



ALL-SUITE  
RESORT

---

TALPE HEIGHTS



# ALL · SUITE RESORTS

All-Suite Resort Talpe Heights  
Luxury Serviced Residences  
with Hotel Facilities

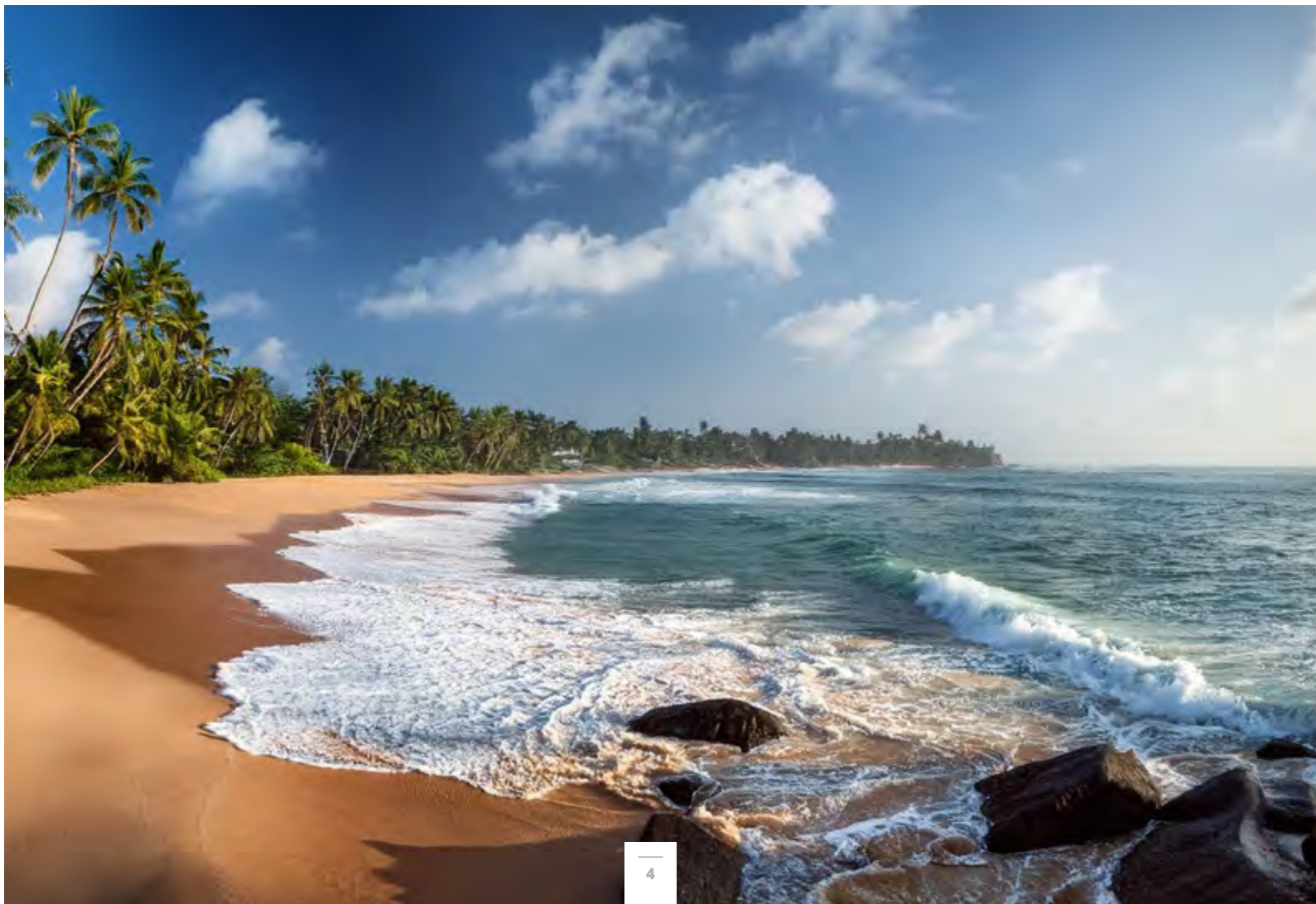




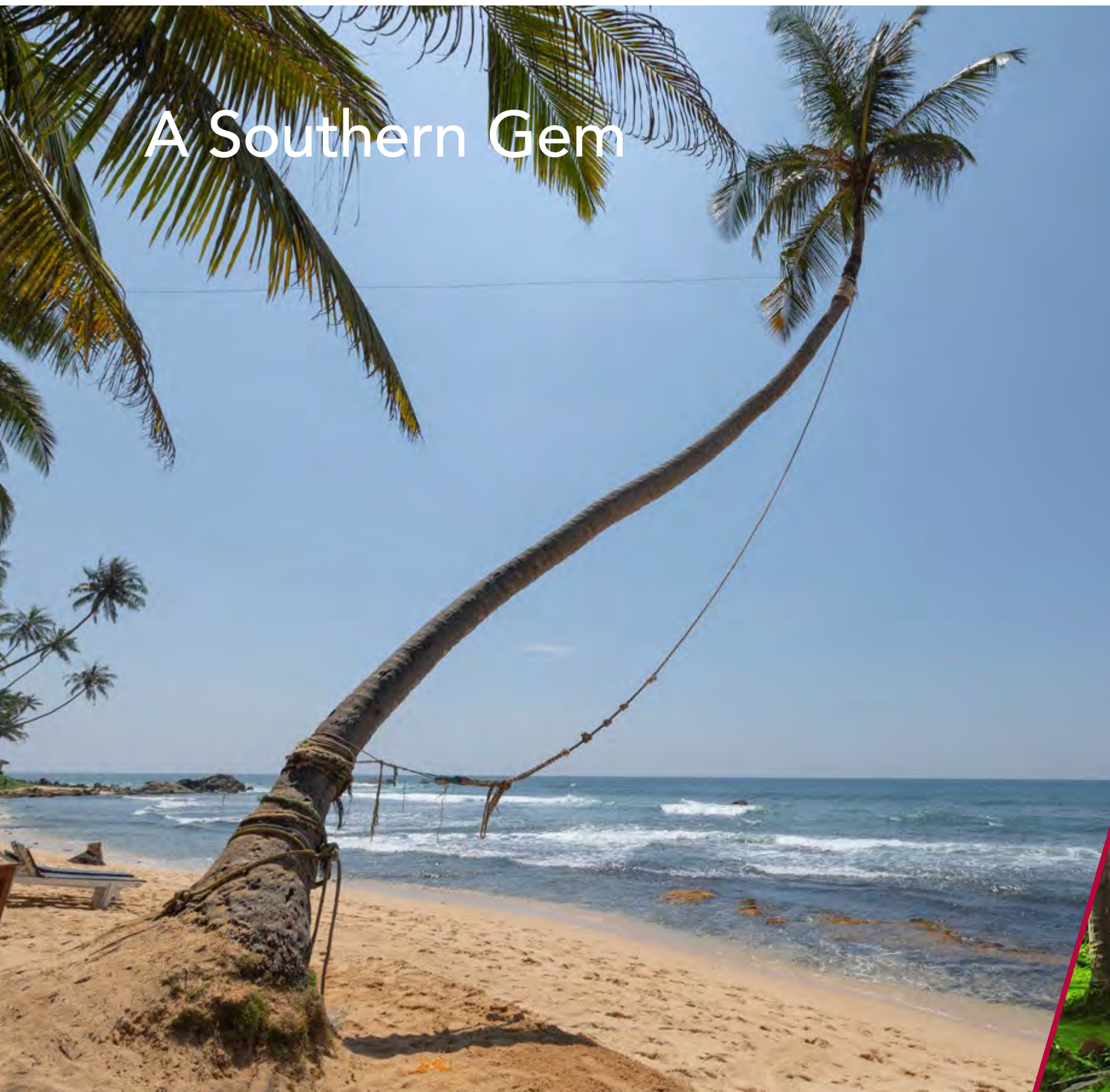
A hybrid living experience combining the privacy of a home with the convenience, amenities and service standards of a 5 star hotel.

All-Suite Resort Talpe Heights is a unique opportunity to acquire your own luxury, serviced Residence with hotel-style facilities in a spectacular setting overlooking Dalawella Beach, lauded as the finest beach in Sri Lanka.

These All-Suite branded Residences are elegantly furnished and share luxury amenities including a restaurant/bar, 24-hour concierge and security, housekeeping, ocean view residents' lounge, yoga deck and sky gym, a garden swimming pool and a stunning roof terrace with a 25m infinity pool and views of the Indian Ocean.



# A Southern Gem



## Dalawella Beach – “the Golden Mile”

Dalawella Beach, renowned for its thriving turtle population and the iconic image of slender palm trees gracefully arching over the golden sands, stands as an unmissable jewel in the crown of any Sri Lankan adventure.

Beyond its natural allure, the beach boasts the globally recognised Frog Rock and palm tree swing, a feature that has captured the imagination of countless travellers and frequently graces the feeds of social media enthusiasts.

For those seeking a quintessential Sri Lankan coastal experience, Dalawella Beach offers an entrancing blend of wildlife, striking natural beauty and relaxation along this celebrated ocean front.



## Galle - an historical showpiece

This unique city on the southwestern coast of Sri Lanka stands as a testament to a rich and layered history, earning its prestigious designation as a UNESCO World Heritage Site. A leisurely wander through the streets of Galle unveils a contemporary vibrancy that complements its historical charm.

Cafés and restaurants spill onto the streets, offering international cuisine and refreshment, while quirky boutiques showcase the creativity of local artisans. Impeccably restored hotels, housed within heritage buildings, provide luxurious accommodation and fine dining, many owned and curated by local and foreign artists, writers, photographers and designers adding a unique and artistic flair to the city's atmosphere.



## Prestigious serviced Residences along the Golden Mile

These All-Suite branded serviced Residences feature the very best of contemporary design with underground parking, EV charging and lock-away storage.

The 56 Residences are available with 1, 2 or 3 bedrooms and providespaciousaccommodation with private home comforts such as expansive living areas, fully equipped kitchens and multiple bedrooms and bathrooms.

Owners benefit from exclusive spaces for relaxation, socialising or informal meetings and à la carte tailored services such as private catering, child and petcare, grocery stocking, event planning, personal shopping, car valeting, limousine services and secretarial/ business support.

The private roof garden and terrace with 25m swimming pool offer a haven of tranquility – all expertly maintained by our comprehensive operator and facility management service.

With ocean views from every apartment and prices starting at \$162,615, All-Suite Resort Talpe Heights is the ideal choice if you're looking for a stress-free investment property in a breathtaking location.



**ALL SUITE**  
RESORT

## A paradise all year round

Perched on Sri Lanka's southwest coast, Galle wears its history on its sleeve.

Unspoilt beaches and nodding palms surround the historic town and 16th-century Portuguese-built fort while the rest of the city is lined with Dutch-style houses, high-end restaurants and hotels, quirky shops, whitewashed mansions and heritage museums.

Unawatuna, situated just south of Galle, is a lively Sri Lankan beach town renowned for its sandy beaches, calm waters perfect for swimming and verdant palm tree backdrop.

Just on from there is Dalawella Beach, quieter, more beautiful and less developed than its lively neighbours a short tuk tuk drive away.



## A lifestyle investment with an annual return

---

When you buy a serviced residence in All-Suite Resort Talpe Heights you don't just invest in a property but a comprehensive lifestyle solution that offers convenience, exclusivity and the "lock-up-and-leave" capability suited to a global lifestyle.

Our luxurious apartments provide unbeatable comfort with all the amenities of the best hotels coupled with the familiar warmth of a home.

Better still, you are invited to earn a reliable passive income from renting your apartment through All-Suite Resorts to holiday guests when you are not there.

All-Suite Resorts (an associate company of Kristall Spaces Lanka Pvt. Ltd) is a highly professional team with long-standing experience of international hotel operation, sales and marketing and rental management.

Our well-trained staff are on-site to ensure that every comfort and luxury is provided to the highest standards of quality.



All-Suite Resorts are experts at managing your apartment



Hassle free ownership - the operator takes care of everything



You just let them know when you are coming to stay and the rest of the time they look after everything



## ALL · SUITE RESORTS

### The freedom to relax

---

All-Suite Resorts offers a unique range of services. We take care of all the details, so you and your guests can relax in peace and enjoy your stay to the full.

All-Suite Resort Talpe Heights services and amenities include:

- Optional rental management and maintenance
- An elegant restaurant and bar
- On-site shop and spa facilities
- Concierge services 24/7 offering assistance with reservations, transport, local information and managing deliveries
- Room service and laundry
- A state of the art sky gym and ocean view yoga deck
- 25m sky pool and 16m garden pool
- Treatment rooms
- Professional cleaning service
- Ocean-view private owner lounge

## A true home from home but with hotel-style facilities

All-Suite Resort Talpe Heights blends harmoniously into the surrounding settings.

You'll immediately feel welcomed into a home from home.

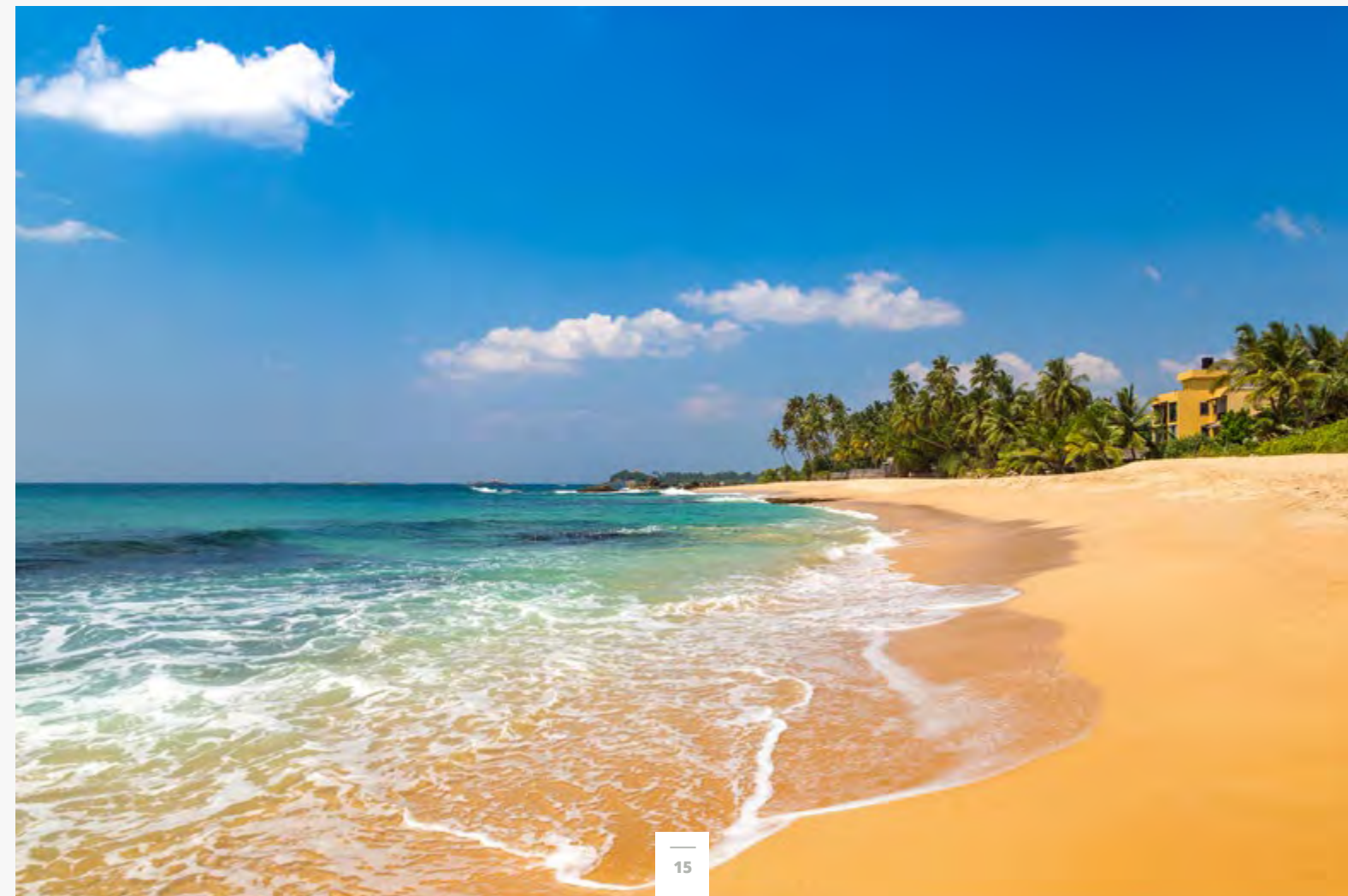
From the lobby to the apartments, its clean elegant architecture and generously designed communal areas offer plenty of space to linger and relax and enjoy your holiday.

Extensive glass fronts, light-flooded rooms, polished concrete floors and local teak wood create a harmonious connection to the surroundings.

The choice of two environmentally friendly saltwater swimming pools and a private owner lounge with ocean views provide further spaces to unwind or recuperate, whether you have been surfing or exploring all day or simply immersing yourself in the culture and stunning views.

The idyllic location allows you to enjoy the Indian Ocean from your own intimate surroundings each day before the sun sinks into the horizon - a glorious spectacle from the comfort of your balcony.

PROJECT VISUALISATION



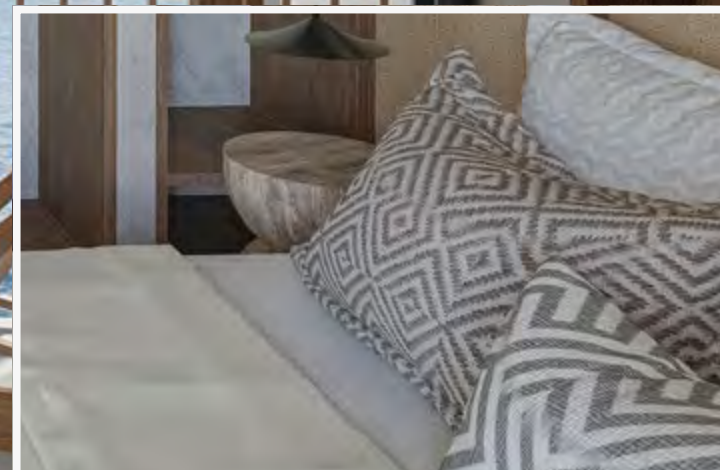


## Sleek interiors

Fully equipped kitchens are standard so you can enjoy cooking and eating in your apartment if you wish.

You'll find a high quality coffee machine, crockery and cutlery, glasses and comfortable chairs.

Local teak and polished concrete floors add to the understated elegance.



## Luxury hotel sleeping comfort

Our designers have created a level of luxury and comfort, comparable to the finest modern hotel bedrooms.

Opulent fabrics and curtains create a welcoming atmosphere that you and your guests will appreciate.

There are spacious wardrobes to store your belongings, while high-quality mattresses, luxurious pillows and bed linen ensure you'll have a restful night's sleep.



### Exquisite bathrooms

Whether relaxing in the bathtub or under the rain shower – you and your guests will enjoy the ambiance of a 5 star hotel bathroom.

Polished concrete, elegant bathroom fittings and a generous sense of space all combine to create an oasis of relaxation and wellbeing.



Luxury serviced Residences with hotel facilities  
A distinct and increasingly sought-after category

Owner and guest services services  
Hassle-free ownership model



Fresh tea, milk, eggs and vegetables delivered to your apartment every day  
In-residence catering



Full laundry  
Child and petcare



# ALL SUITE RESORTS

Buyers are investing in a lifestyle and experience beyond the traditional concept of property ownership.

By owning an apartment in All-Suite Resort Talpe Heights, you are investing in a prestigious All-Suite branded residence where you will enjoy private home comforts and a full complement of services including:

- A rental programme allowing owners to place their apartment into a letting pool
- Comprehensive security systems including CCTV, secure entry and on-site security personnel
- Spa treatments
- Dedicated butler services for personal assistance
- Child and pet care, grocery stocking, event planning, personal shopping, car valeting, limousine services and secretarial/business support
- 24-hour concierge
- Lock-up-and-leave convenience

A professional team of employees with decades of experience in the international hotel industry take care of all management and rental needs.

There is no maintenance to worry about, as our team will ensure that everything runs smoothly for you.



## Talpe Heights is the answer

---

Have lunch in your apartment or in the restaurant and then choose a sunbed by the garden swimming pool or roof terrace infinity pool to completely unwind.

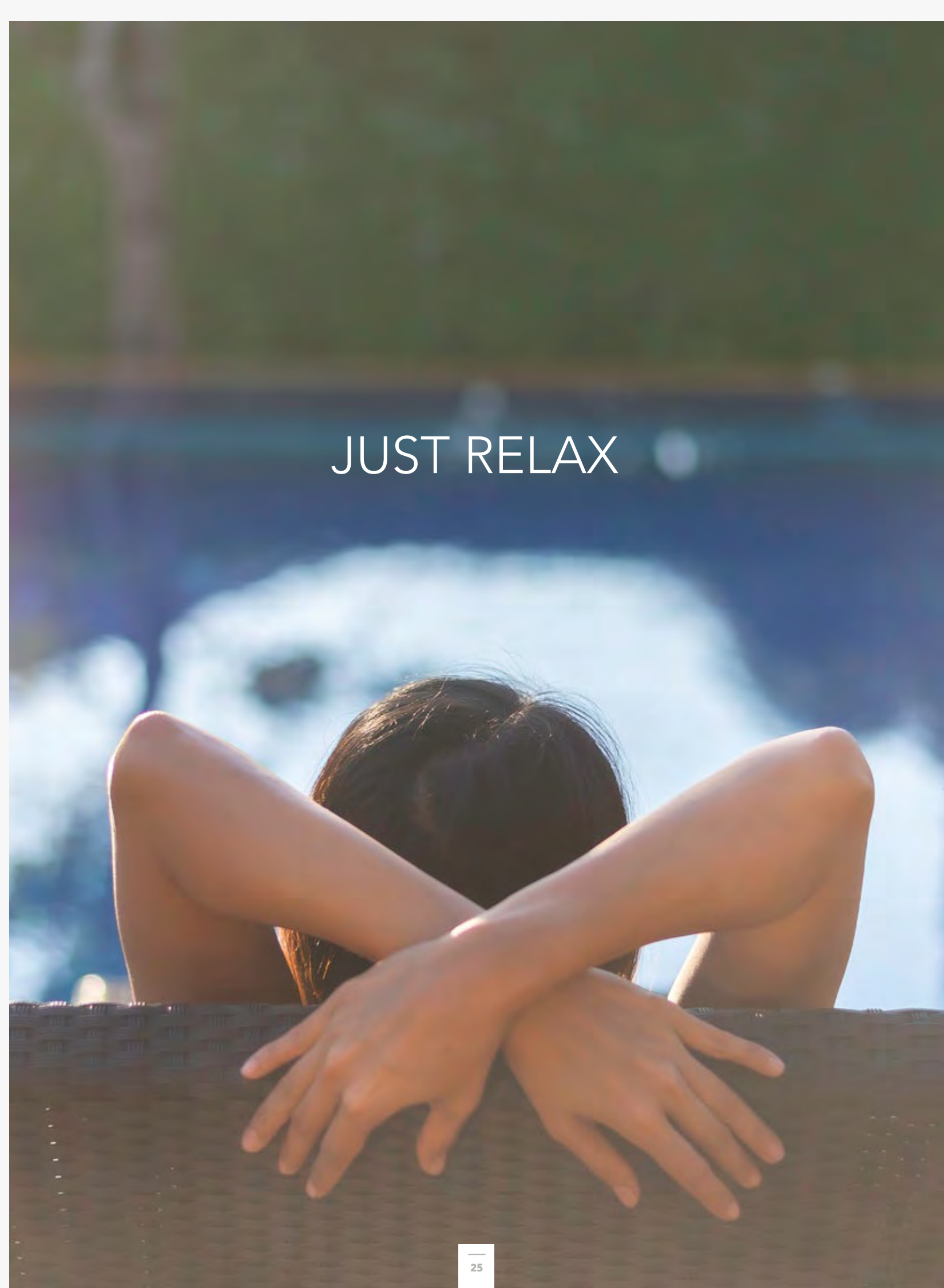
Everything is professionally maintained for our owners and our rental guests.

Why not book a massage or arrange a yoga class?

We are here to look after you.



# JUST RELAX





25m sky pool and 20m garden pool



Shop for essential apartment supplies

Environmentally friendly  
(saltwater, solar, filtered water)



A state of the art sky gym and  
ocean view yoga deck



In-residence catering  
and housekeeping



Find your pocket of calm



Everything is waiting for you:  
· Towels  
· Sunbeds  
· Fibre optic internet  
· Owner lounge with ocean views





## All-year holidays on one of Sri Lanka's most beautiful beaches

---

When you step outside the private surroundings of All-Suite Resort Talpe Heights, the majesty of Dalawella Beach awaits you with two separate sections of beach to choose from.

One has a protective reef creating a lagoon which ensures safe swimming all year round for all ages (with turtles to admire) and there is even a small surf break.

The other section is quieter and perfect for relaxing by the golden sands and enjoying the vibrant coastal charm.

Feeling active?

Scuba diving in Unawatuna, snorkelling guides, cooking classes, cycling tours, turtle hatcheries and spa days are all part of the experience.





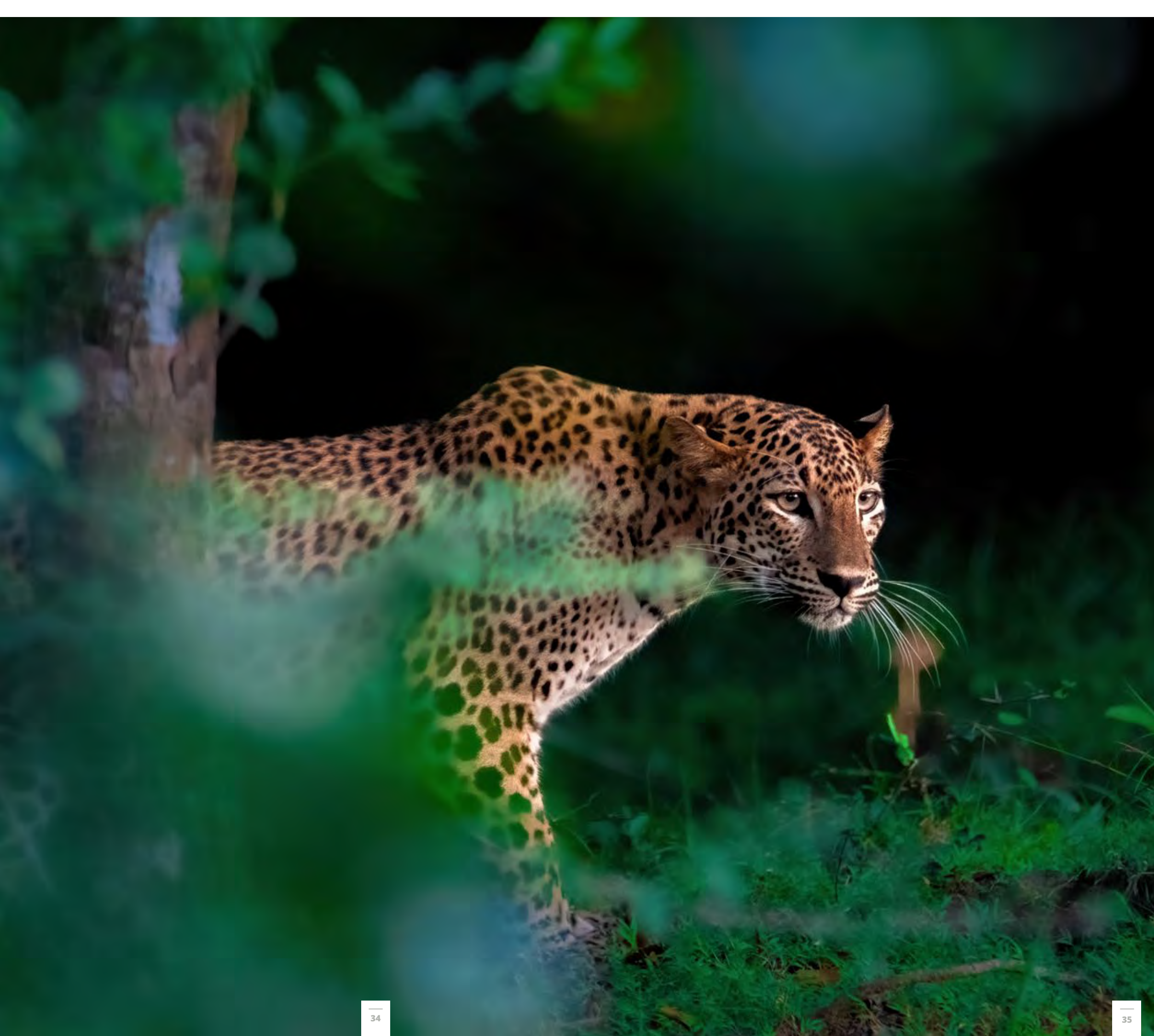
## Essential Galle

Investments in Sri Lanka's largest city, Colombo, are predominantly local. In contrast, Galle's historic old town, supported by its established infrastructure, has attracted substantial foreign capital, particularly from European and American expatriates living in Asia who purchase holiday properties.

Experience a tapestry of cultures within the ancient walls of UNESCO-listed Galle Fort in south Sri Lanka. Once trodden by soldiers and sailors, its historic streets now house Dutch Reformed and Anglican churches, antique shops, photogenic cafés and vendors selling freshly baked bread.

Foodies can indulge at the plethora of restaurants in the converted Old Dutch Hospital, as delicious as they are Instagrammable. Beyond the ramparts, fishing boats rest on sandy coves while roadside stalls brim with the freshest fish.



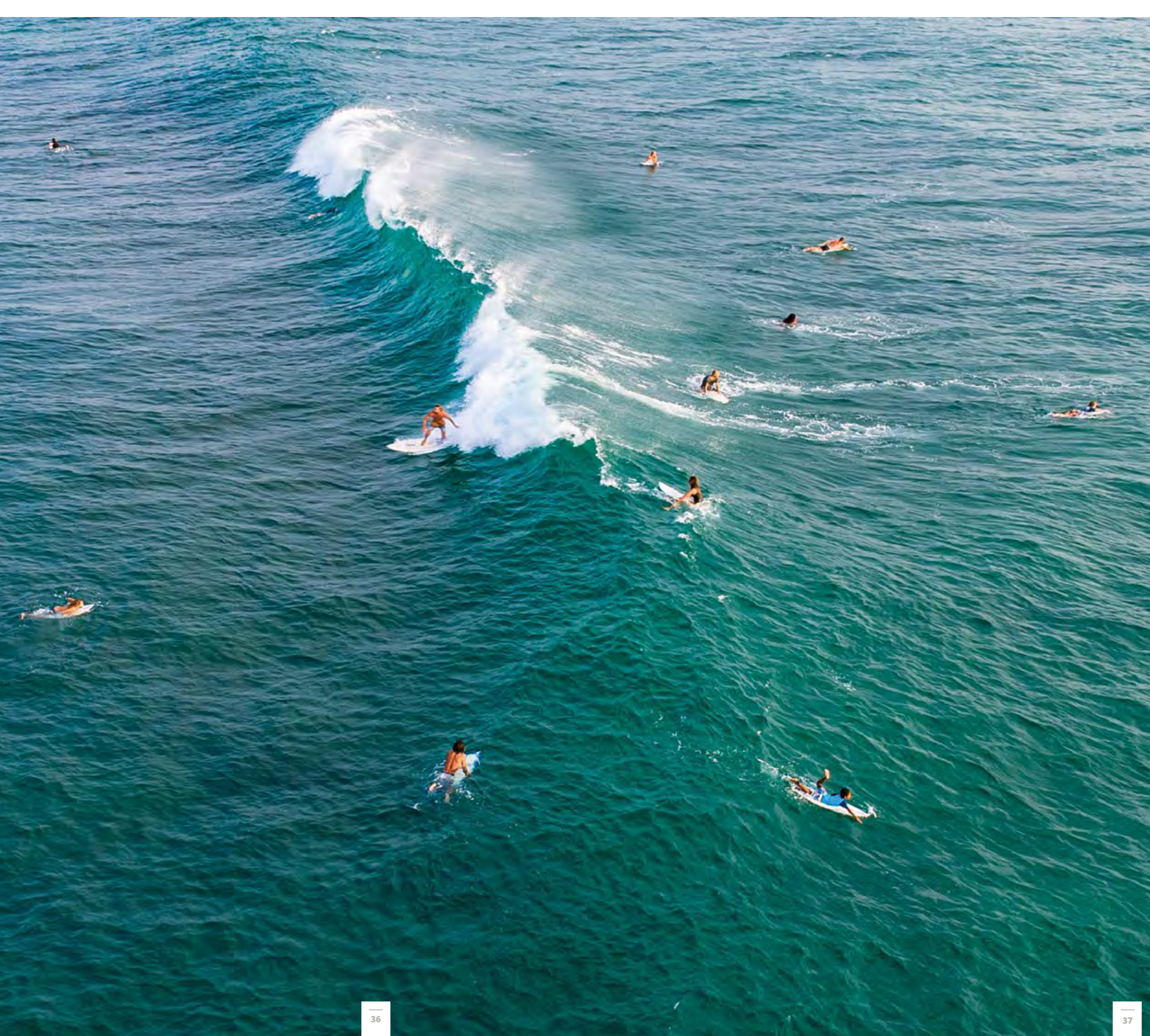


## Top 5 hotspot for biodiversity

You'll watch blue whales congregate off the Southern coast of Sri Lanka, observe elephant herds gather in Udawalawe and search for leopards in Yala.

And can you actually say you've been to Sri Lanka without seeing monkeys?

Compact yet diverse, Sri Lanka is one of the world's greatest wildlife destinations.



## A warm-water heaven

Dalawella Beach is known for its coral reef and sand bottom, with the best surf conditions during medium and high tide. The spot provides both left and right waves.

Wave heights usually range from chest-high to over 5 feet, and the ride length is between 50 and 150 metres. The break is a reef break, and the water is fairly deep at high tide which can help surfers get comfortable with reef surfing.

In contrast, nearby Dewata offers a sandy bottom and other surf spots in the vicinity include:

Koggala - a more remote beach that has a beach break and a mellow left point. 10 minutes from Dalawella.

Kabalana Beach - one of the best all-level surf spots in the South; home to probably the best A-frame in the country. Plus a beach break that's very popular with surf schools and learners. 15 mins from Dalawella by tuk tuk.

Ahangama – popular with intermediates and with learners. 20 mins from Dalawella by tuk tuk.

Midigama Lazy Left - a mellow, predictable left-hand reef break (up to 5 or 6 feet) offering long rides (500m). Forgiving, deep reef; ideal for beginners' first reef break or intermediate/advanced surfers in larger swells. Located 30 minutes from Dalawella.



### Galle: one of the most picturesque cricket grounds in the world

With the Indian Ocean visible on two sides of the ground and the famous clocktower of the 16th-century Dutch fort towering above, Galle's international stadium is one of the most scenic venues in the world.

# Investor highlights

## Luxury serviced Residences with ocean views

All-Suite Resort Talpe Heights is our latest project overlooking the highly-desirable Dalawella Beach (7km from Galle) offering 56 luxury serviced Residences with 1, 2 or 3 double bedrooms and spectacular ocean views from most balconies and the stunning roof terrace complete with infinity pool and bar area.

All-Suite Resorts provides 5-star hotel services to you and your guests and takes care of your apartment all-year round.

Prices from \$162,615.

## A profitable investment in a popular holiday destination

Sri Lanka is an increasingly popular destination with over 2 million visitors per year. This verdant island is known for its endless beaches, timeless ruins, welcoming people, wildlife, rolling surf and flavoursome food.

This new project offers you an excellent opportunity to invest in prime property.

The apartments are perfectly located in the attractive Galle area to generate a reliable passive income when rented to tourists by a professional operator when you are not there (All-Suite Resorts).

## Facts & figures:

- Foreign nationals can buy condominium properties as freehold
- Sri Lankan economy growing by at least 4% per annum
- Buyers receive a 5 or 10-year visa
- Sri Lanka Tourism Development Authority: prior to 2019, the Southern Coast around Galle had an average hotel occupancy rate of 73%
- Galle consistently ranks among the top three most visited destinations in Sri Lanka, largely due to attractions like the Galle Fort, a UNESCO World Heritage site
- Rental income: a 1-bedroom apartment with ocean views can be rented out for \$180 per day, a 2-bedroom for \$350 per day and 3-bedroom for \$510

## Payment Plan:

|   |      |
|---|------|
| 5% partial payment 1 - Reservation fee                | 5%   |
| 25% partial payment 2 - 1 month after signing SPA     | 25%  |
| 20% partial payment 3 - Top out                       | 20%  |
| 20% partial payment 4 - First fix installations       | 20%  |
| 12% partial payment 5 - Facades and windows           | 12%  |
| 12% partial payment 6 - Handover of apartments        | 12%  |
| 4% partial payment 7 - Handover of the entire complex | 4%   |
| 2% partial payment 8 - Retention                      | 2%   |
| Stage Payments total                                  | 100% |



KRISTALL SPACES

KRISTALL SPACES LANKA PVT. LTD  
489 MATARA ROAD, 80600 GALLE, SRI LANKA  
T: +94 77 623 2924  
info@kristall-spaces.com | property-srilanka.com



Mountain Spa Residences St. Anton



Silva Peak Residences, Galtur



All-Suite Residence Kühtal



Chalet Zwieselstein



Mountain Lake Resort Zell am See



Residenz Zwieselstein



All-Suite Resort Ötztal



All-Suite Resort Paznaun



Residenzen Gasthof Zwieselstein



All-Suite Resort Fieberbrunn

ALL SUITE  
RESORT

## COMPANY PROFILE

Kristall Spaces Lanka Pvt. Ltd supports investors with a turnkey service through the buying and ownership phases and helps you achieve your ideal lifestyle investment in Sri Lanka: low risk, capital growth and an optional rental model so your property provides an annual return when rented through a professional operator.

The award-winning Kristall Spaces team continues to develop, sell and operate European holiday investment properties where it has successfully worked for over 15 years with its associate operator company All-Suite Resorts all-suite.com to professionally maintain apartments for owners and generate rental income from tourists.

## MANAGEMENT & SALES TEAM



Simon Atterbury  
CEO



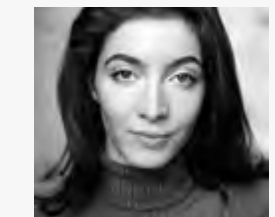
Trevor Reckerman  
Managing Director



Branson Atterbury  
Marketing Director  
English, French, German



Adrian Ludwig  
Property consultant  
English, German



Helene Atterbury  
Property consultant  
English, German



KRISTALL SPACES



The Dalawella Beach bucket list (to do):

- Surf the break off Dalawella Beach
- Shopping in the KK Boutique in Galle
- Yoga shala in the jungle (see monkeys on the way)
- Catch your own fish on Dalawella Beach
- Swim with the turtles (but don't touch)
- Train from Galle to Colombo (reserve a seat in air conditioning)
- Galle International Stadium to watch cricket
- Trip to Udawalawe National Park for wildlife
- Spa Ceylon for massage

To eat and drink:

- Wijaya Beach for prawns & sunsets
- KK Beach for a quiet lunch
- Unawatuna for rice & curry
- The Radisson Collection Resort in Talpe
- Kabala Sunset Cafe
- Angel Beach for dancing
- Aqua Forte in Galle for fine Italian dining
- Sundown Lodge for cocktails





**KRISTALLSPACES**

KRISTALL SPACES LANKA PVT. LTD  
489 MATARA ROAD, 80600 GALLE, SRI LANKA  
T: +94 77 623 2924  
[info@kristall-spaces.com](mailto:info@kristall-spaces.com) | [property-srilanka.com](http://property-srilanka.com)