

— STUDIO KESTREL —

Wellness-led interior design for discerning clients

New York City | Miami | The Hamptons

Strategic design direction for listings, purchases, and new development—so properties present at a higher level and transactions move forward with confidence.

Listings

We help sellers and their brokers elevate a specific listing quickly—so it reads more premium, earns stronger offers, and reduces discount pressure.

Listing Optimization Session

(starting at \$1,250)

Photo-readiness + first-impression fixes with a prioritized punch list (24–48 hrs).

Home Improvement ROI Report

(pricing by scope)

What to improve vs. skip, sequencing, risk flags, and practical ranges.

Buyers

We help buyers assess a specific property with clear, practical direction—so they understand what it will take and move forward with confidence.

Pre-Contract Feasibility Plan

(starting at \$2,500)

Scope clarity, cost drivers, budget bands, and decision sequence (48 hrs).

Post-Close Move-In Plan

(pricing by scope)

Phased priorities + layout/furnishing direction for a calm, fast move-in.

New Development

We help buyers personalize a specific unit with clarity and speed—so they commit sooner, choose upgrades confidently, and move in without overwhelm.

Pre-Contract Unit Personalization Session

(\$2,500 | 48 hrs)

Feasibility + upgrade strategy + decision sequence.

Post-Contract Upgrade + Decision Sequencing Plan

(\$2,500 | 48 hrs)

Sponsor deadlines, lead times, and pre-close vs. post-close priorities.

Turn-Key Furnishing

A fully furnished residence delivered at close. We handle planning, sourcing, purchasing, delivery, and installation so the home is ready to live in or rent immediately.

What's Included

- Furniture plan + finish integration
- Sourcing + specifications aligned to luxury use and rental turnover
- Purchasing + order placement for furnishing and design items
- Lead times, substitutions, and vendor coordination
- Delivery scheduling, installation coordination + final styling