

# real life

CARIBBEAN LUXURY LIFESTYLE, PROPERTY AND DESIGN MAGAZINE

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EXCLUSIVE SHOWCASE PROPERTIES

## SERENITY HOUSE

A DELIBERATELY DIFFERENT AND MODERN HOME IN GRAND CAYMAN



## SEAS THE DAY

A STATEMENT-MAKING HOME ON THE SHORES OF GRAND CAYMAN

## THE GREAT HOUSE

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# DREAMSCAPE

## DESIGN & BUILD

*Turning dreams into designs, and designs into homes*

Many homebuyers dream of designing and building their own home – one that fits their lifestyle, reflects their design taste, and is within their budget – but few are familiar with how to achieve that. Dreamscape Design and Build was created to fill exactly that gap. *Words by Natasha Wera.*

**E**stablished in 2020 by the founder of Palmyra Developments along with trusted colleagues, Dreamscape Design and Build was formed specifically to serve those embarking on building, renovating, or extending private residences.

Palmyra Developments has earned an excellent reputation for building high quality residential developments and luxury condominiums, but the frequent requests to manage the design and construction of private homes highlighted the need to create a separate company to meet this demand.

Dreamscape Design and Build brings together experienced professionals in architecture, design, construction, and project management, offering an end-to-end service for aspiring homeowners, ensuring the process unfolds smoothly, and that costly errors are avoided.

“Dreamscape Design and Build is a one-stop shop for private residential projects,” the team explains. “We eliminate the need for clients to source experts, sub-contractors and materials themselves, and guide them every step of the way.”

In order to reduce the stress and worry as much as possible

for their clients, the company offers financial transparency: they are happy to work with clients on an ‘open book’ basis, so that homeowners can see what the actual costs are, how the pricing works, and how the budget is being allocated.

### THE TEAM

The team behind Dreamscape Design and Build has a wealth of experience and provides all the expertise clients need to turn dreams into homes.

### BAVAN ANTONYSRAJ, OWNER

After several years working for different construction companies in Cayman, Bavan Antonysraj formed Palmyra Developments in 2013. The company has designed and built residential projects such as South Bay Estates, South Bay Residences and is currently developing Grand Palmyra. As the company director and chief trouble-shooter, Bavan oversees all aspects of design-build projects, handling the financing, contracts, schedules, and operations.





#### JONATHAN CORREIA, PROJECT COORDINATOR

An experienced project coordinator, Jonathan Correia worked with Bavan on construction projects in Cayman in the early 2000s but moved to Canada in 2013. The two stayed in contact and when Palmyra Developments was established, Jonathan returned to take on the position of project coordinator. Behind the scenes Jonathan oversees the planning, estimates, scheduling and negotiating, but he is also the main liaison with clients: he's the one who can answer their questions, who knows how every project is progressing, and what the costs are.

#### ROBERT MCGREGOR, SENIOR INTERIOR DESIGNER

Robert McGregor has over 25 years' experience in Interior Design and Architecture and has worked for high-profile design firms both in Canada and Cayman. From luxury homes to yachts and corporate spaces, he creates interiors that are elegant and sophisticated, while remaining warm and inviting. Robert works in conjunction with the client, builder, and architect at the concept stage to determine the size,

layout, and flow of the home. He also helps clients select finishes and fixtures, such as flooring, lighting, and hardware. Robert pays careful attention to all details of the design phase to ensure the end result is functional, comfortable and mistake-free.

#### ANDREW ANTONYSRAJ, ASST. PROJECT MANAGER

Due to the pandemic, a weekend visit to Cayman in March 2020 turned into a complete change of plans for Andrew. Having completed his Bachelor of Economics at the University of Toronto, he put thoughts of a career in finance on hold, and has spent the past year and a half shadowing the team and learning the ropes of property development. The ability to be outdoors on building sites rather than sitting behind a desk every day has proven to be an unexpected bonus of working in construction for Andrew.

#### PROJECTS

Dreamscape Design and Build already has several projects in progress. The following projects are the completed works of the members of this team.

#### DRIFTWOOD

Driftwood, a new-build beach house, designed in traditional Cayman style and built by Bavan and Jonathan, received the Governor's Award for Design and Construction Excellence in 2019. Framed and finished in hardwood with a spacious covered veranda and surrounded by native vegetation, Driftwood elegantly pays homage to the past, yet is adapted to the needs of modern living.

#### SOUTH BAY RESIDENCES

A Palmyra Developments project, South Bay Residences is a collection of high spec, sea view condominiums on South Sound. Beautifully and intelligently designed, these luxury homes are spacious, sophisticated, and built to withstand hurricane-force winds. 🌴

Contact Dreamscape Design and Build to take the first step in achieving your island living dreams.

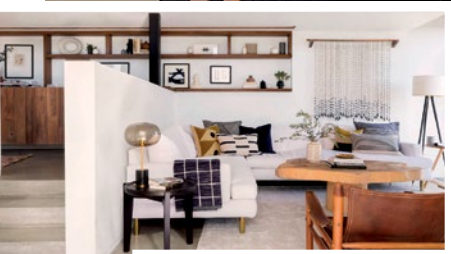
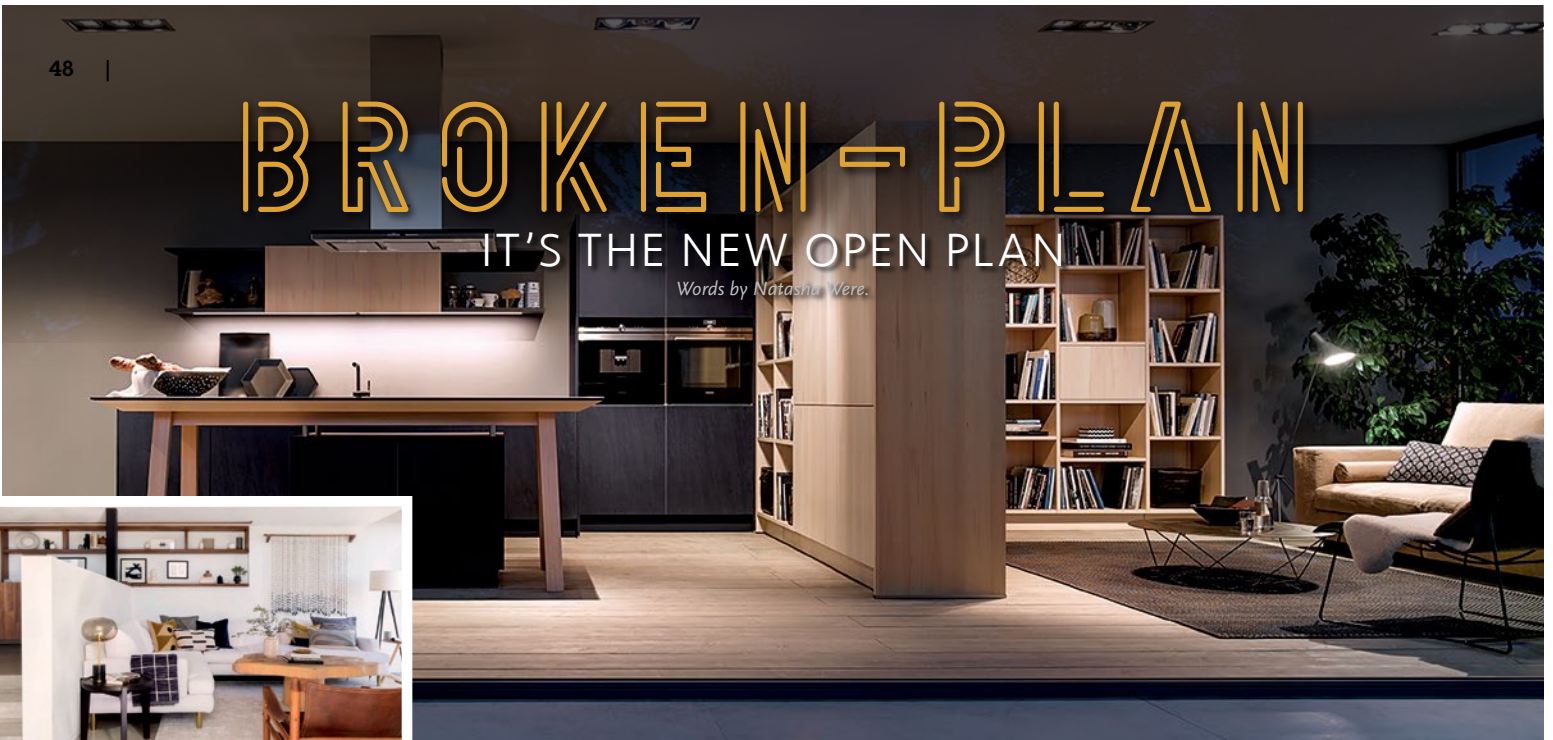
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# BROKEN-PLAN

IT'S THE NEW OPEN PLAN

Words by *Natasha Vere*.



## STRUCTURAL

### GLASS PARTITIONS OR WALLS

Partitioning your open-plan space with large panes of glass – whether internal windows or floor-to-ceiling glass partitions – allows you to keep the same light quality but enclose areas, such as the kitchen, to keep cooking odours and noise from spreading throughout. Crittall-style doors and windows – with a grid of glass panes divided by black metal frames – are particularly popular options for creating walls of glass. Bi-fold or pocket doors, typically used between living spaces and terraces, can also be used internally to open up or close off an area, depending on the situation.

### HALF WALLS

Half walls, or low walls, can cleverly divide living areas from cooking areas without blocking them off completely. It can also provide a solution to the age-old conundrum of where to put the TV or what to push furniture up against. In addition, wood, brick or stone cladding can add extra character and colour.

### SPLIT LEVELS OR MEZZANINES

A split-level living space naturally creates zones, typically with the seating placed at the lower level to create a more intimate snug-like space. If you have high ceilings, building in

a mezzanine is a great way to gain an extra, semi-separate space to work, read or play.

### EXTRA-WIDE DOORWAYS

Something of a compromise between traditional and open plans, creating extra-wide doorways (and doing away with the doors) allows for a visual connection between different spaces without losing the separation.

## DECORATIVE

### COLOUR


Painting one zone in a dark colour and the adjoining space in a lighter colour creates a visual divide without making costly structural changes.

### FLOOR TREATMENTS

Different floor treatments within an open concept space subtly demarcate different zones. For example, tile floors are a practical option in kitchens, while timber can make the seating and dining areas cosy. A large area rug can equally mark the seating area in an open plan living space, with sofas and chairs placed within its borders.

## FURNITURE

Use open shelving or bookcases to screen one zone from another. These allow the light to filter through and provide a space to display collectables but create a little privacy. Folding room dividers or simple, removable plywood partitions are also easy, cost-effective ways to block off areas and can be easily reversed. Modular furniture also lends itself well to broken plan designs, with the option of rearranging in different configurations, depending on the occasion.

Broken plan designs are about clever use of space and creating defined zones while maintaining the light, flow and flexibility of open concept spaces. 

Talk to the professionals at Design Studio,

Dreamscape Design and Build, IDG, LIVING.KY and Label C to create your own bespoke broken-plan living space.

