



ECOSCAPE
ARCHITECTURAL
STUDIO

LookBook

2026

flood-resistant edition

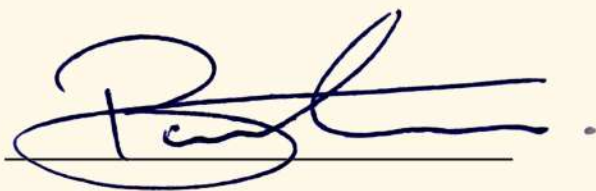
WELCOME HOME

You've worked hard to build your success right here, and the ultimate milestone is bringing your dream sanctuary to life. Whether you are planning a modern family home, a peaceful retirement escape, or a high-yield rental investment, building it should be an exciting milestone—not a stressful ordeal.

Navigating rising material costs, finding reliable layout partners, and ensuring your structure is actually optimized for our tropical climate can easily turn a major milestone into a massive headache. You shouldn't have to compromise on international drawing quality, architectural safety, or structural peace of mind.

That is why we created the EcoScape Lookbook. Inside, you won't just find standard layouts; you will find a curated collection of modern, locally-optimized 'Tropical Build Kits' engineered specifically for our Guyanese climate and code parameters. We have streamlined the architectural process to give you the exact design roadmap you need to build confidently. You deserve a legacy home that reflects your achievements, delivered through a professional process that respects your time.

Browse the catalog, explore the options, and when you are ready to take the next step, our team is right here. Let's build your sanctuary.



LEAD ARCHITECT, CO-FOUNDER





STEPS TO HOMEOWNERSHIP IN GUYANA.

Owning a home in Guyana is a rewarding journey. Follow this streamlined guide to navigate the process with ease.

1. **Vision & Land:** Define your dream home and secure your plot.
2. **Architectural Plans:** Partner with architects to design your home and obtain building approval.
3. **Permits:** Submit your plans to the NDC or Civil Engineer's Department for construction permits.
4. **Estimates:** Get a detailed breakdown of material and labor costs to ensure affordability.
5. **Funding:** Research banks and apply for a mortgage if necessary.
6. **Tender:** Collect and compare bids from at least three reputable, insured contractors.
7. **Construction:** Start building! Hire a project manager to oversee site inspections and quality.
8. **Move In:** Perform a final walk-through before moving into your new dream home.

BY ODESA HAMER
ARCHITECT, CO-FOUNDER



The exceptional outstanding quality about Ms. Hamer as a designer is that she was able to transform your idea to the exact reality of what is formulated in my thoughts even when I was limited in words to express what is needed, also incorporate other related designs and present it as an option so that it broadened my thinking so I was able manifest better ideas, and she with patience transformed them to reality.

Ms. Hamer, in other words, is a brilliant, creative and patient designer.

— KAREN WHAUL

1

THE COASTAL RETREAT

Streamlined single-story living engineered for the modern tropical climate.



Designed for seamless flow and minimal maintenance, this residence is the ultimate contemporary escape. A crisp, off-white stucco facade is elevated by vertical wood paneling and framed by integrated concrete planters.

Inside, an open-concept living and dining footprint maximizes natural light and cross-ventilation. Complete with a secure single-car garage and a flat-roof aesthetic, it provides a grounded, flood-resistant design perfect for coastal or inland lots.

GY\$108,000

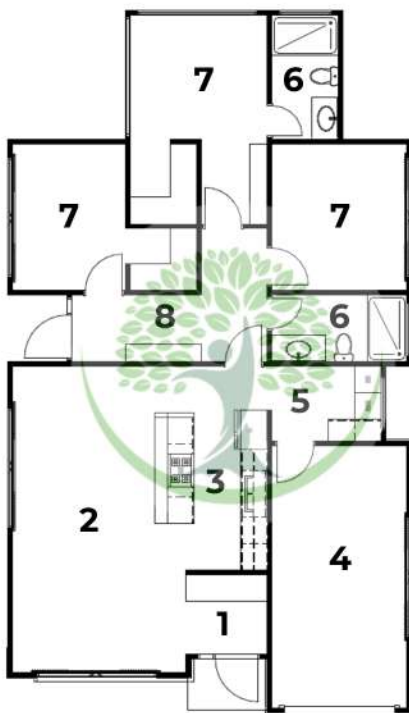
CONSTRUCTION PLANS INCLUDED:

- Beam Layout Plan
- Column Layout Plan
- Dimensioned Floor Plan
- Door & Window Schedule
- External Elevations
- Foundation Plan
- Roof Plan
- Site Layout



The interior layout is engineered for spatial efficiency and effortless hosting. A dedicated foyer transitions smoothly into an expansive, open-plan living and dining area, anchored by a modern island kitchen. This central social hub minimizes dead space (like long, dark hallways) and maximizes natural light, creating a bright, breathable core for the home.

Privacy and practicality are seamlessly integrated into the rear of the home. The master suite features a dedicated en-suite bath, while two additional bedrooms share a full-sized guest bath. Complete with an internalized laundry closet and direct access to the secure single-car garage, this footprint delivers maximum functionality without compromising the home's sleek, minimalist exterior.



LEGEND

- 1:** FOYER
- 2:** LIVING & DINING AREA
- 3:** KITCHEN
- 4:** SINGLE-CAR GARAGE
- 5:** LAUNDRY
- 6:** BATHROOMS
- 7:** BEDROOMS
- 8:** STORAGE

SIZE: 1415 SQ. FT.

THE ELEVATED HAVEN

Nostalgic flood-resilient architecture meets high-end Caribbean comfort.



Built to conquer the coastal plains, this 2,040 sq. ft. elevated home offers ultimate flood resilience without sacrificing high-end aesthetics. The ground level provides expansive, shaded parking and an open-air breezeway perfect for outdoor entertaining. Upstairs, the main living quarters feature a sprawling verandas, ensuring panoramic views and constant cross-ventilation. With dedicated laundry, generous bedroom suites, and a striking pitched roof, this design is the epitome of tropical luxury.

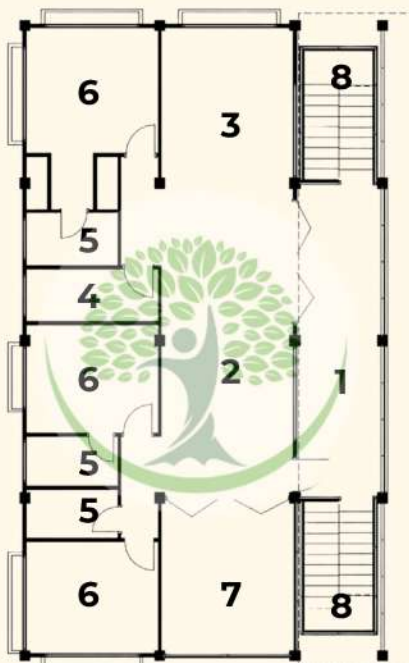
GY\$129,600

CONSTRUCTION PLANS INCLUDED:

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Elevating the primary living space does more than just provide superior flood resilience; it unlocks an entirely new dimension of the home. The ground level acts as a highly versatile, shaded breezeway. It provides ample room for protected multi-vehicle parking and serves as a massive, covered outdoor pavilion perfect for family barbecues and social gatherings away from the tropical sun.



LEGEND

- 1: ENTRY PORCH
- 2: LIVING & DINING AREA
- 3: KITCHEN
- 4: LAUNDRY
- 5: BATHROOMS
- 6: BEDROOMS
- 7: VERANDAH
- 8: STAIRCASES

SIZE: 2040 SQ. FT.



Working with EcoScape Designs was very convenient. They were able to easily bring my ideas to reality and provided the most professional and accommodating service throughout the entire process.

— JARELLE BRANFORD

HOW COLOR PSYCHOLOGY TRANSFORMS YOUR HOME AND MOOD

Blues: The Calming Influence

- Psychological Impact: Serenity, peace, and stability. Lighter blues can evoke the vastness of the sky or ocean, promoting relaxation and reducing stress.
- Applications: Bedrooms, bathrooms, and home offices.

Greens: Nature's Balance

- Psychological Impact: Harmony, growth, freshness, tranquility, and a connection to nature.
- Applications: Living rooms, dining rooms, kitchens, and bedrooms.

Yellows: Sunshine and Optimism

- Psychological Impact: Happiness, energy, optimism, warmth, and cheerfulness. Yellow is stimulating and can boost creativity.
- Applications: Kitchens, dining areas, hallways, and playrooms.

Reds: Passion and Energy

- Psychological Impact: Energy, passion, excitement, warmth, and boldness. Red is a powerful stimulant that can increase heart rate and boost appetite.
- Applications: Dining rooms (to stimulate conversation and appetite), accents in living rooms, and entryways.

Neutrals: Versatility and Sophistication

- Psychological Impact: Calm, sophistication, cleanliness, and spaciousness. Neutrals provide a versatile backdrop, allowing other elements (furniture, art) to stand out.
- Applications: Any room, especially if you desire a minimalist look or frequently change decor.



BY J. BACCHUS
LEAD ARCHITECT, CO-FOUNDER

3

THE METROPOLITAN VILLA

Two stories of uncompromising style built for the growing modern family.



Command your surroundings with a home built for legacy and longevity. This two-story modern masterpiece utilizes striking architectural lines and wood-toned louvers to manage the tropical sun while providing ultimate privacy for the upper-level balconies.

Featuring expansive glass elements that dissolve the boundary between the spacious interior and the outdoors, this design is engineered for those who desire high-end, affordable comfort.

GY\$150,000

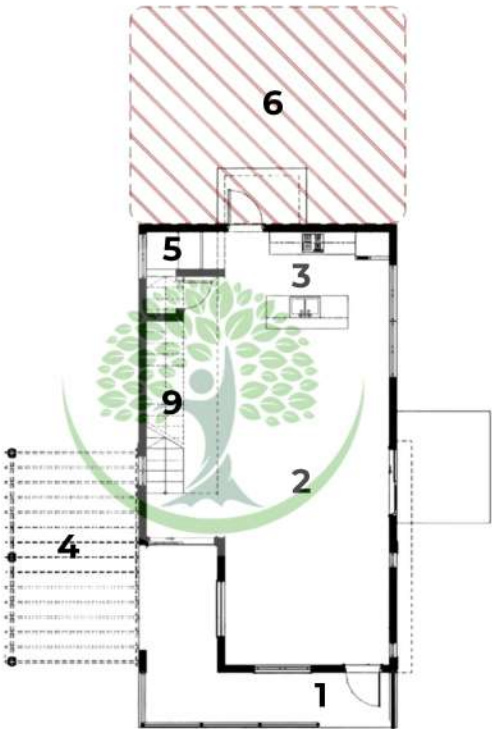
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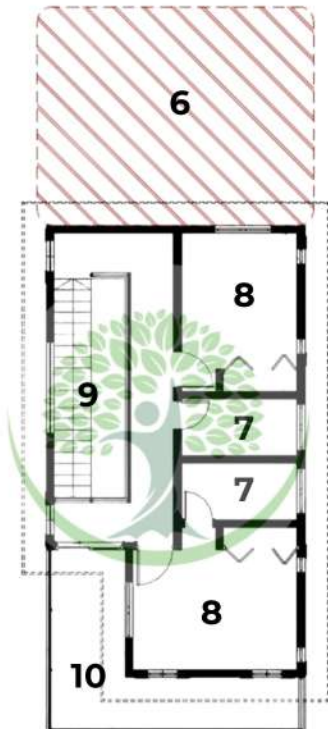


The ground floor is dedicated to active family life and seamless entertaining. A welcoming entry porch leads into a vast, open-plan living and dining space that flows naturally into a chef-inspired kitchen.

Designed with foresight, this level also features a secure single carport and a designated rear zone for future expansion (Legend 6)—giving you the flexibility to seamlessly add a home office or extra suite when the time is right.



GROUND FLOOR



FIRST FLOOR

- LEGEND**
- 1: ENTRY PORCH
 - 2: LIVING & DINING AREA
 - 3: KITCHEN
 - 4: SINGLE-CARPORT
 - 5: LAUNDRY
 - 6: FUTURE EXPANSION
 - 7: BATHROOMS
 - 8: BEDROOMS
 - 9: STAIRCASE
 - 10: VERANDAH

SIZE: 2070 SQ. FT.

THE ATRIUM ESTATE

4

Excellent entertainment capabilities throughout.



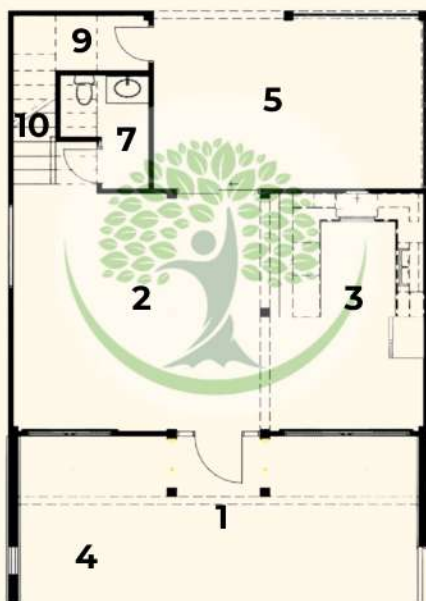
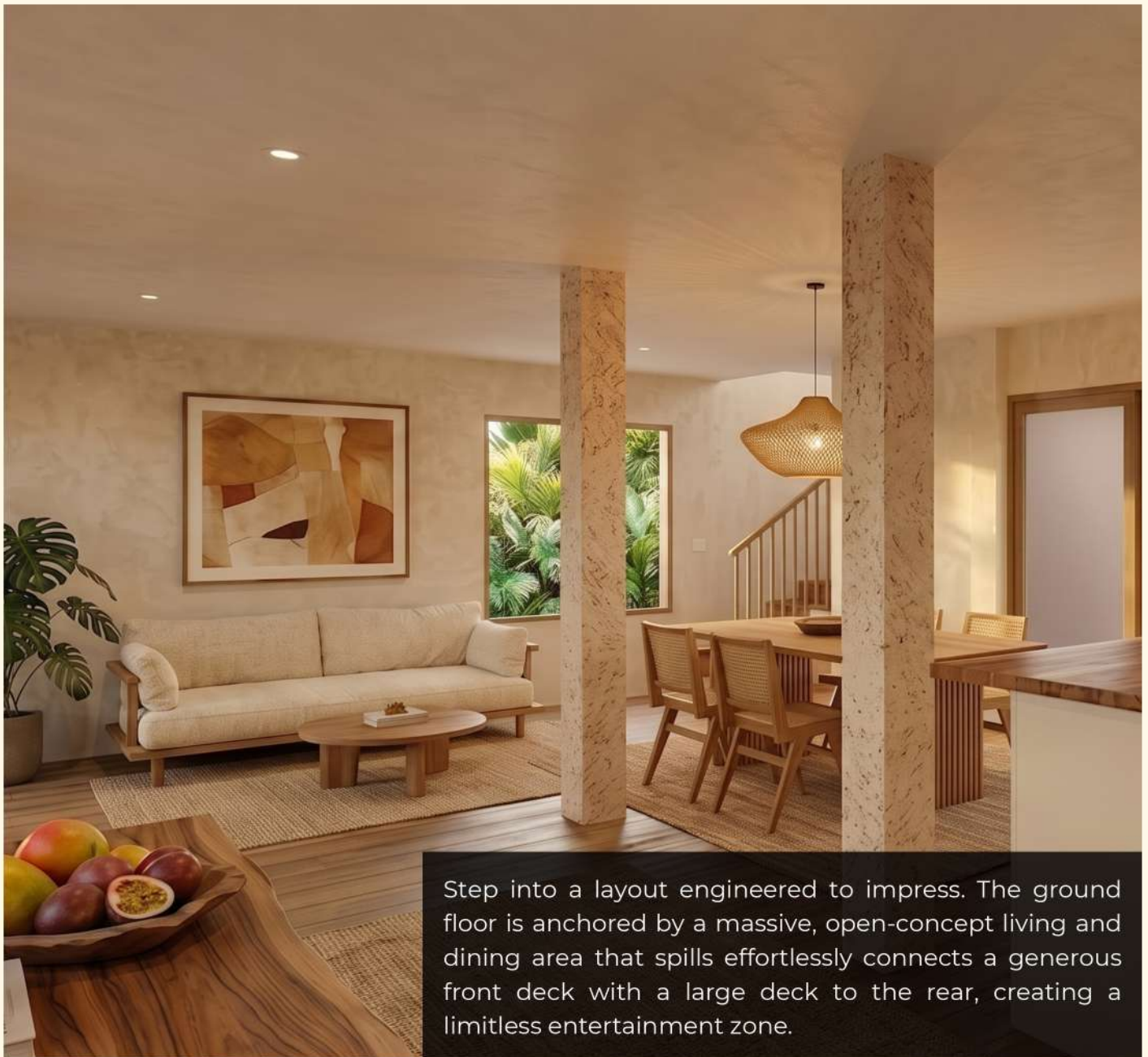
Built for legacy and designed for those who love to entertain, this two-story modern masterpiece commands attention. The crisp white facade is accented by bold vertical timber screens that manage the tropical sun while providing discretion for the upper-level balconies.

Featuring glass doors that dissolve the boundary between the spacious interior lounge and the lounge decks, this design pulls the outside in, perfect for those who want uncompromising luxury back home.

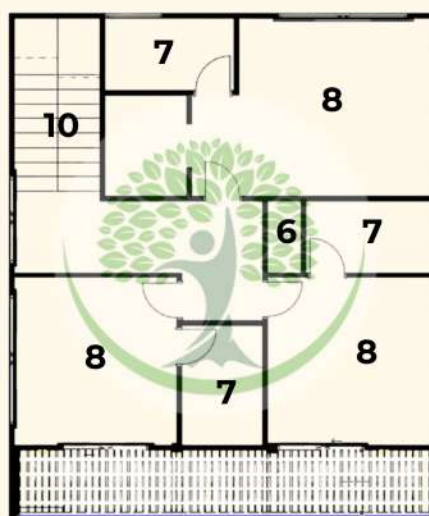
GY\$150,000

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GROUND FLOOR



FIRST FLOOR

LEGEND

- 1:** ENTRY DECK
- 2:** LIVING & DINING AREA
- 3:** COVERED DECK
- 4:** SINGLE-CAR GARAGE
- 5:** LARGE DECK
- 6:** LAUNDRY CLOSET
- 7:** BATHROOMS
- 8:** BEDROOMS
- 9:** STORAGE
- 10:** STAIRCASE

SIZE: 2195 SQ. FT.



Working with EcoScape Architectural Studio was a transformative experience from start to finish. Their team demonstrated exceptional creativity and attention to detail, transforming my vision into a beautifully functional design above my expectations. Throughout the project, they maintained excellent communication, timely checking in and clearly explaining design choices. The final product produced was not only visually stunning but also livable and environmentally responsible, which accurately represented the produce I had in mind. I would recommend EcoScape Studio for all architectural services

— ROCKELL BLAIR

5

THE ATRIUM VILLA

Breathtaking vertical volume and accessible multi-generational living.



A masterclass in modern spatial design. This striking two-story home balances a bold, wood-paneled exterior with interiors flooded by natural light. Designed for families seeking both grandeur and accessibility, it features a spectacular double-height atrium that connects the upper and lower levels. With a dedicated ground-floor bedroom suite, it perfectly accommodates multi-generational living or aging in place, wrapping practical family needs in a highly sophisticated tropical aesthetic.

GY\$162,000

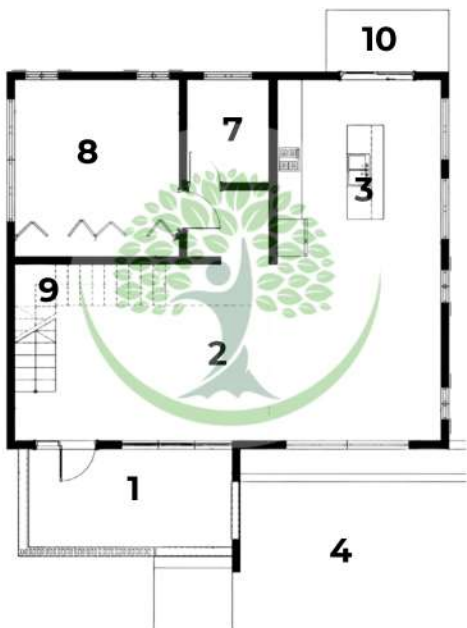
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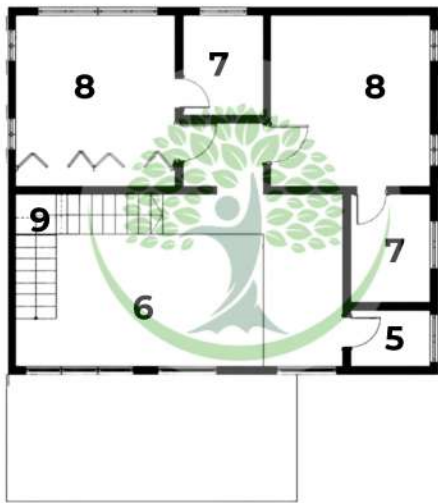


Step into a breathtaking living space. The core of the ground floor is defined by a dramatic "open to below" ceiling, pulling natural light deep into the open-concept living, dining, and kitchen areas. A major advantage of this layout is the inclusion of a private ground-floor bedroom and adjacent bath. Ideal for elderly parents, guests, or a secluded home office, it ensures comfortable living without the daily need to navigate stairs.

The upper level functions as a private family sanctuary suspended above the main living area. Two additional spacious bedrooms enjoy excellent privacy and elevated views. The layout centers around the open atrium, promoting continuous cross-ventilation and keeping the entire home cool and breathable.



GROUND FLOOR



FIRST FLOOR

- LEGEND**
- 1: ENTRY PORCH
 - 2: LIVING & DINING AREA
 - 3: KITCHEN
 - 4: DOUBLE-CARPORT
 - 5: LAUNDRY
 - 6: OPEN TO BELOW
 - 7: BATHROOMS
 - 8: BEDROOMS
 - 9: STAIRCASE
 - 10. DECK

SIZE: 2115 SQ. FT.

THE DUAL-INCOME ESTATE

Maximum investment ROI meets uncompromising family luxury.



Why just build a home when you can build a performing asset? This contemporary home is ingeniously designed to offer a luxurious 4-bedroom primary residence alongside a completely self-contained 1-bedroom ground-floor apartment.

Whether you want to generate year-round rental income while living abroad, or need a private unit for extended family, this property delivers. Featuring clean lines, expansive balconies, and the ability to partition private yard spaces, it is the ultimate tool for wealth-building.

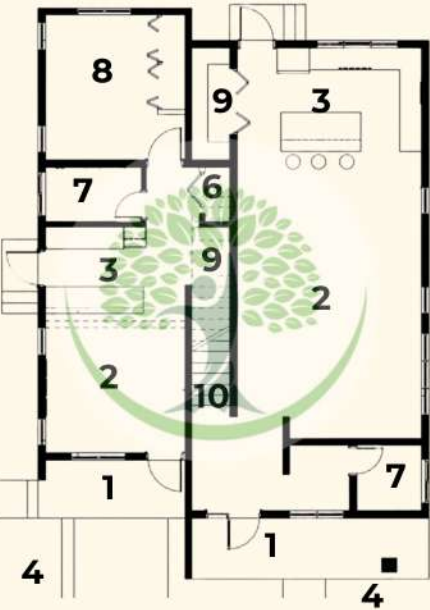
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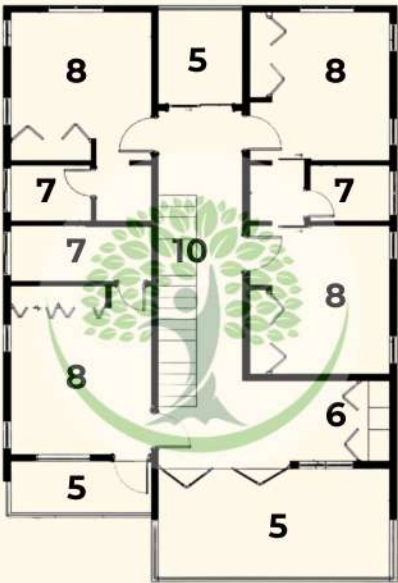
GY\$194,600



The ground floor brilliantly balances two distinct living spaces. Completely separated from the main residence is the 1-bedroom apartment, featuring its own private entryway, modern kitchen, and living area. This ensures total privacy for both you and your tenants, allowing you to seamlessly offset your construction costs with rental income.



GROUND FLOOR



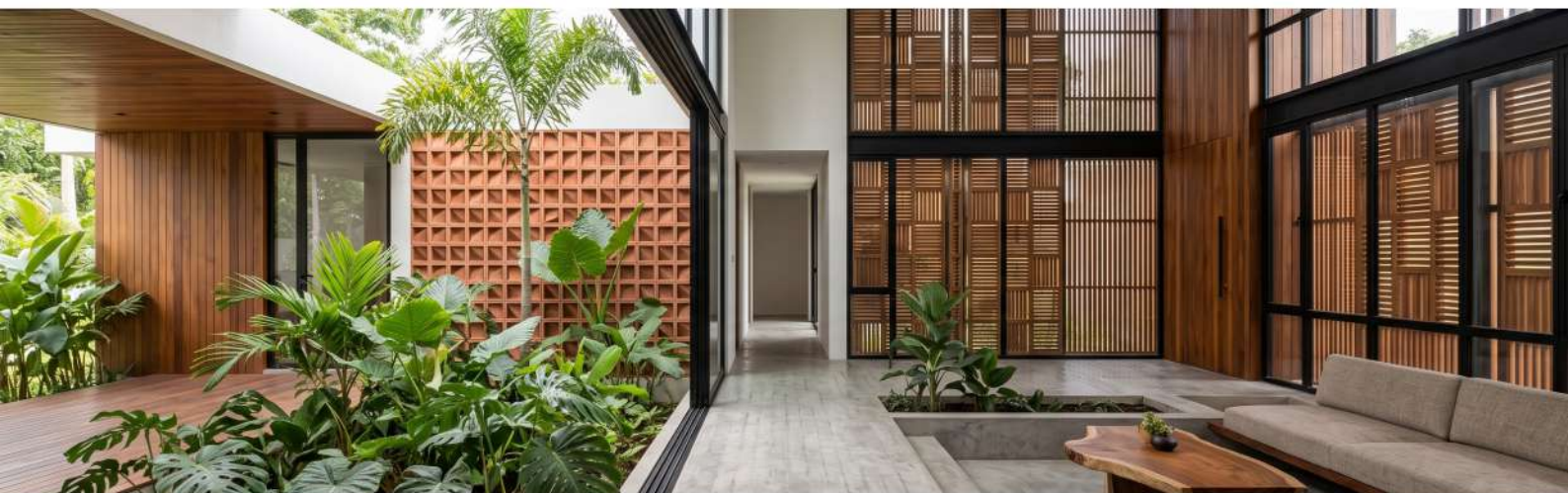
FIRST FLOOR

- LEGEND**
- 1: ENTRY DECK
 - 2: LIVING & DINING AREA
 - 3: COVERED DECK
 - 4: PARKING
 - 5: VERANDAH
 - 6: LAUNDRY CLOSET
 - 7: BATHROOMS
 - 8: BEDROOMS
 - 9: STORAGE
 - 10. STAIRCASE

SIZE: 2822 SQ. FT.

CUSTOM ARCHITECTURAL EXTENSIONS & STYLISTIC ADAPTATIONS

Love a specific style? While standard classical designs trap heat, our team specializes in custom visual adaptations. We take the aesthetic profiles you love—whether Mediterranean, Ultra-Modern, or Traditional Decor—and structurally engineer them with open-airflow ventilation, smart drainage, and tropical solar shading so they perform flawlessly in our local climate.





CUSTOM DESIGNS AVAILABLE

This LookBook showcases a variety of high-quality designs. However, if you desire a fully bespoke design, we can provide a custom quotation tailored to your project requirements. Feel free to use our interactive quote calculator here:

<https://quote-guyana.ecoscapegy.com/>

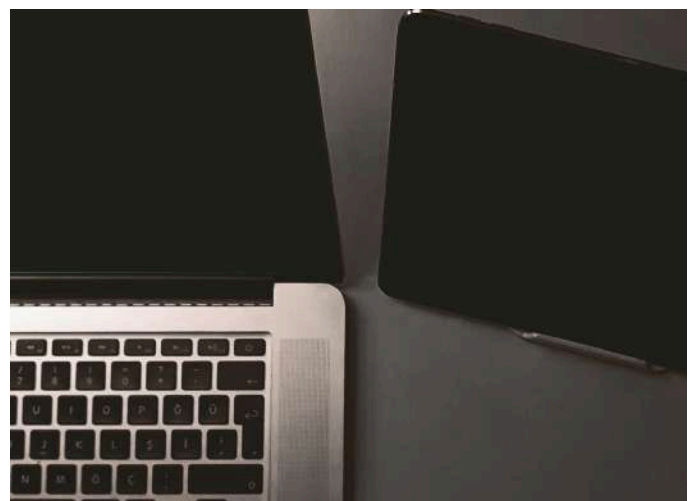
A standard architectural design deposit of GY\$54,000 is necessary to initiate projects. The remaining amount is divided into two payments: the first is due upon the completion of the design or two weeks after the project begins, while the second payment is required upon the completion of the construction drawings or two weeks after the design is finished. You can make this deposit conveniently using a debit or credit card at the following link:

[\[Secure Payment Link for Deposit\]](#)



CONTRACTOR REVIEWS +GY\$65,000

Don't have a trusted contractor in your hometown? We will find three reliable options and provide estimated costs (BOQ). After reviewing these, we will recommend the best choice for you.



MEP PLANS +GY\$54,500

Electrical & Plumbing schematic plans are available for any design which shows where the fixtures are located along with a suggested circuit and connection, significantly reducing decisions on site.

NEXT STEP:

Once you've selected your desired design option or collected sufficient inspiration, simply let us know. We can discuss your project via WhatsApp, Google Meet, or in person. A secure payment link for debit/credit card transactions or bank transfer details will be provided for the deposit to begin. After processing your payment, we will request the necessary site information from you to complete the construction drawings package, which will be delivered to you electronically.

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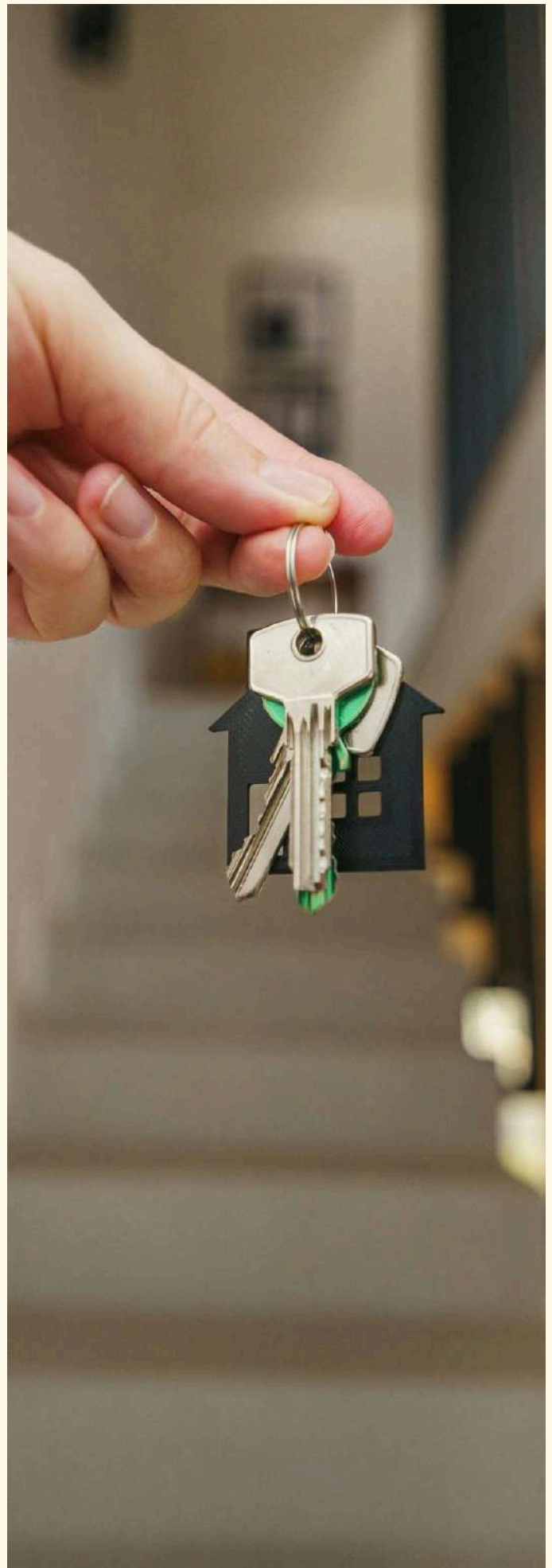
EcoScape Architectural Studio is a registered business in Guyana.

For inquiries, contact us via WhatsApp at **+592 614 6610** or **+1 848 420 8144**

Apply for a complimentary 20 min. project Scoping Session where we discuss your individual requirements and timeline, or join our bi-weekly newsletter to receive actionable intel, guidance, and tips.

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