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News

Landscaping: Good investment in your property

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Landscaping is an integral part of designing and topography that completes any real estate property aesthetically. The seamless camouflaging of intricately designed elements with its natural surroundings can positively enliven the ambiance and mood of the surroundings. Such is the charm of planned development which has been proven to improve one's health over time when exposed to carefully

handpicked variety of flora and fauna.

Dedicated landscape architects, horticulturists and engineers are brought in for artful consideration who specialize in developing properties into green communities. Some also work closely with interior decorators to further introduce greenery to interior spaces. This is a growing trend seen nowadays. The key is to have a complete analysis of your property beforehand. Familiarize yourself with the land, climate, history, style of the house, etc before investing into the property.

For some, landscaping is more than just an aesthetic element. It defines the community and brings nature close to home. Designers are moving from the mainstream approach and introducing spaces and practical elements like pergolas, patios, etc to attract potential buyers. Drawing a gratifying landscape requires well rounded knowledge of topography, climate, variety of local species and the art of purveying beauty. Residential spaces must consider families and develop areas for social gatherings.

It is important to make the landscape look so natural and complimentary, that one cannot question its existence. The biggest mistake landscapers do is to not have a coherent plan. An assembled patchwork that does not suit the environs will only look disorganized and out of place- a big turn off for potential buyers. Simple fixes like cutting fresh edges around the planting beds, adding some colorful annuals, larger perennials and shrubs should be a good place to start. Also it is important to adopt 'hardscape' design elements like stone walls, gazebos, arbors, etc. One must exercise foresight and consider all aspects for a well nurtured community for prospective home buyers. Children's park, jogging tracks, clubhouse, recreational spaces for sports or activities, swimming pools, green house, etc could also spell some green cover for your community.

Many bank on the landscape's ability to drive up property value, especially for homes. First impressions are everything! An attractive house amidst a well- maintained property is an instant head turner. Many call it the 'curb appeal'. It's a win-win situation for all! The home's exterior, including the front entry, yard, driveway and sidewalk must give a glimpse of what the potential buyer could expect from the house. It can make or break the deal as well. The exterior must be visually charming, reflect good upkeep and requires attention to detail. Your property must be looked at from the eyes of a prospective buyer who wants to call it his home.

Many developers are gradually learning the importance of community development and how well planned public spaces can positively influence people. Indigenous species of trees and shrubs are being introduced into the fabric of urban communities. Considering that multiplying such efforts will lead to a higher quality of life and add as a USP, developers are welcoming the trend positively.

Landscaping features like fountains, streams, sculptures, pathways also enhance the aesthetic beauty of the communities. Housing numerous species of trees will also attract birds and butterflies which can be refreshing. We have in-house horticulturists who plan out plantations of trees, shrubs, herbs, creepers, ground covers, etc. Technology also plays an important role in implementing numerous environment-

friendly concepts that can be incorporated in residential and commercial spaces. However, cost of maintenanceshould be considered before implementing these ideas.

Landscaping must be looked at as an investment with high returns. Regardless of the size of the project or the design, one must extensively plan out landscaping while designing the exteriors. Landscaping can also set the tone of your project. Depending on the way outdoors are planned, one can distinguish a project meant for corporate parks from one designed for an integrated township.

Cities are here to grow. Designing public spaces bench marked to the best cities in the world in the need of the hour. Central Barcelona has a higher density of population than Mumbai. It also has less green spaces than any Indian city. It has the same rainfall pattern as India wherein there is a lot of rain for a few days and is water stressed the rest of the year. It however creates superb hardscaped public spaces with few trees interspersed in the city. The word green spaces need to be changed to public spaces. Hardscapes are more viable to maintain and are more usable. Today, Barcelona attracts over 7.5 million tourists a year, more than the whole of India.

Author is founder and managing director of House of Hiranandani

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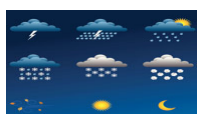
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