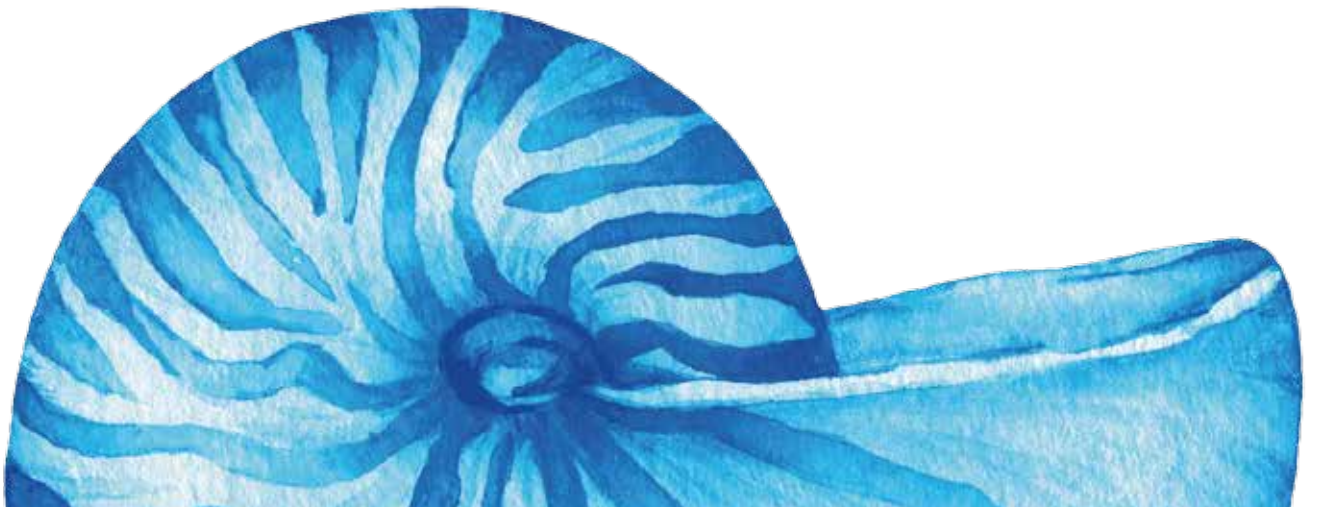




BEACH
FRONT
Phase II
USWETAKEIYAWA





Invest in Leisure

Step into the Beach Front for breathtaking sunsets and listen to the ocean waves lull you to sleep. Experience unparalleled peace and relaxation with glorious ocean views over the never-ending sandy beaches.

Situated on prime oceanfront property in Uswetakeiyawa, just 20 minute drive from the BIA and 30 minutes from Colombo, a quick escape from the city.



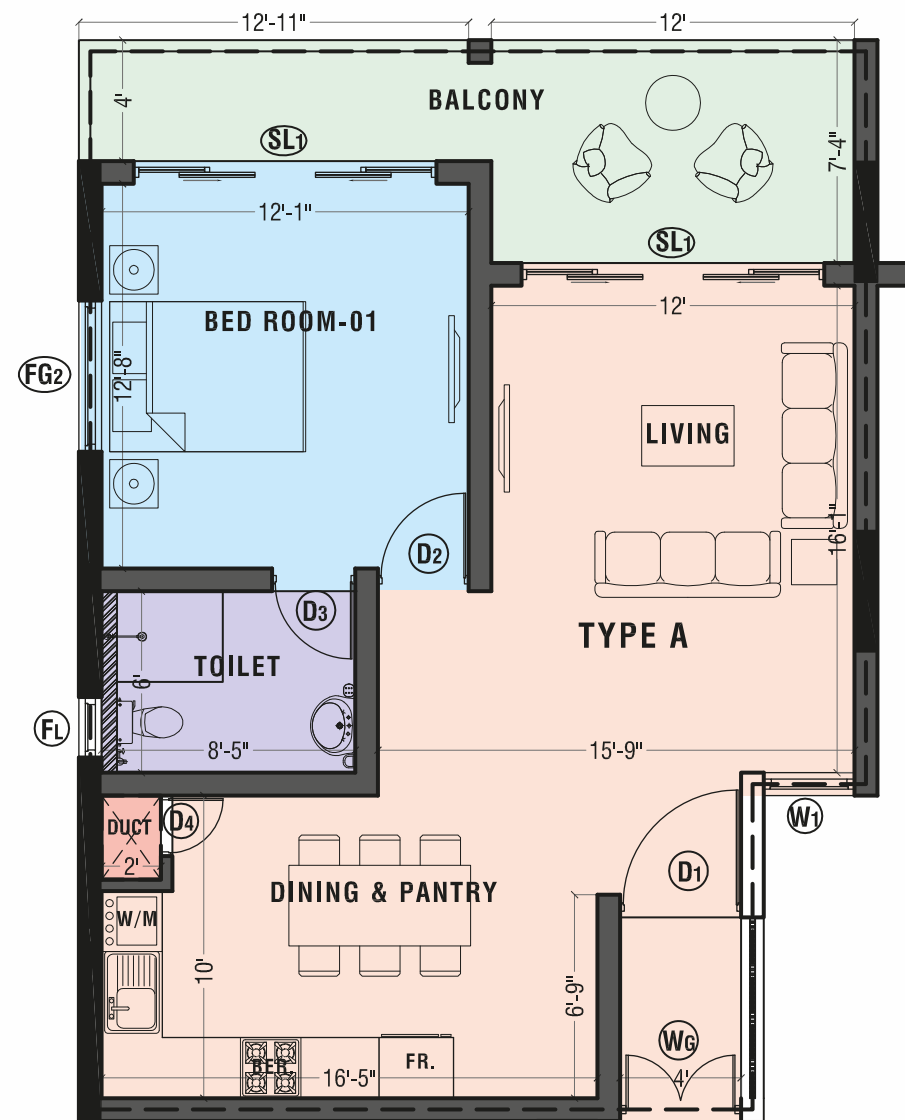
Invest in Leisure



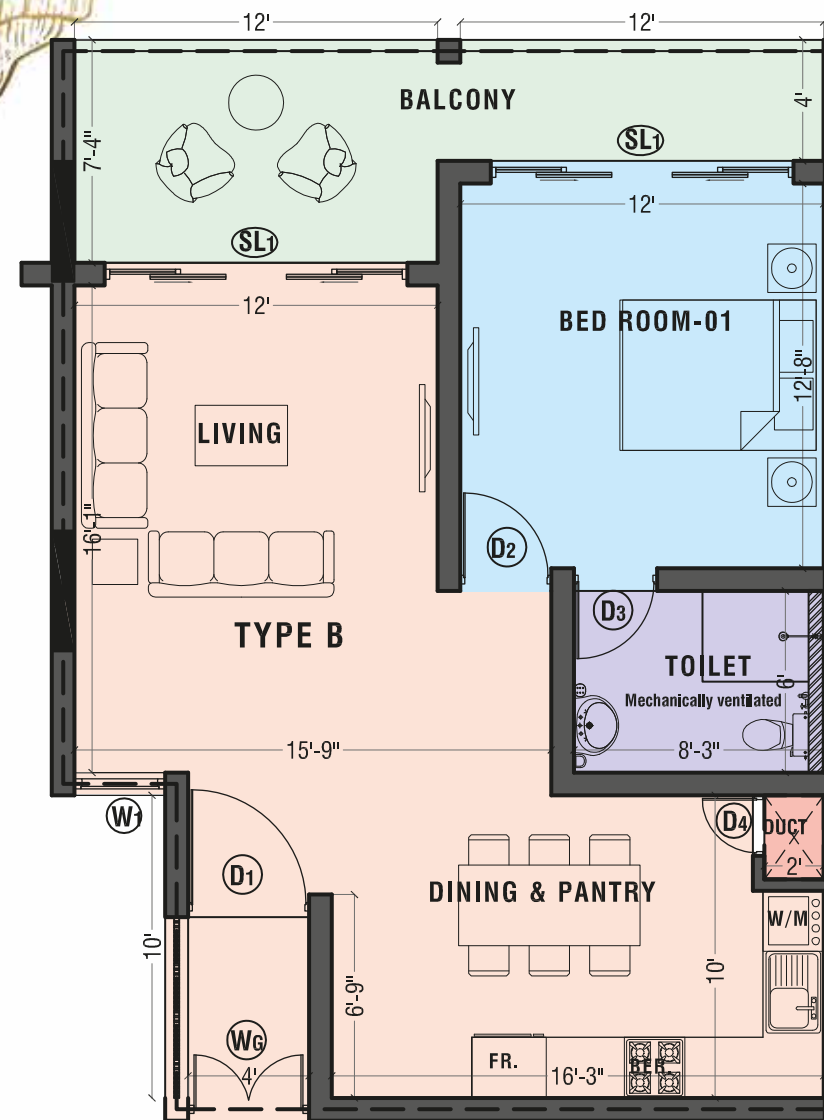
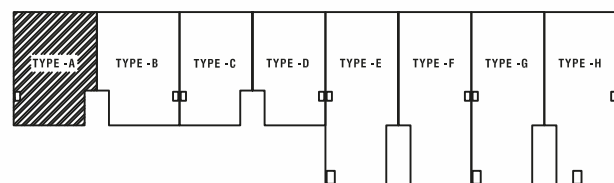


Wake up to the
crystal waters of
the Indian Ocean

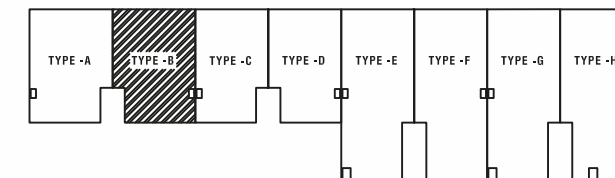


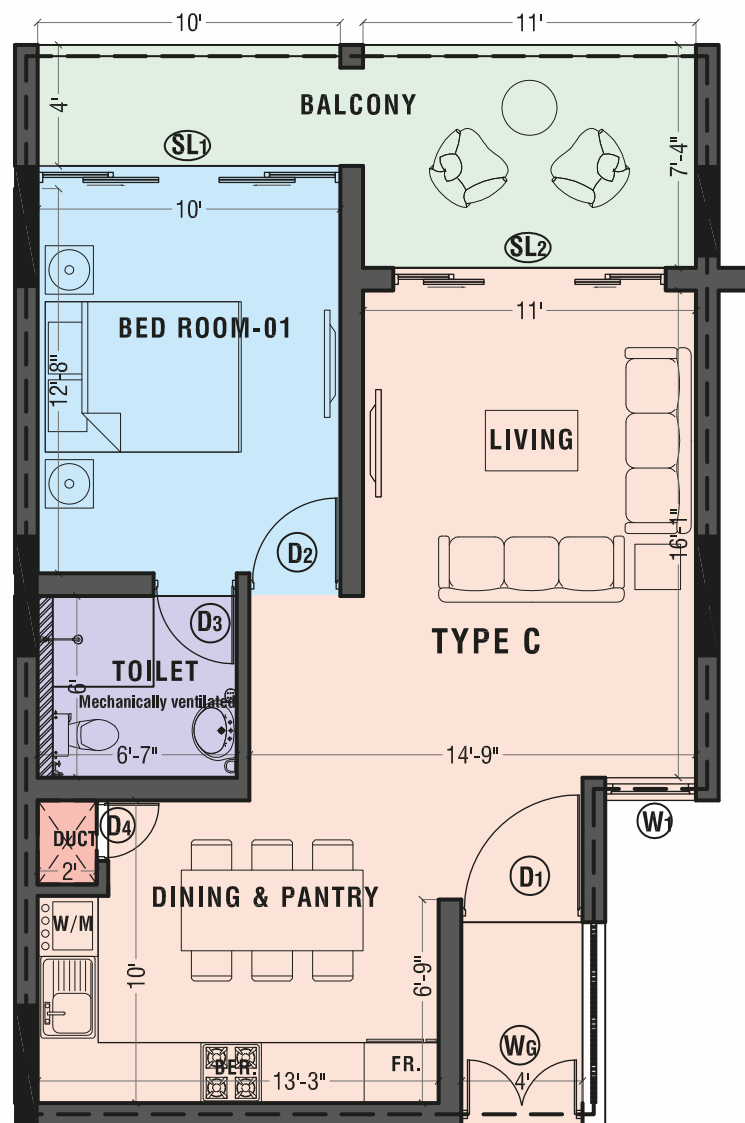


TYPE-A
FLOOR AREA - 850 SQ.FT.
(WITH BALCONIES)

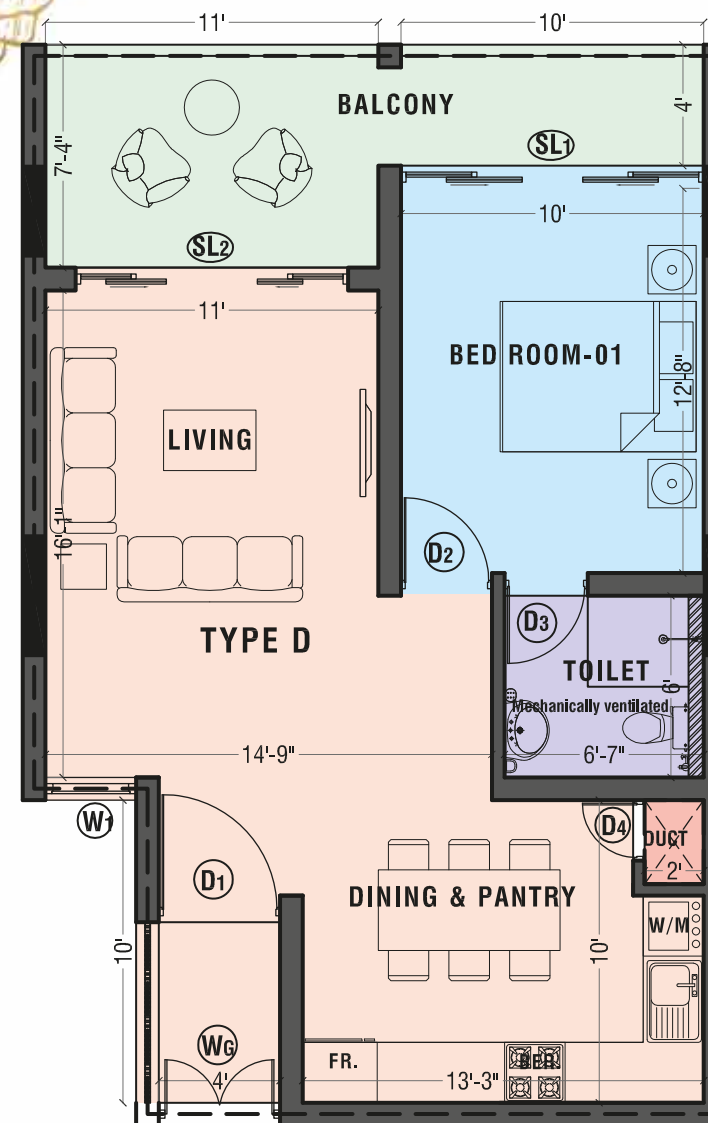
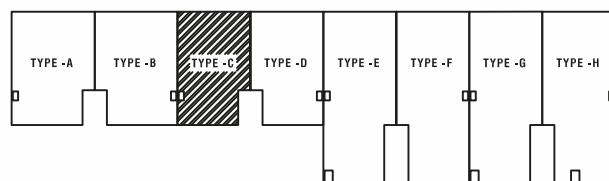


TYPE-B
FLOOR AREA - 846 SQ.FT.
(WITH BALCONIES)

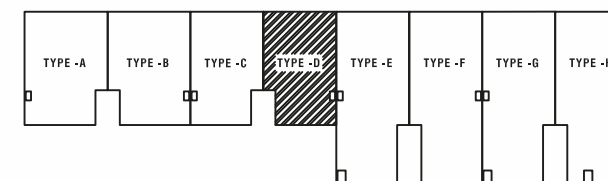




TYPE-C
FLOOR AREA - 741 SQ.FT.
(WITH BALCONIES)



TYPE-D
FLOOR AREA - 741 SQ.FT.
(WITH BALCONIES)





Bedroom

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Living

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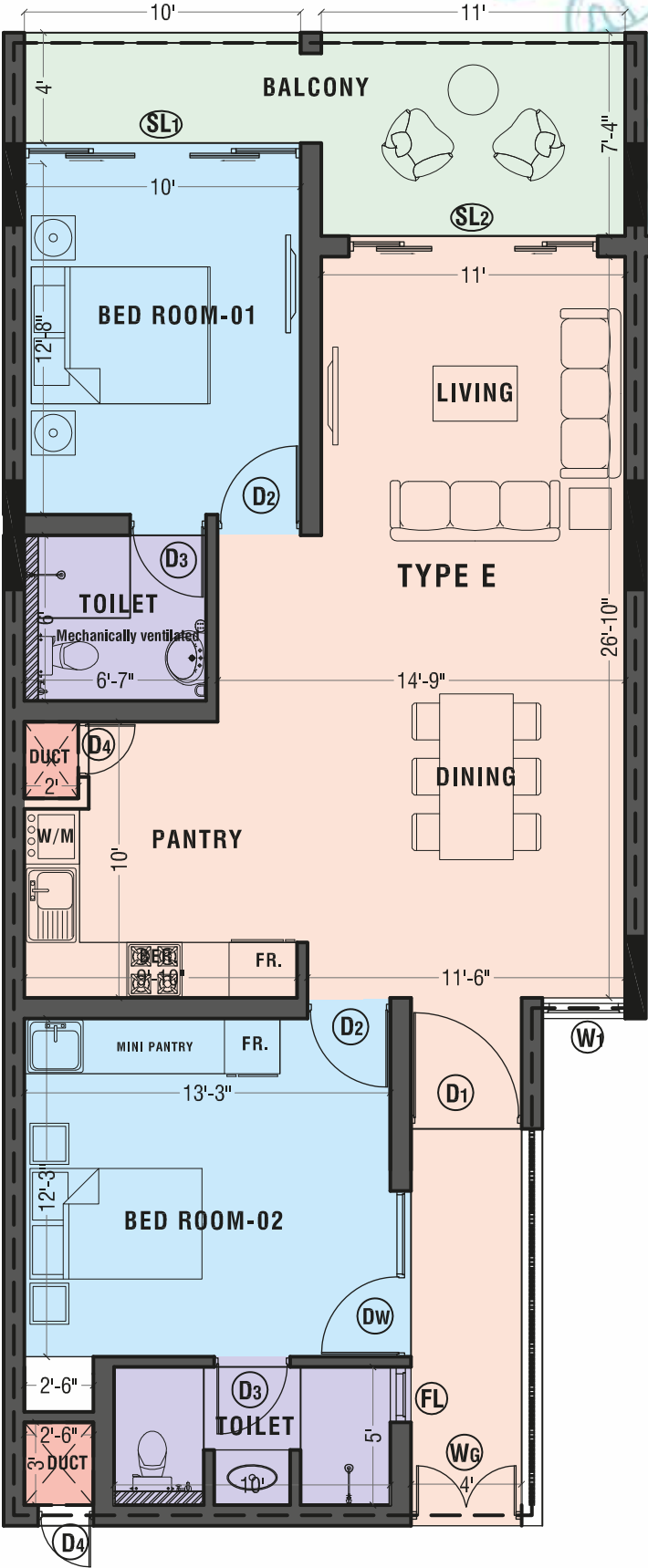
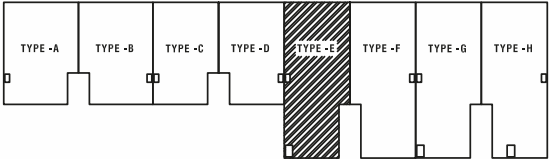


Ocean Villas

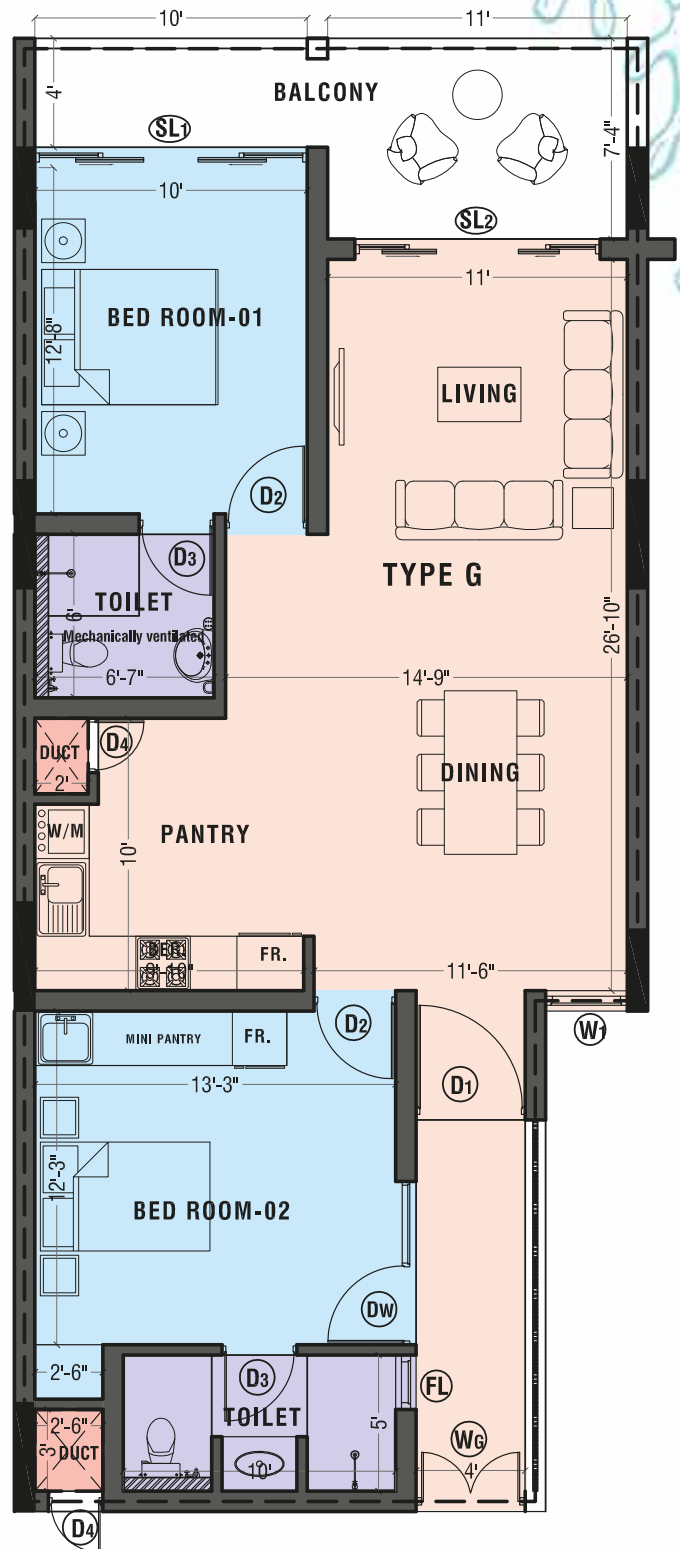
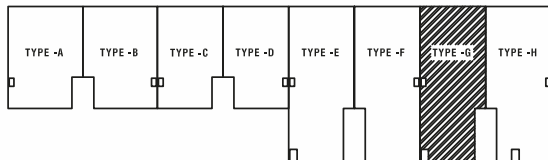
Our two bedroom residences are designed enhancing the very best of space and the views. These Dual key Apartments allows the second bedroom to be rented separately as a studio apartment on its own, allowing you to make the very best of space if your heart desires which consists of its own mini pantry.

- E - F - G - H

TYPE-E
FLOOR AREA - 1,118 SQ.FT.
(WITH BALCONIES)

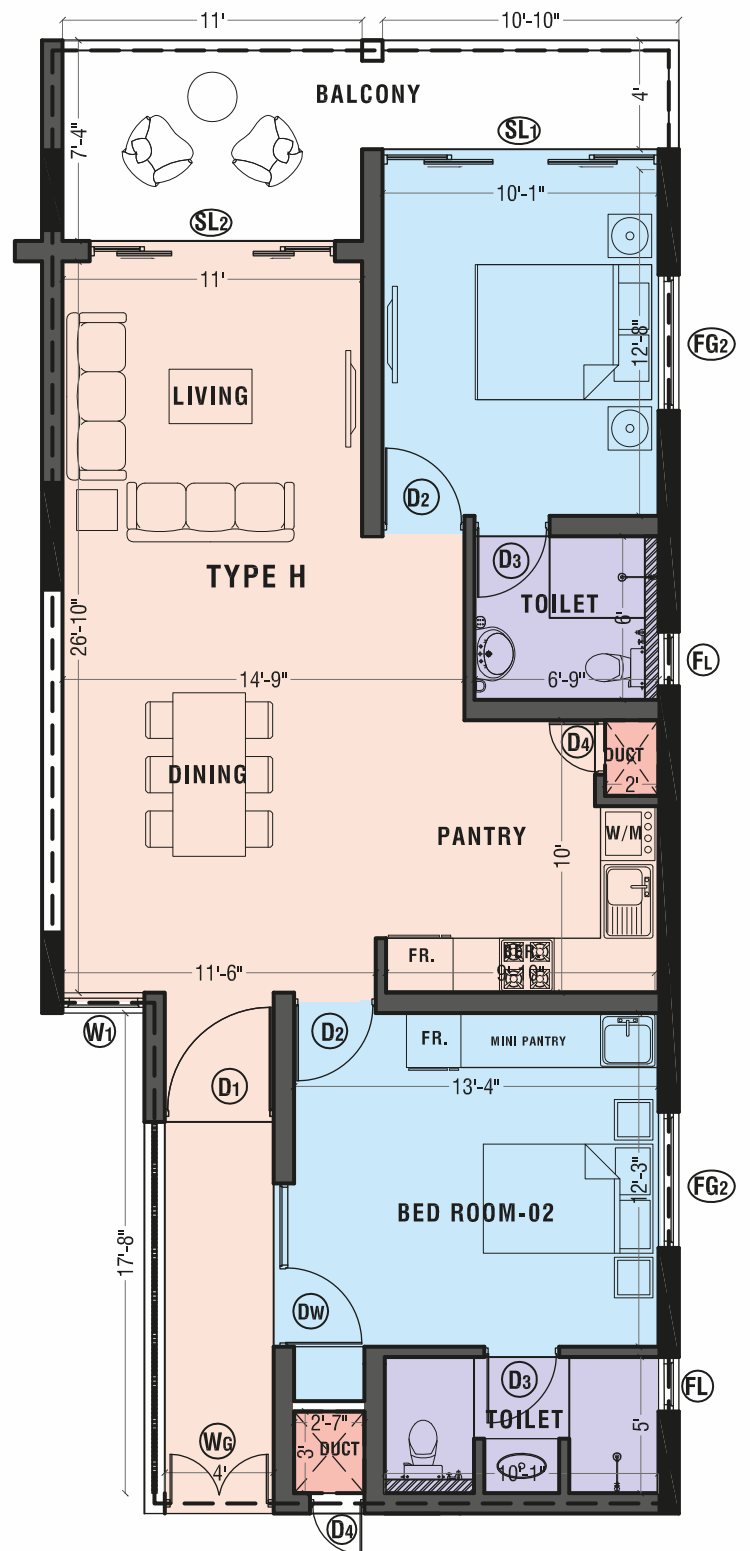
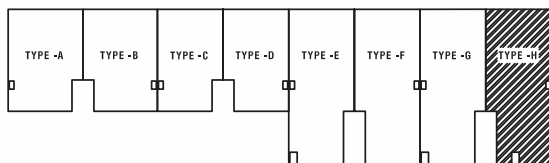


TYPE-G
FLOOR AREA - 1,118 SQ.FT.
(WITH BALCONIES)

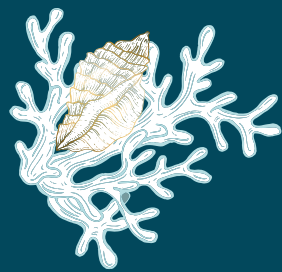




TYPE-H
FLOOR AREA - 1,125 SQ.FT.
(WITH BALCONIES)



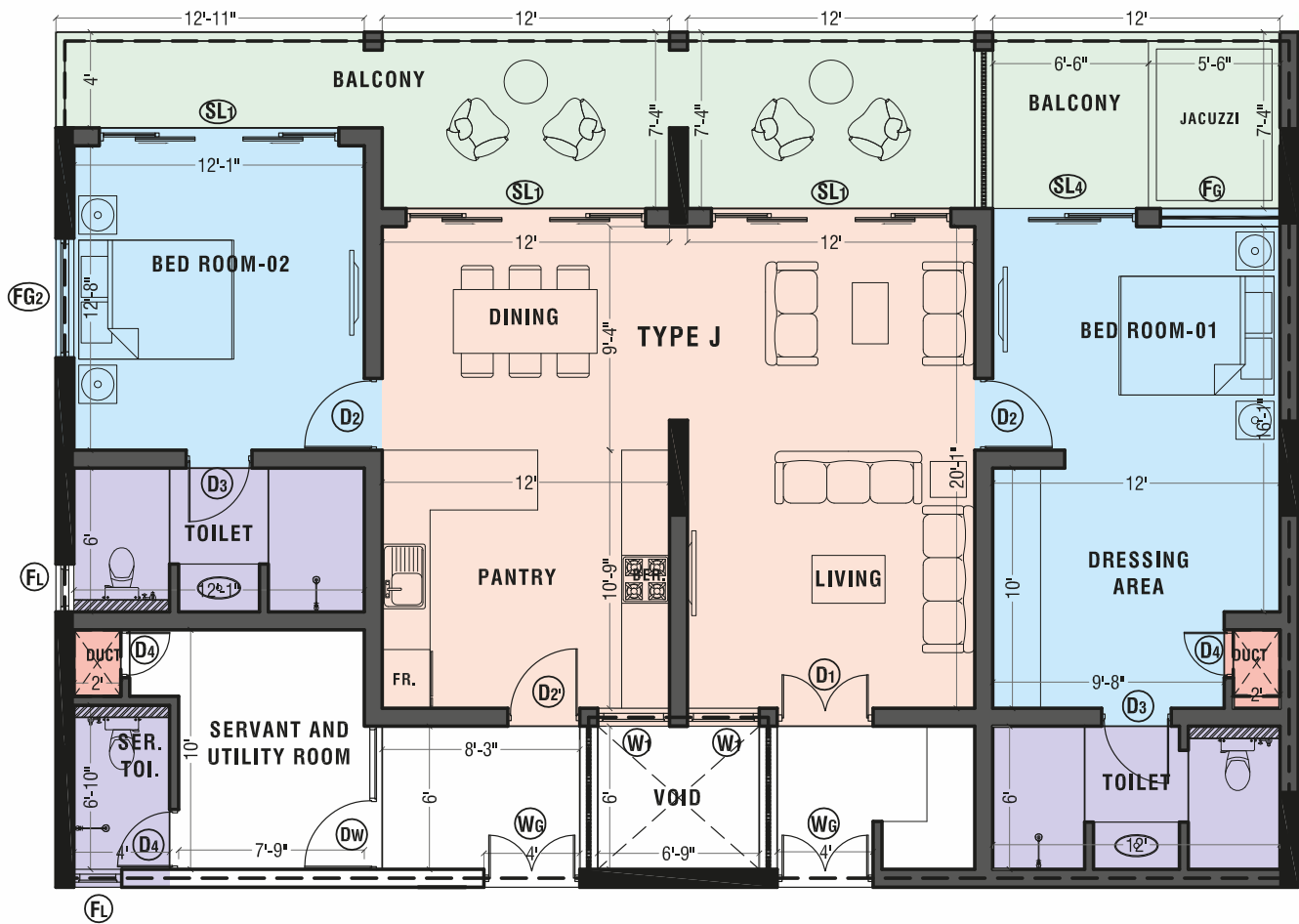
The Ocean Penthouses



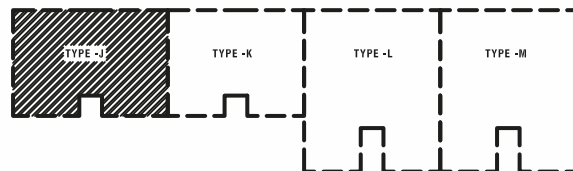
Luxury and opulence complemented by spacious interiors crafted with the best fittings and features to indulge in the mesmerizing views. Spacious living rooms opens onto expansive balconies overlooking the crystal blue oceans of the Indian Ocean, whilst giving you a quick glimpse onto the Colombo skyline. Let the stresses of everyday life melt away in our bathtubs whilst enjoying the glorious sunsets over the horizons.

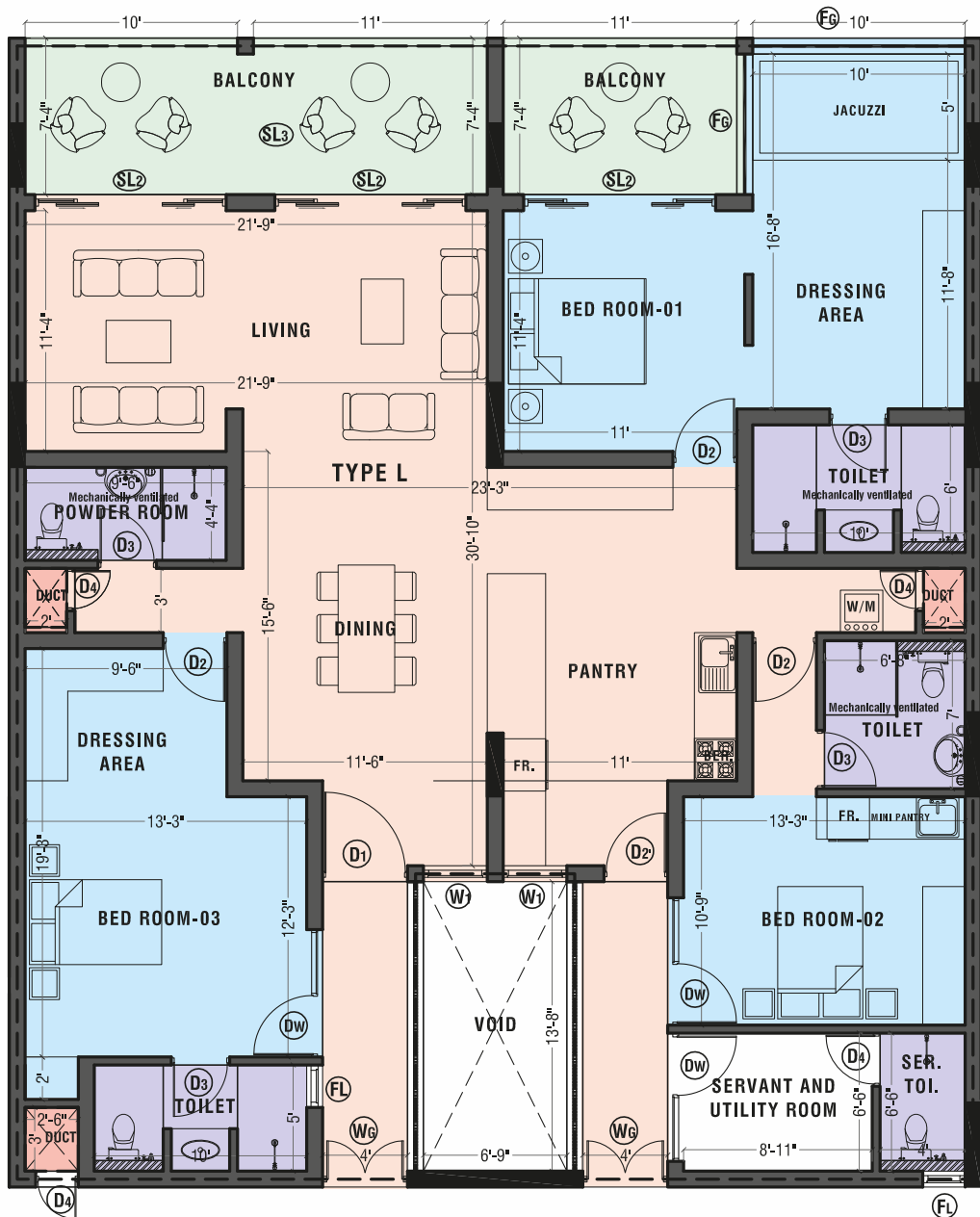
The integrated smart home features of these ultra-luxury residences invites a new caliber of luxury. A Luxury that allows you to escape the city life in just minutes, allowing you to spend quality time with your loved ones, making memories that will last generations to come. All while overlooking the clear blue waters of the Indian Ocean

- J - R - L - M -

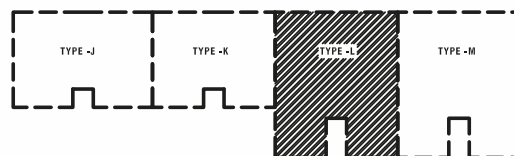


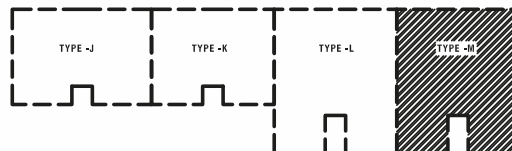
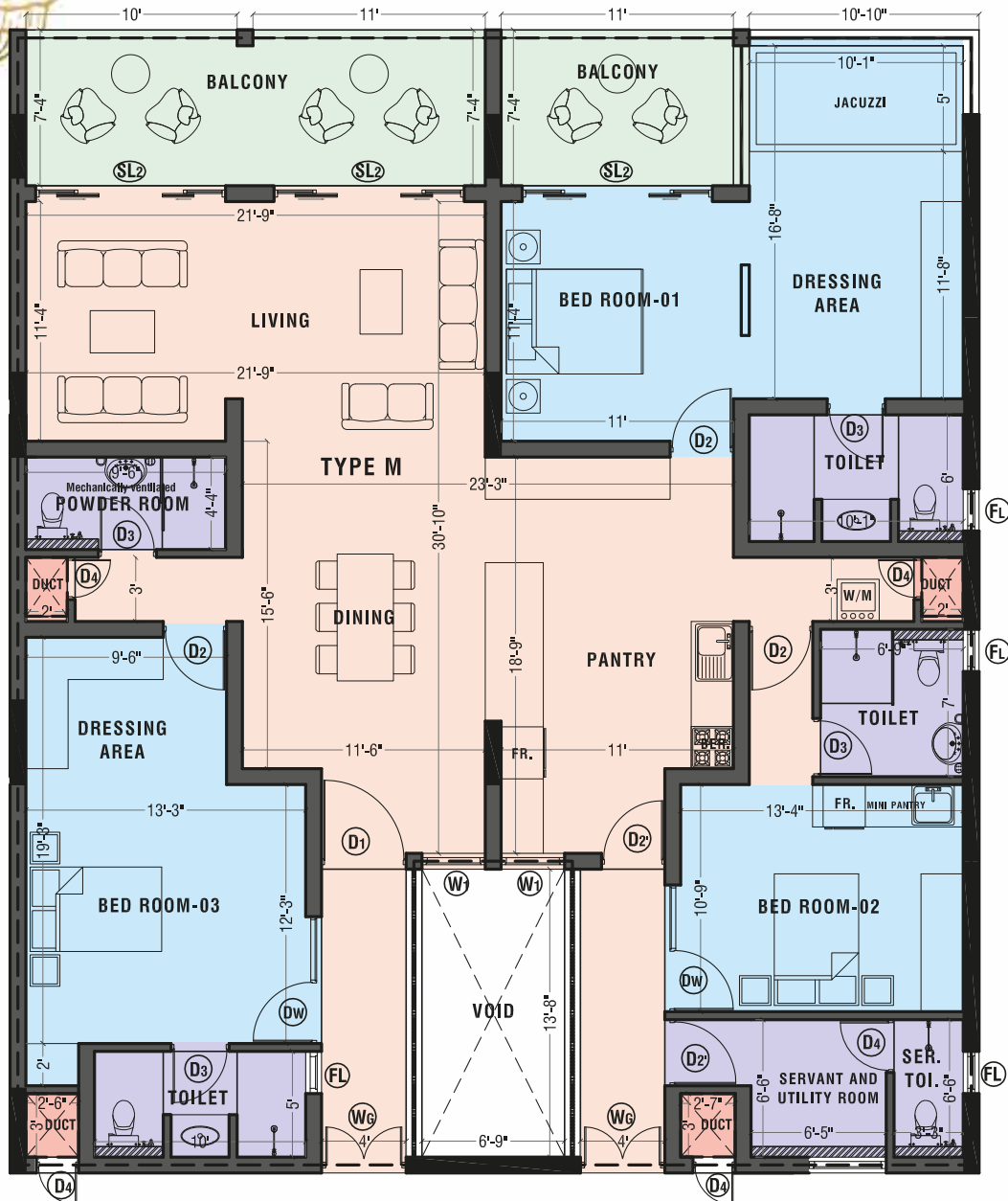
TYPE-J
FLOOR AREA - 1,726 SQ.FT.
(WITH BALCONIES)





TYPE-L
FLOOR AREA - 2,274 SQ.FT.
(WITH BALCONIES)

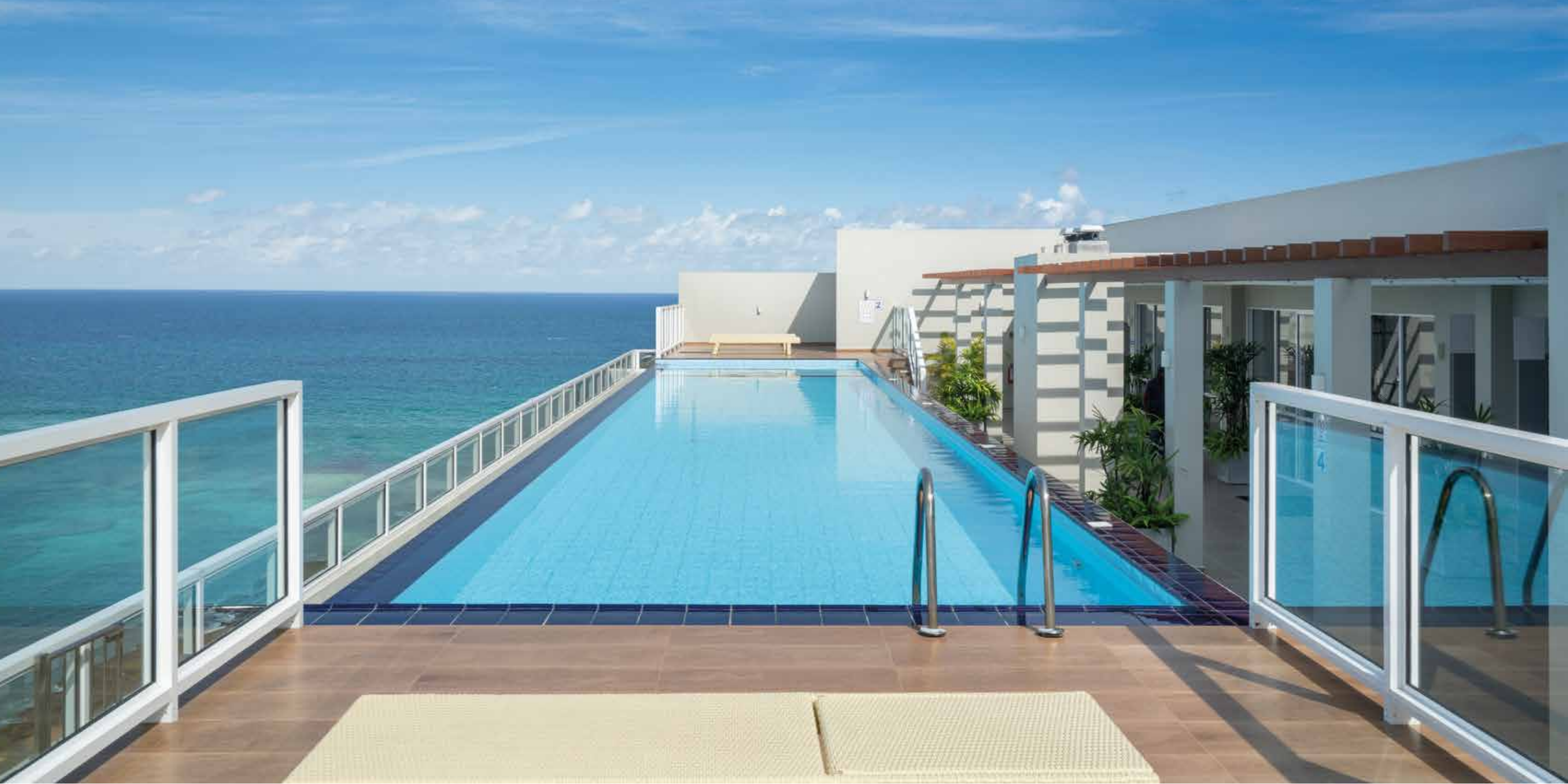






Invest in Leisure





Invest in Leisure





Invest in Leisure



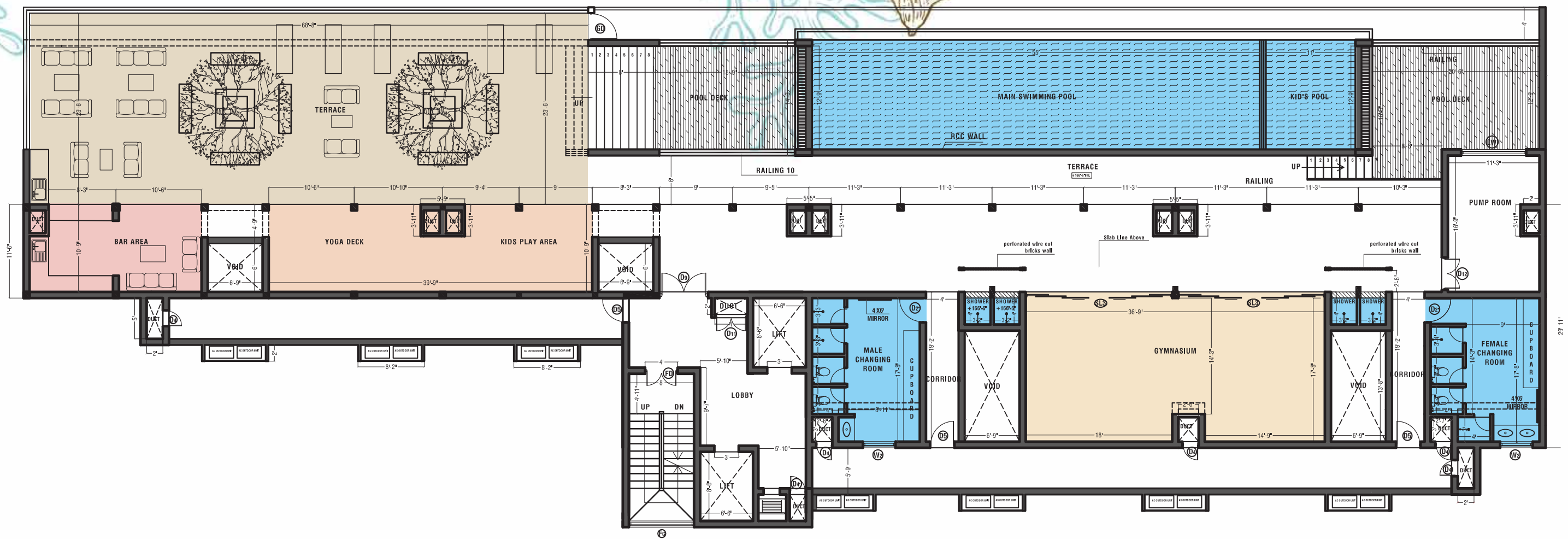


| 01st floor - Floor Plan | Invest in Leisure





| 15th floor - Floor Plan | Invest in Leisure



| Roof Terrace Floor Plan | Invest in Leisure

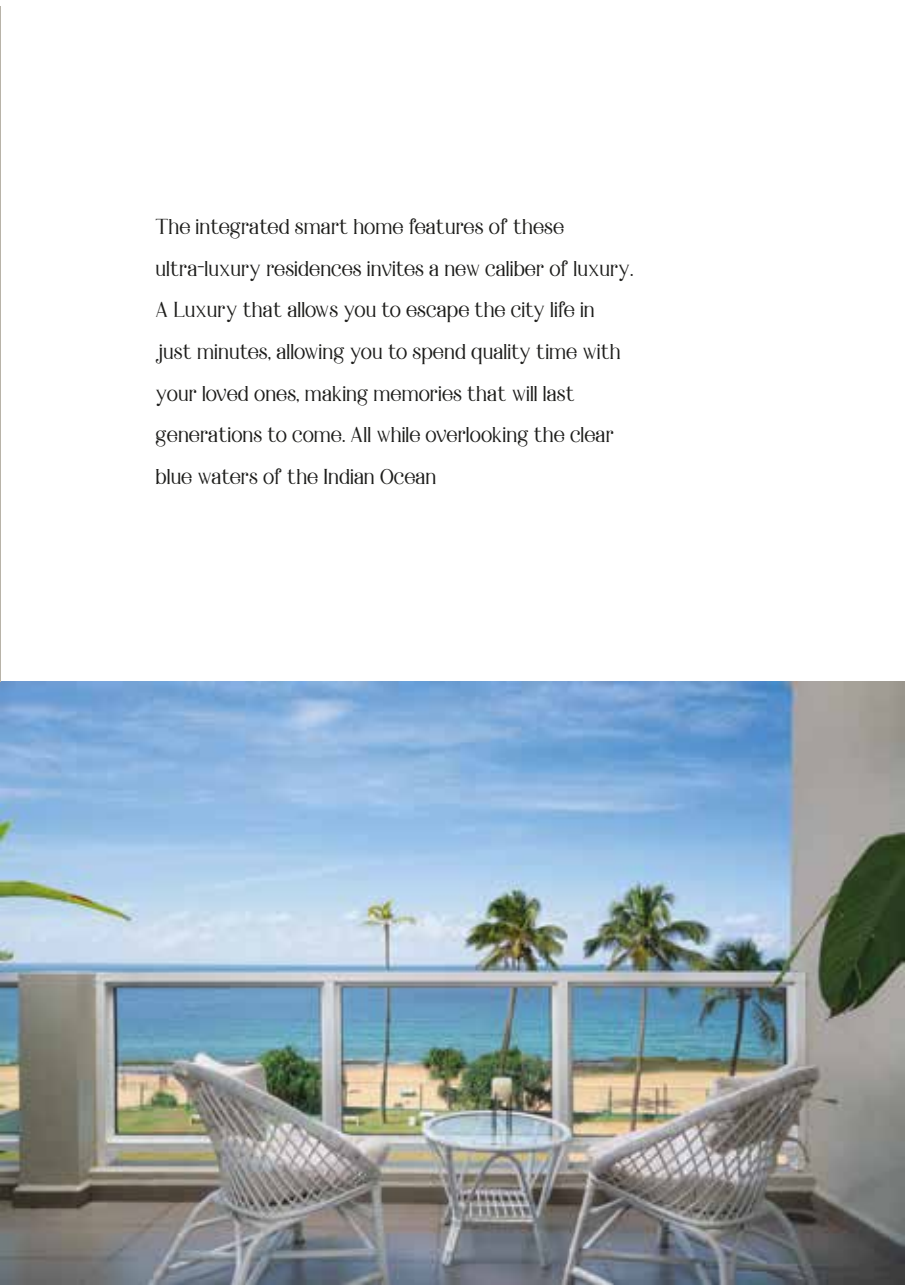




Living

Invest in Leisure





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Luxury and opulence complemented by spacious interiors crafted with the best fittings and features to indulge in the mesmerizing views. Spacious living rooms opens onto expansive balconies overlooking the crystal blue oceans of the Indian Ocean, whilst giving you a quick glimpse onto the Colombo skyline. Let the stresses of everyday life melt away in our bathtubs whilst enjoying the glorious sunsets over the horizons.

Invest in Leisure





TO NEGOMBO

TO KATUNAYAKE

PAMUNUGAMA ROAD

JA-ELA

EXPRESS WAY

UK TOWN

ST. MARY'S CHURCH

KERAWALA PITIYA

THE BEACH FRONT

ELAKANDA

PALM VILLAGE

PEGASAS HOTEL

Kerawalapitiya
highway
entrance 6.9KM

Ja - ela
highway entrance -
6.5KM

30 minutes
from Colombo

20 minutes
from BIA

10 minute drive to
popular Negambo
hotel road

Specifications



* ALL PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT MAY VARY DUE TO PRODUCT ENHANCEMENT.

Sub Structure

Pile foundation with RCC.
framed structure as per the Structural Engineer's recommendations.

Super Structure

RCC Columns, Beams, Slabs and Masonry walls to satisfy the design requirements.

Floor Finishes

Living, Dining & Bedrooms:
High quality porcelain tiles as per Architect's selection.

Balconies:
Non-slippery porcelain / ceramic tiles.

Bathroom:
Non-slippery porcelain tiles.

Wall Finishes

Internal Walls:
Smooth plaster with wall putty, filler and two coats of Emulsion paint.

External Walls:
Semi-rough plaster with wall primer, two coats of weather-shield paint system.

Bathrooms:
Ceramic or Porcelain tiles up to Ceiling level.

Pantry

Fully fitted modern design pantry cabinets excluding kitchen appliances.

SS Sink with drainer and swan neck tap
Perstop worktop with tiled backsplash.

Bathrooms

Rocell fittings for all bathrooms.
Water closet with hand bidet and Wash basin with tap.
Mirror and Mirror light.
Tempered glass shower cubicle.
Hot water geyser for shower and wash basin for all Bathrooms.
Soap tray, Toothbrush holder, Toilet paper holder, Robe hook and Towel rail.

Doors and Windows

Main Door:
Engineered solid timber sash and timber frame.

Internal Doors:
Engineered solid timber sash and timber frame.

Windows:
Powder coated aluminum glazed windows.

Fan Lights:
Powder coated aluminum glazed fan lights.

Locks:
Mortice door lock and handle for Main Door.
Knob type locks for all other doors.

Colour scheme

As directed by the Architect.

Electrical works

400V/30AMP Three Phase Power Supply.
Ceiling Fans for the Living and the Bedroom.
13 AMP Socket Outlets and Switches
Orange or equivalent).
MCB, RCCB (ABB/ SIEMENS or equivalent).
Telephone and TV socket outlets in Living area and all Bedrooms.
Light fittings as directed by the Architect.
AC power supply provision for bedrooms and living only.

Water Supply

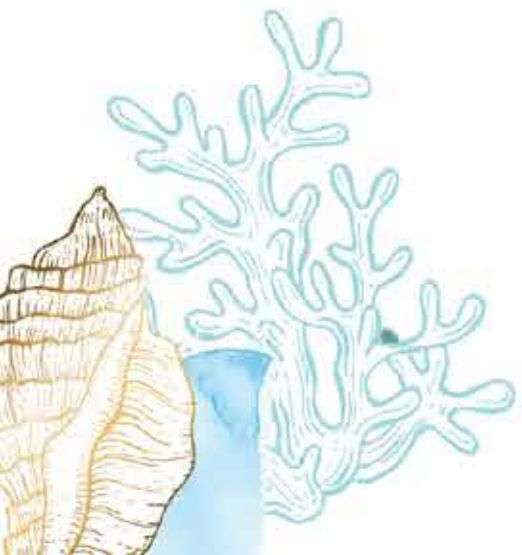
Connection from National Water Supply & Drainage Board.
Underground Sump and Overhead Storage Tanks.

General

Common Lifts.
Backup Power Supply Generator (for common areas & common amenities only). Individual Meters for Electricity and Water Garbage collection point.
Fire protection and alarm system.
CCTV at the entrance, lift lobby and roof terrace areas
Swimming Pool with Kids Pool.
Common Car Charging Bay.

Car Park

01 Reserved Parking slot.



amenities

With over 15 amenities to divulge in, the Beachfront II is your own private gateway when you choose to unwind and relax



Visitors Lounge
A spacious and cozy visitor's lounge on the ground level to entertain your guests.



Rooftop Infinity Pool
Rooftop Infinity Pool overlooking the Indian ocean giving you the excitement of a dip in the ocean.



Kids Pool and Play Area
An extensive area dedicated for kids complemented with an interactive kids play area and kids pool to make your little ones enjoy an unforgettable treat.



Yoga Deck
A Yoga deck to reconnect with your inner self.



BBQ Terrace
A BBQ terrace to add flavor to mesmerizing sunsets



Meeting Hub
An exclusive meeting hub to host quick meetings and attend your official duties without getting in the way of your holiday.



Beach Volleyball court
Enjoy volleyball on your private beach



Beach Garden
Beach Garden with a perfectly landscaped palm grove to enjoy an outdoor picnic



Fitness Center
A rooftop fitness center with state of the art equipment to keep you fit and healthy



Round the clock security
24Hr Security at the main entry points to the property accounting to every resident and visitor that enter and exit the premises.



Digital Surveillance
Digital surveillance on all common areas to ensure the safety of residents within the resort.



Access Controlled Elevators
Access Controlled elevators to ensure privacy of your stay. Access control cards allow residents to only access their respective residential floors and common areas.



Dual Key Apartments
Dual Key Two Bedroom Apartments will compliment a mini pantry consisting of single bowl sink with tap & base cupboard with counter top for the rentable room.



Drivers Rest Area
A dedicated area for drivers rest while you enjoy your holiday



Drivers Rest Area
A dedicated area for drivers rest while you enjoy your holiday

Wake up to the crystal waters of the Indian Ocean

The beachfront II, Uswetekeiyawa by Prime Group is a state of the art resort apartment just minutes from Colombo. Located on the golden sands and surrounded by the palm groves of Uswetekeiyawa – Wattala, The Beach front II is home to never ending views of the clear blue Indian Ocean, an ode to making memories that will never fade away.

Your own private seaside holiday villa in the sky with over 15 amenities to divulge in, The Beachfront II is your own private getaway when you choose to unwind and relax. The chic collection of one, two and three bedroom apartments are carefully designed to offer a sense of spaciousness and panoramic views from the Beautiful Colombo skyline to the crystal blue waters of the Indian Ocean

