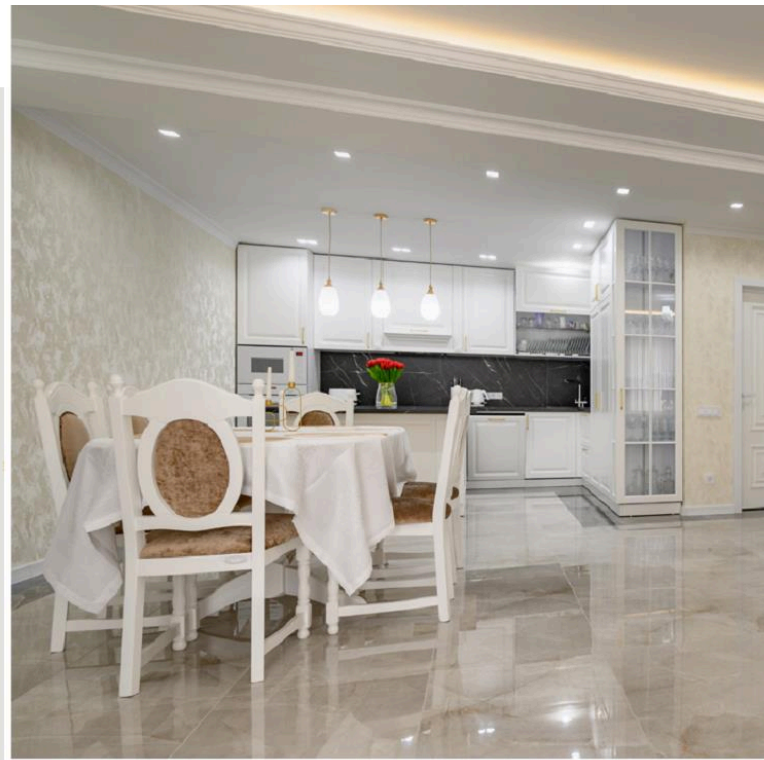


## EXPERTS VIEW

# Custom Home Building: Constructing, Decorating, & Living your way!



**By Sunil Pareek, Executive Director, Assetz Property Group**

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HAVING A COMPREHENSIVE UNDERSTANDING OF THE FINANCING AND EXPENSES CONNECTED WITH A CUSTOM HOME IS ESSENTIAL FOR ACHIEVING A SMOOTH AND SUCCESSFUL HOMEOWNERSHIP EXPERIENCE

**H**ome is to us the abode of happiness, a blessed shelter, a preventive shade of love, laughter, and a pleasurable roof. Whenever we think of investing our hard-earned money in buying a property, we make sure that it would be so affectionately striking that it stands out as unique.

Nowadays, people are very keen to know about the interior of their homes by seeking the help of an efficient interior designer to design their spaces and transform them into beautiful to the eyes of visitors. Amidst the busy corporate life, we hardly get time to sit and relax cozy moments in our corners.

So, modern urban residents always look for the perfect and particular designs of home decor and furniture that will be flexible and functional. Also, buyers of modern modular homes carefully choose their dream



home location and environment. Their focus is to get a one-of-a-kind creation that offers luxurious modern living upgrades with unique architectural design.

#### **Prime Reasons to Switch to Custom Homes**

The best part of custom homes is an ultra-luxurious modern living experience equipped with comfort and solace that is usually missing in pre-built homes. In custom homes, homeowners will have the flexibility to choose a layout that is tailor-made according to their lifestyle, with more personalized living space. Moreover, they enable homeowners to incorporate sustainable features from the beginning to help in long-term cost savings and environmental benefits, as they enjoy the holistic living experience that takes care of their unique needs and preferences. The production builders of custom homes generally do not use construction plans other than the ones selected by the building firm.

Custom builders allow buyers to include a wide range of customized green plants and sustainable elements & designs to create one-of-a-kind accommodations that are stylish, comfortable, and eco-friendly.

#### **Essential Features for Constructing a Custom Home**

Moreover, building a custom home is an adventurous yet intricate journey. The most crucial step is to select

the ideal piece of land to minimize future disputes. The second phase encompasses planning the budget and securing financing for resource optimization and strategic leveraging.

Following this, meticulous planning and obtaining necessary sanctions and approvals from the municipal and local authorities is paramount. With a well-laid plan and requisite permits, homeowners can start building their castle. Subsequently, supervising construction progress ensures a meticulously designed home. However, engaging turnkey construction firms is advisable to minimize customer involvement throughout the process.

After completing all the requisite processes, you need to select experienced designers and builders together who will develop a beautiful custom home that suits your lifestyle with quality craftsmanship, and it will be value-engineered from the start till the end. While building a custom home, the design and layout must be practical for real building applications. Only then the designers and builders can transform your plan into reality.

#### **Preferences of Gen Z & Ultra-Rich Segment of Society**

*“Homes are built to live in and not look at”*, said Francis Bacon

The above quote by Francis Bacon carefully underscores the importance of homes being designed for practical living rather than offering mere aesthetic & chic vibe. Gen Zs and millennials prioritize functionality, adaptable spaces, high-end features, sustainability, and a connection to nature.

Modern residents of this contemporary society look for homes that will meet their daily needs, offer convenience, allow personalization, promote community living, and remain affordable. This young generation values environmentally conscious features and technology integration as well. Custom homes that integrate functionality, modern amenities, sustainability, and individual lifestyles align perfectly with their preferences.

In the technology-driven world, there is an app for everything, and buyers are keen and curious about installing a custom home to lead an advanced life and align with contemporary fashion. The homes should be well-equipped with the latest features for connecting several devices through smartphones, including energy usage, security systems, lighting, and audio and music player in each room.

**Building versus Buying Custom Homes:  
Which One You Should Follow**

Constructing a new structure from the beginning is an expensive option to choose. When it comes to custom homes, the name itself conveys it is about customization, which will suit the requirements and lifestyle of its dwellers.

Further, a pre-built property may not fully satisfy your aspirations or lifestyle, as there will be a subsequent lack of personalized touch. On the contrary, constructing a custom home from the base helps you to collect details and make meticulous decisions about one’s lifestyle, comfort level, and living experience.

For people with a specific vision and preferences which is unique and out-of-the-box, who want the replica of their planned designs, and who are willing to invest time and effort into the construction process, building from scratch is the ideal choice for them. However, for individuals seeking immediate occupancy, preferring a simple process, or finding an existing home that meets their specific needs, purchasing may be the preferable option.

Custom home builders have the potential to create living spaces that not only reflect the unique needs of their clients but also promote safety, comfort, and a sense of belonging for all who inhabit them. They not only meet the expectations of their clients but strike an excellent balance between luxury, aesthetics, and functionality. However, custom homes typically yield higher long-term value appreciation, making the investment rewarding in the long run.

**Factors to Understand Before Financing for Custom Home**

If we talk about the financial aspects of building a custom home, making well-informed decisions with effective planning plays the most crucial role in ensuring a successful journey toward homeownership. This series of



effective planning follows careful budget planning, prompt approval of loans, avoiding excessive commitments, evaluating options, preparing for unexpected situations, utilizing negotiation skills, comprehending the long-term financial implications, navigating different types of loans and terms, and complying with legal and regulatory requirements.

Additionally, a careful and thorough cost comparison is needed to set aside contingency funds and skillfully negotiate with builders or sellers. So, individuals can judiciously make choices considering their financial capabilities and goals. Another major factor in financial planning is to seek guidance from veteran financial advisors, real estate professionals, and skillful builders who can provide valuable insights and support throughout the process.

**Future Outlook**

We are progressing towards an era where we should be more concerned about a healing environment to live peacefully in the lap of clean and pure nature. We should incorporate sustainable and toxin-free elements and materials in construction that will not be harmful and harsh to our mother nature and should reflect an aesthetic and luxurious home decor.

Creating more green spaces and biophilic corners is the trending decor of this era. Indeed, we have become accustomed to remote working or work-from-home, therefore, a dedicated corner of the workstation is mandatory for every home.

The trend of installing green energy and leveraging energy-efficient devices is gaining momentum, as it offers us the golden opportunity to be connected with nature and minutely take care of the well-being of the biodiversity of nature.

Besides, we should install a few natural cooling techniques like cross ventilation, setting up a terrace garden, and introducing natural evaporating ideas to protect your home from scorching summer and getting degraded soon. **H**

