



BURWOOD BEACH TRELAWNY JAMAICA

Master Plan Concept Design Package



The Caribbean's first Smart City

Driven by The University of The Commonwealth Caribbean

MATANDARACLARKE ARCHITECTS





INVESTOR DECK 2025

UCC GROUP LTD

A 283-acre Smart Caribbean City in Trelawny, Jamaica



**UNIVERSITY OF THE
COMMONWEALTH
CARIBBEAN**
Fostering Leadership & Innovation



AIM Future Cities Awards 2025
Shortlisted: Innovation & Smart
Infrastructure Awards



What is Ecovista?

ECO VISTA focuses on preserving and minimizing environmental impact, encourage a symbiotic relationship with the landscape, with each component of the development. The master plan is composed of 4 segments: Education and Research, Eco-Tourism, Luxury Resort + Villas, and Sustainable Housing.

Our aim is to revolutionize sustainable living by incorporating renewable energy solutions and models for eco-friendly practices. Features such as a solar park, on-site farming, and off-grid water supply will make ECO VISTA self-sustaining and a model for the future of the country on the path to an increasingly sustainable future.

[UCC Pitch Deck Final Compressed- 4April2025.pdf](#)



The EcoVista
April 2025

Smart City Development – 283 Acres – Residential.Commercial.Hotel. Institutional Research Hub



Opportunities



Aerial view of south-eastern side of property.

- ECO VISTA Jamaica is a vision to transform 283 acres of seafront property in Trelawny Jamaica, into a self-sustaining eco-community. It's designed is rooted in the rich heritage of Trelawny and aims to pioneer a sustainable future.
- The eco-village, through innovative design, education, outreach and a vibrant self-sustained community, will both work to create a lifestyle of eco-friendly living, and develop the surrounding community for the future.
- Lot size: 1,129,073 sqm / 283 acres
- 143 acres protected land
- 140 acres of site dedicated for development
- Heritage heritage and mixed-use zoning
- Unique and diverse natural characteristics from terrain and location to the presence of endemic flora and fauna.
- Intersected by A1 highway.
- Higher terrain at south, with steep scarp to the sea
- Moderately sloped to land to coast



The EcoVista
April 2025

Smart City Development – 283 Acres – Residential.Commercial.Hotel. Institutional Research Hub





MULTI-USE ZONE - HIGH DENSITY
PERMITTED

BUFFER ZONE

PRESERVATION ZONE

HABITAT &
PROTECTED ZONE



RESIDENTIAL

COMMERCIAL

RESIDENTIAL

INSTITUTIONAL

RESIDENTIAL

TOURISM

PROTECTED ZONE





ECO HOMES - MID-INCOME RESIDENTIAL

APARTMENTS

HOTEL CENNIA-300 ROOMS

COMMERCIAL RETAIL

OVERWATER VILLAS

THE VILLAGE -HIGH-END RESIDENTIAL

ECO-BUSINESS PARK

HOTEL MOSA-160 ROOMS

UCC CAMPUS

SOLAR FARM

ECO-VILLAS -LUXURY VILLAS

HOTEL APHORA-200 ROOMS





Project Brief Schedule - Hotel & Residential

Project Components	Area	No of units	Total area
Hotel			
Hotel A(Cennia)250 rooms	250,000	1	250,000
Hotel B(Aphora)160 rooms	150,000	1	150,000
Hotel C(Mosa)300 rooms	250,000	1	250,000
1 bedroom (beach)	650	30	19,500
Luxury Villas			
2 Bedroom	2000	15	30,000
3 Bedroom	3000	20	60,000
4 Bedroom	4500	20	90,000
Clubhouse	3000	1	3,000
Overwater Villas			
Lake Type A	850	100	85,000
Ocean Type B	650	50	32,500
Middle Income Homes			
2 Bedroom Bungalow	900	51	45,900
3 Bedroom Bungalow	1200	20	24,000
3 Bedroom (2 storeys)	1800	70	126,000
High Income Homes			
3 Bedroom	2800	26	72,800
4 Bedroom	3800	20	76,000
Apartments			
1 Bedroom	650	54	35,100
2 Bedroom	850	81	68,850
Total Area			1,593,650





Project Brief Schedule - Commercial

Project Components	Area	No of units	Total area (sq.ft)
Commercial			
Retail Units	50,000	N/A	50,000
Eco-Business Park	72000	N/A	72,000
Total Area			78,000



Project Brief Schedule - University Campus

Project Components	Area sq.ft	No of units	Total area
University Campus			
Administrative Chancellor Centre	30,000	1	30,000
University commercial centre	72,000	1	72,000
Classroom blocks	10,000	5	50,000
Faculty Blocks			
Block	20,000	3	60,000
Dormitories			
Block	8,000	8	64,000
Total Area			233,000 sq.ft





The EcoVista
April 2025

Smart City Development – 283 Acres – Residential.Commercial.Hotel. Institutional Research Hub



Please note the figures represented are High-level costing to be used as a general guide only. ALL Costings should be prepared by a chartered Quantity Surveyor.

High **Level** Costing : Residential - Luxury Villas(Hill Top)



The Eco-Villa Luxury Residential development sits on the hilly terrain and is nestled in the natural forested slopes of the Property overlooking the sea and hotel resort properties. The development will have large two, three and four bedroom luxury Villas with staff quarters and plunge pools. The property will have a recreational centre including squash and pickleball courts, nature trail and clubhouse and larger communal pool.

EcoVista

D e v e l o p m e n t

April 2024

Master plan Concept Design – EcoVista, Trelawny, Jamaica



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****Infrastructural design to be prepared by Civil Engineer .
All costings to be prepared by chartered Quantity Surveyor .**

Each luxury home has a unique layout and style that has the same design language as the EcoVista residential development, but speaks opulence and tropical charm. Individual pools and land space.

High Level Revenue :

Eco-Villas Luxury Homes



Luxury Villas	Approx size (sq.ft)	No. units	Total area	High level cost USD per sq ft.	Est. construction cost. USD	Unit Sale Price USD	Total Sales Price
2 Bedroom	2000	15	30,000	200	6,000,000	\$650,000.00	\$9,750,000.00
3 Bedroom	3000	20	60,000	200	12,000,000	\$1,200,000.00	\$24,000,000.00
4 Bedroom	4500	20	90,000	250	22,500,000	\$1,850,000.00	\$37,000,000.00
Clubhouse	3000	1	3,000	200	600,000		
Sub-Total			202,500 sq.ft		\$41,100,000.00		\$70,750,000.00
**Infrastuctural Cost .15% BCC					\$6,165,000.00		
					\$47,265,000.00		\$70,750,000.00



EcoVista



Eco-Homes Residential Development @ Eco Vista
April 2025





Ground Floor Plan
800 sq.ft. 74 sq m.



First Floor Plan
1000 sq.ft 92.9 sq.m.

Three Bedroom Two Storey Unit – Middle Income Home
Total Area: 1800 sq.ft. 167 sq m.

Middle Income	Approx size (sq.ft)	No. units	Total area	High level cost USD per sq ft.	Est. construction cost. USD	Unit Sale Price USD	Total Sales Income
3 Bedroom (2 stories)	1800	70	126,000	150	\$18,900,000.00	\$525,000.00	\$36,750,00.00



Eco-Homes Residential Development @ Eco Vista
April 2025





Two Bedroom Single Storey Unit – Middle Income Home
Total Area: 900 sq.ft. 83.6 sq m.

Middle Income	Approx size (sq.ft)	No. units	Total area	High level cost USD per sq ft.	Est. construction cost. USD	Unit Sale Price USD	Total Sales Income
2 bedroom (bungalow)	900	51	45,900	150	\$6,885,000.00	\$285,000.00	\$14,535,000.00



Ground Floor Plan
900 sq.ft. 83.6 sq m.



Eco-Homes Residential Development @ Eco Vista
 April 2025





Three Bedroom Single Storey Unit – Middle Income Home
Total Area: 1200 sq.ft. 111.48 sq m.

Middle Income	Approx size (sq.ft)	No. units	Total area	High level cost USD per sq ft.	Est. construction cost. USD	Unit Sale Price USD	Total Sales Income
3 Bedroom (bungalow)	1200	20	24,000	150	\$ 3,600,000.00	\$385,000.00	\$7,700,000.00



Ground Floor Plan
1200 sq.ft. 111.48 sq m.



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All costings to be prepared by chartered Quantity Surveyor .**

High Level Revenue :

Eco-Homes Middle-Income Residential



Middle Income	Approx size (sq.ft)	No. units	Total area	High level cost USD per sq ft.	Est. construction cost. USD	Unit Sale Price USD	Total Sales Income
2 bedroom (bungalow)	900	51	45,900	150	\$6,885,000.00	\$285,000.00	\$14,535,000.00
3 Bedroom (bungalow)	1200	20	24,000	150	\$ 3,600,000.00	\$385,000.00	\$7,700,000.00
3 Bedroom (2 stories)	1800	70	126,000	150	\$18,900,000.00	\$525,000.00	\$36,750,00.00
Clubhouse	3000	1	3,000	150	\$ 450,000.00		
Sub-Total					29,835,000		58,985,000.00
**Infrastructure (25%) BCC					7,458,750.00		
Total			198,900 sq.ft		\$37,293.750.00		US\$58,985,000.00



EcoVista



The Village
April 2025

Residential Development @ Eco Vista



High Level **Revenue** :

The Village High -Income Homes

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****Infrastructure design** to be prepared by Civil Engineer .
All costings to be prepared by chartered Quantity Surveyor .



High-End Income	Approx size (sq.ft)	No. units	Total area	High level cost USD per sq ft.	Est. construction cost. USD	Unit Sale price USD	Total Sales Income
3 Bedroom (2 storey)	2800	26	72,800	200	14,560,000.00	\$850,000.00	\$22,100,000.00
4 Bedroom (2 storey)	3800	20	76,000	200	15,200,000.00	\$1,000,000.00	\$20,000,000.00
Clubhouse	2000	1	2,000	150	300,000.00		
Sub-Total					29,760,000.00		\$42,100,000.00
**Infrastructure (15%) BCC					4,464,000.00		
Total			150,800 sq.ft		\$34,224,000.00		\$42,100,000.00

Master plan Concept Design – EcoVista, Trelawny, Jamaica



April 2025

EcoVista
D e v e l o p m e n t



The Village
April 2025

Residential Development @ Eco Vista





Four Bedroom Two Storey Unit – High-End Home on 0.25 acre lot
 Total Area: 3800 sq.ft. 353 sq m.

High-End Income	Approx size (sq.ft)	No. units	Total area	High level cost USD per sq ft.	Est. construction cost. USD	Unit Sale price USD	Total Sales Income
4 Bedroom (2 storey)	3800	20	76,000	200	15,200,000.00	\$1,000,000.00	\$20,000,000.00



The Village Residential Development @ Eco Vista
 April 2025





Three Bedroom Two Storey Unit – High-end Home on 0.25 acre lot
Total Area: 2800 sq.ft. 260.13 sq m.



Ground Floor Plan
1800 sq.ft. 167.2 sq m.



First Floor Plan
1000 sq.ft 92.9 sq.m.

High-End Homes	Approx size (sq.ft)	No. units	Total area	High level cost USD per sq ft.	Est. construction cost. USD	Unit Sale Price USD	Total Sales Income
3 Bedroom (2 storey)	2800	26	72,800	200	14,560,000.00	\$850,000.00	\$22,100,000.00



The Village Residential Development @ Eco Vista
 April 2025



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High **Level** Revenue :

Residential - Apartments:



Apartments	Approx size (sq.ft)	No. units	Total area	High level cost USD per sq ft.	Est. construction cost. USD	Unit Sale Price. USD	Total Sales Income
1 Bedroom	650	54	35,100	125	4,387,500	\$125,625.00	\$6,783,750
2 Bedroom	850	81	68,850	125	8,606,250	\$165,250.00	\$13,385,250
Total		135	136,800 sq.ft		12,993,750		\$20,169,000



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High **Level** Costing : Hotel - Resort & Villas

Hotel	Approx size (sq.ft)	No of Units	Total Area	High Level Constr. cost USD per sq.ft	Est Construction cost USD
Hotel A(Cennia)250 rooms	250,000	1	250,000	300	75,000,000
Hotel B(Aphora)160 rooms	150,000	1	150,000	300	45,000,000
Hotel C(Mosa)300 rooms	250,000	1	250,000	300	75,000,000
Overwater Villas					
Lake Type A	850	100	85,000	200	17,000,000
Ocean Type B	650	50	32,500	200	6,500,000
Total approx construction cost for component			767,500 sq.ft		\$218,500,000



UCC University Campus - Student Commercial & Health Center

The University Campus is expected to accommodate in excess of 5,000 students and lecturers within the Trelawny area. The Campus will be supported by associated housing and amenities. The Campus will have dormitories for resident students, research facilities, administrative buildings, lecture halls, classrooms and commercial and medical centers. The architectural design will integrate sustainability and environmentally friendly materials.

Architectural Services Proposal – EcoVista, Trelawny, Jamaica



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High **Level** Costing : Eco-Business Park - Commercial



Eco-business Park	Area	No of units	Total area	High Level Constr. cost USD per sq.ft	Est Construction cost USD
Retail Units	500	10	50,000	100	5,000,000.00
Eco Business Park	72,000	1	72,000	125	9,000,000.00
Total Commercial			120,000		\$14,000,000.00



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High **Level** Costing : University Campus



University Campus	Area	No of units	Total area	High Level Constr. cost USD per sq.ft	Est Construction cost USD
Administrative Centre inc auditorium	30,000	1	30,000	200	6,000,000
University commercial centre	29,000	1	29,000	150	4,350,000
Classroom Block Type A	10,000	5	50,000	150	6,250,000
Faculty Blocks					
Block	20,000	3	60,000	150	9,000,000
Dormitories					
Block	8,000	8	64,000	150	9,600,000
Total			288,100 sq.ft		\$35,200,000

EcoVista - Hotel Development -
Cienna Hotel - 300 room







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ECO VISTA JAMAICA

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