

LOOKBOOK





INTRODUCTION

Cortland Design is an interior design firm that creates with a boldly independent spirit and a genuine eye for value. We're best known for multifamily, hospitality, commercial, 55+ active adult living, and residential design. But we don't think in market segments. We think in conceptual spaces. We created this lookbook to showcase some of our most stunning designs curated by our award-winning team of interior designers.

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ALEO AT NORTH GLEN

Irving, TX

In this renovation project, we transformed a classic Italian villa-style clubhouse into a bright and inviting haven. To accomplish this, we added modern touches with contemporary furniture, custom millwork pieces, and intricate lighting to what was previously a dark, inoperative space.



Before

A STUDY IN MODERN LUXURY

New modern elements contrast nicely against the traditional molding and archways while the open floor plan concept improves flow and utilization. Stark white walls are the backdrop to bold pops of color and texture that marry modern luxury with minimalist opulence.



Before



“ A space where residents could work, entertain, stay active, and play. ”

Extending the renovations outdoors included transforming the fire pit, adding new arbors over the grill and dining area, and incorporating a covered lounge just off the clubhouse.

Throughout this project, our team focused on the residents' experience. We had envisioned a space where residents could work, entertain, stay active, and play — a true extension to their private homes. After renovations were completed, the property saw an occupancy surge with Kingsley scores at an all-time high, directly attributed to a well-designed space.



CORTLAND DECATUR EAST

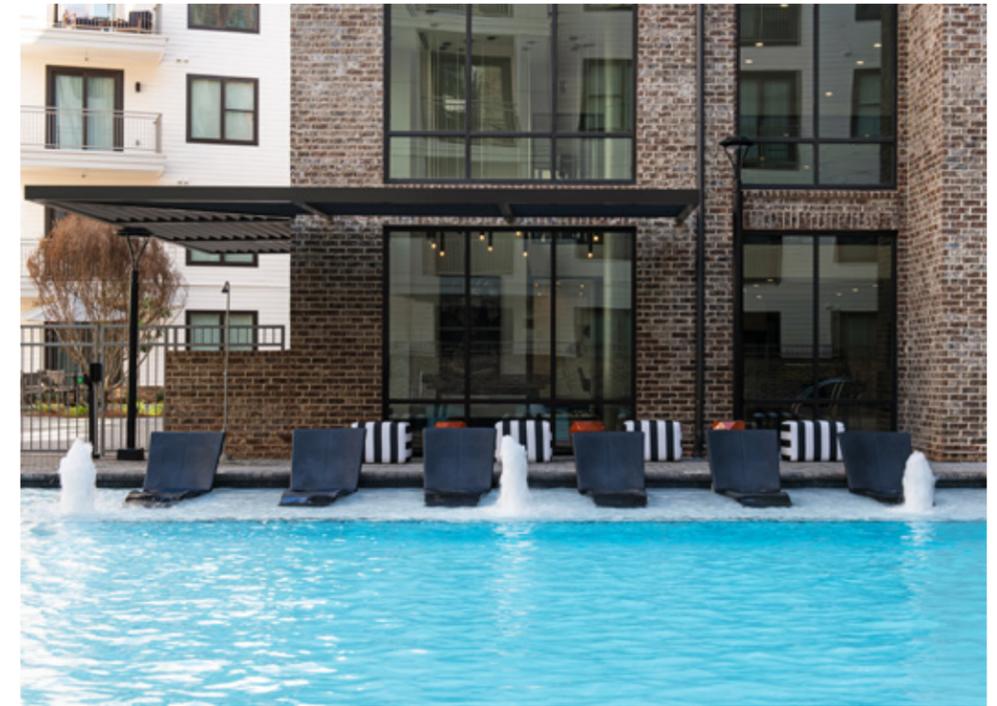
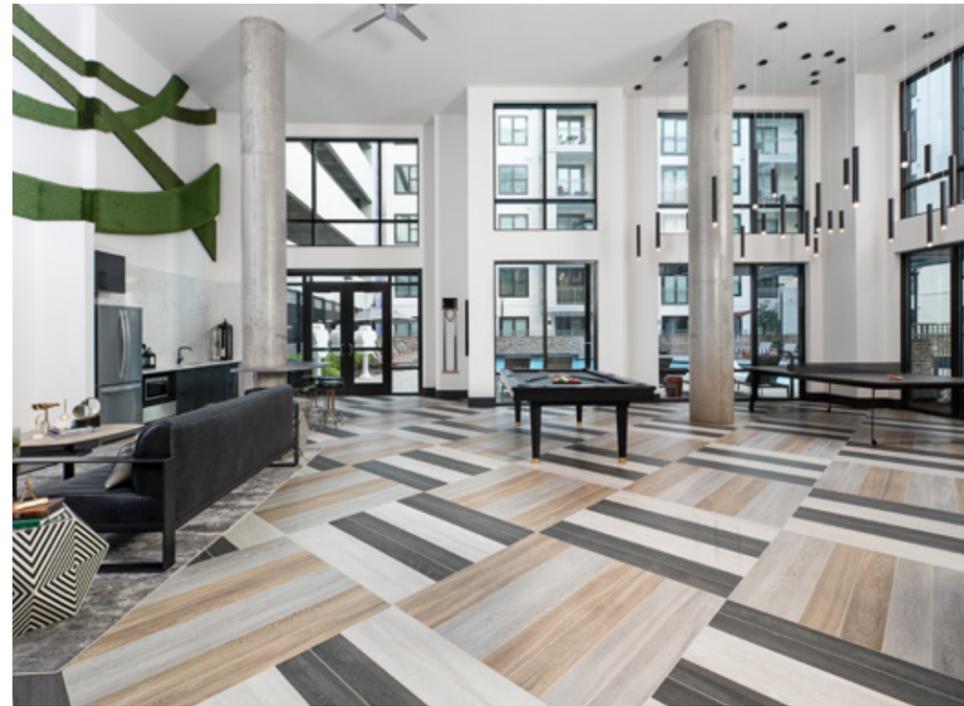
Decatur, GA

Located in the heart of Atlanta's buzzing Eastside, this new development high-rise apartment strikes the perfect balance between comfort, personality, and modern luxury. The decor is the definition of upscale eclecticism, highlighting gleaming metals against a neutral backdrop of charcoal walls, coordinating drapery, and pewter-framed artwork.



STYLE MAKES ALL THE DIFFERENCE

Our team played with patterns and contrast to create elegant yet inviting common spaces. Pale and dark wood alternate across the floor — a striped motif that is continued outdoors in the poolside cushions and in artistic elements throughout the property.



“A look that nods to Art Deco grandeur...”

We also incorporated metals like copper and chrome, quartz counter tops, opulent veined marble, and transparent lucite to create a look that nods to Art Deco grandeur, and used sleek lines, abstract art, and patterned wallpaper to keep the look fresh and contemporary.



Before



AURUM FALLS RIVER

Raleigh, NC

When we set out to renovate Aurum Falls, our goal was to showcase luxury, quality, detail, and service through our design. To achieve this, we incorporated shades of emerald green with gold metal touches, creating a sophisticated space that feels more like a home than a model apartment.



Before

BERKELEY PARK

New Albany, OH

Our team of designers transformed the amenities of this 180-unit, garden-style apartment community from its former dated space. Inspired by New Albany's iconic Georgian architecture, we mixed traditional style with modern elegance.



Before



CONTEMPORARY MEETS CLASSIC

Strict city architectural guidelines require exterior renovations complement the style of the surrounding area. Our team understood the importance of modernizing this space's interior while staying true to the authentic design of the exterior. Achieving this goal required a delicate balance between modern and traditional elements.



Before



“A delicate balance between modern and traditional style.”

Our team managed to highlight the building's traditional Georgian design and architecture by incorporating finishes like oversized molding to mimic the paneled walls. The use of vibrant navy hues,

soft golds, crystal, and acrylic across the furniture and accent pieces created balance between the style of the past and the present.

We were able to construct a gorgeous space that genuinely highlights the uniqueness and appeal of the area. New Albany was named the #1 suburb by Business Insider, and this residential experience truly lives up to the reputation.



CORTLAND MOUNTAIN VISTA

Mesa, AZ

Location inspires design, and this resident lounge draws from the sweeping deserts, majestic mountain ranges, and gently rolling hills of Arizona. The tiered island features white quartz and a sturdy metal base. Large rectangular windows let in plenty of light, while leather accents in terra cotta hues and soothing green pops of color complete the space.



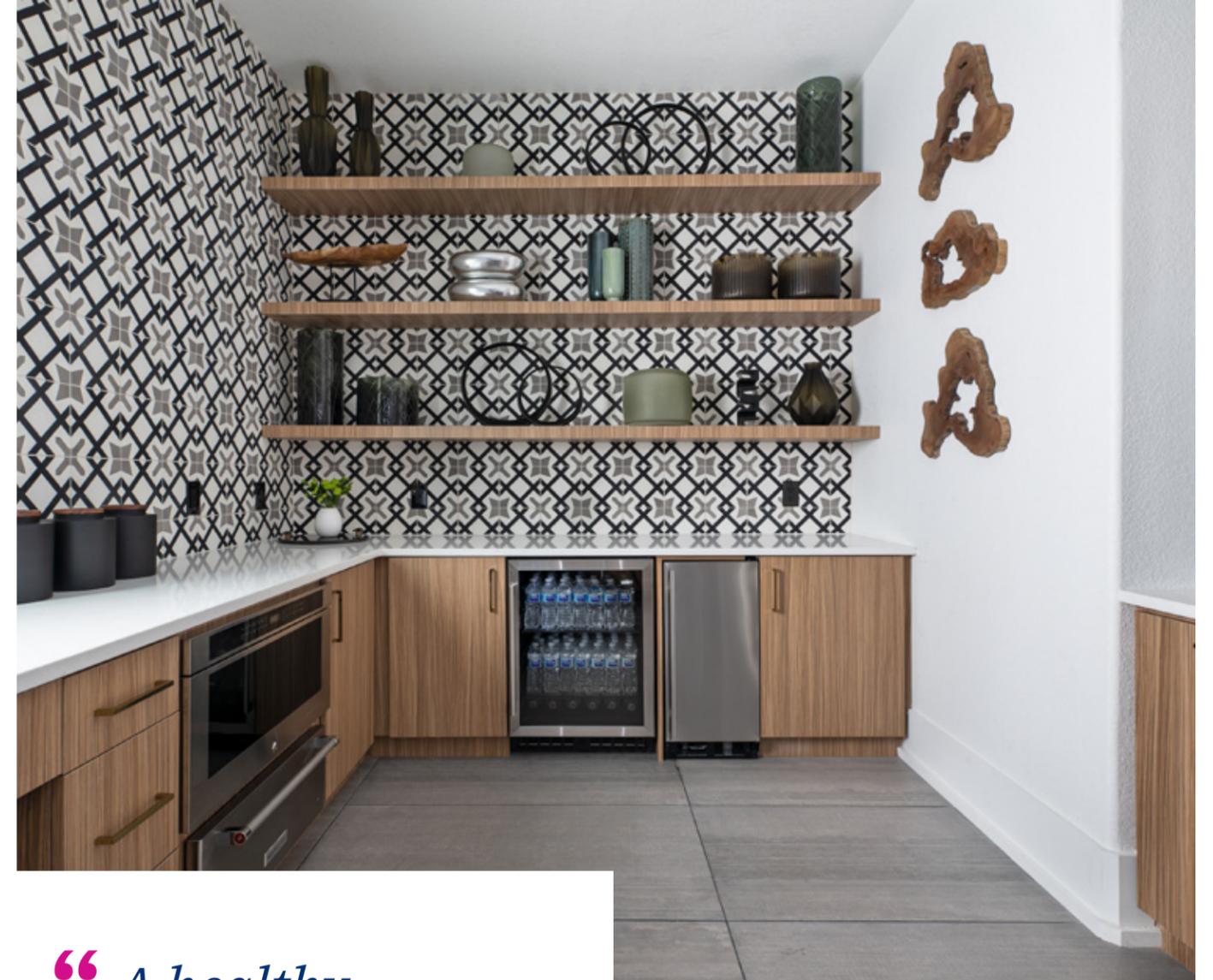
Before

INSPIRED BY MOTHER NATURE

Hand-mixed glazed tiles in subtle shades of black and sage cover the media walls, fitted with custom millwork cabinets in a walnut finish. Floating shelves display beautiful containers that double as art pieces. On the wall, touches of wood reflect the nearby desert scenery while adding texture and depth.



Before



“A healthy dose of rustic elegance...”

Inspired by two hotels in Palm Springs California, the Sands Hotel and Spa and the Hotel Californian, the space features a neutral color palette full of patterns with green accents punctuating in each room.

Sizable leather couches with moss-green velvet cushions deliver a healthy dose of rustic elegance, while a minimalist metal chandelier and side table add a hint of understated opulence. The pale hue of the floor and walls draws the eye to the room's accent pieces.



THE GARRATT

Westerville, OH

Nestled in a Westerville suburb of Ohio, The Garratt needed a full renovation. To transform this local gem, our interior designers drew inspiration from the nearby Ohio State University. In Columbus, football is a lifestyle that brings friends and families together — and sometimes serves as the creative spark for design.



Before



STYLE INSPIRED BY SPORTS

The property's exposed beams set the tone for a mid-century modern approach to design, while the color scheme nodded to the Buckeyes, using the team's scarlet hue to offset the space's predominantly blue palette. The addition of floating wood shelves and red-glazed subway tiles made the clubhouse lounge stylish, functional, and comfortable.



“*Stylish,
functional, and
comfortable.*”

An outdoor theater pavilion was incorporated — a rustic, multi-programmable space that is functional year-round and is the perfect spot for Buckeye tailgates. Fire pits add warmth, while lounge seating offers plenty of space to gather with friends and family. String lights lend an ambient glow

to the space, while outdoor turf outside the fitness center offers the perfect spot for yoga, cardio classes, sunbathing, and more, effectively blurring the lines between an indoor and outdoor experience.



Before



PRESERVE AT ROLLING OAKS

Austin, TX

Renovation projects are always exciting, and we loved working on this one for Preserve at Rolling Oaks. Using unique exterior and interior design elements, eclectic lighting, and an eye for contrast and texture, we transformed this space into an award-winner.



Before

RURAL CHARM, URBAN APPEAL

Preserve at Rolling Oaks sits on a farm-to-market road in North Austin. The location's agricultural roots and proximity to downtown create a beautiful juxtaposition of rural and urban design. The Clubhouse was previously dark and outdated, but our team brought in natural light and a minimalist layout to create a comfortable, open space.



Before



“ More room to unwind and gather. ”

Guests can take advantage of a pool table that doubles as a conversation piece, while multiple televisions throughout the room create a great environment for gathering with friends after work. What's more, our team decided to increase the size of the outdoor space, offering residents more room to kick back and unwind.

Unique hanging lights lend the space a whimsical, contemporary vibe, while metallic accents and contrasting shades of cream and charcoal grey create a look that's modern and luxurious. Bold abstract art pieces grace the walls, enhancing the space without overpowering the decor.



CANTERA

Atlanta, GA



Situated in the heavily populated Atlanta neighborhood surrounding Mercer University, Cantera by Cortland's \$1.25 million fitness center was the much-anticipated update in a complete, value-add renovation. In developing renovation plans, our design team focused on creating a state-of-the-art fitness center that would rival nearby membership and boutique fitness gyms.



Before



DESIGN IMBUED WITH LOCAL TOUCHES

Incorporating local influences within the space was vital during the design process. Considering Atlanta's thriving active culture, the Atlanta Beltline was an immediate source of inspiration — a dynamic community space that, once completed, will connect 45 neighborhoods through walking trails, a streetcar system, and parks.



Before



“Incorporating local influences was vital.”

Instead of traditional art or graphics, our design team commissioned custom art pieces that depict major Atlanta landmarks. Circling the fitness walls, much like the Beltline, guests will find dimensional figures of Stone Mountain, the downtown Ferris wheel, and an eight-inch backlit city skyline.

To achieve the massive renovation, our team decided to repurpose the dilapidated tennis court that sits adjacent to the \$1.1 million dollar renovated leasing center and resident lounge. We bridged the two spaces with a shaded breezeway. The fitness center was relocated to an unused tennis court that sat adjacent to the \$1.1 million newly renovated leasing center. Large windows throughout maintain a visual connection to the outdoors. From the concept of structure and space to the final piece of artwork hung on the wall, the functional and aesthetic vision of Cantera remained true from start to finish.





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