

**BEACH  
FRONT**  
Phase II  
USWETAKEIYAWA

~ Invest in Leisure ~



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 Uswetakeiyawa – 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

Wake up to the  
crystal waters of  
the Indian Ocean



## 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.





Dwell in absolute solitude you've never quite known. Perhaps a private picnic on the beach with your loved ones. Or simply an evening dip in our infinity pool, overlooking the crystal blue waters of Uswetekeiyawa.



Invest in Leisure





## Ocean Suites

Our one bedroom apartments overlooking the crystal blue waters of Uswetekeiyawa are beautifully crafted to let you truly relax, melting the everyday stress of the city life.

-A-B-C-D-



Living

Invest in Leisure





Dining

Invest in Leisure





Bedroom

Invest in Leisure

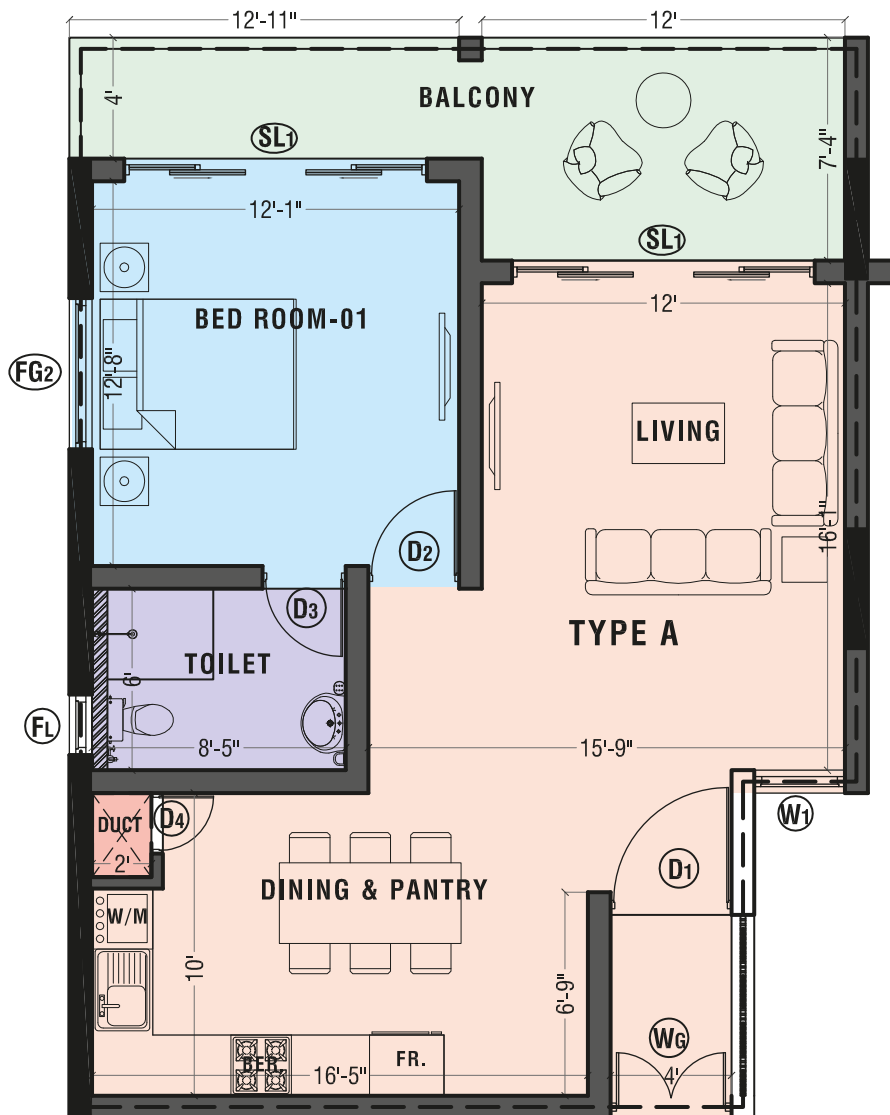




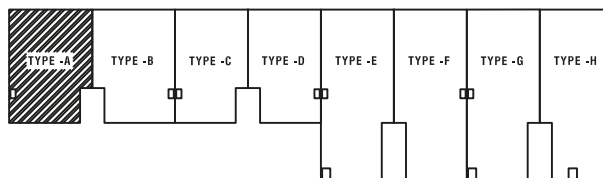
Bathroom

Invest in Leisure



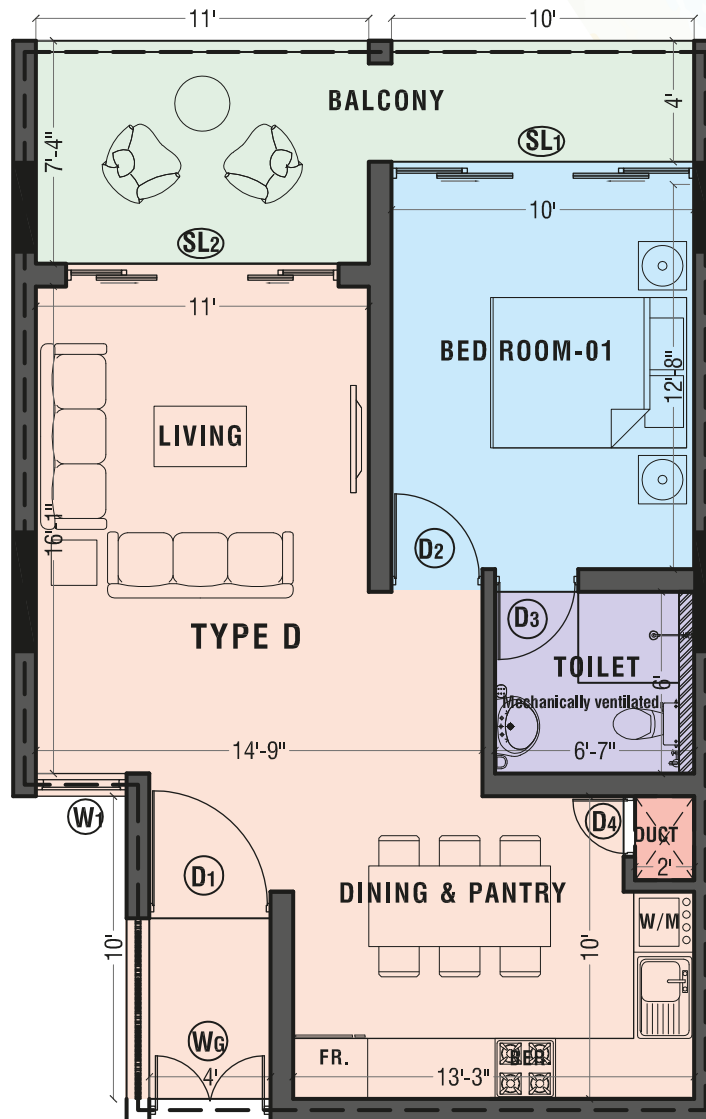


TYPE-A  
FLOOR AREA - 850 SQ.FT.  
(WITH BALCONIES)

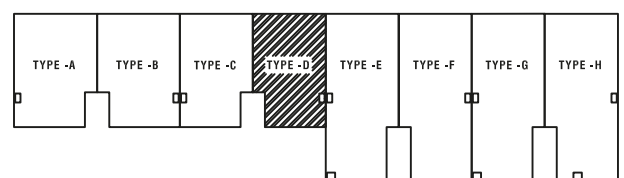








**TYPE-D**  
**FLOOR AREA - 741 SQ.FT.**  
**(WITH BALCONIES)**





**BEACH**  
**FRONT**  
Phase II  
USWETAKEIYAWA

# 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



Living

Invest in Leisure





Dining

Invest in Leisure





2nd Bedroom - Rentable Studio

Invest in Leisure





Bathroom

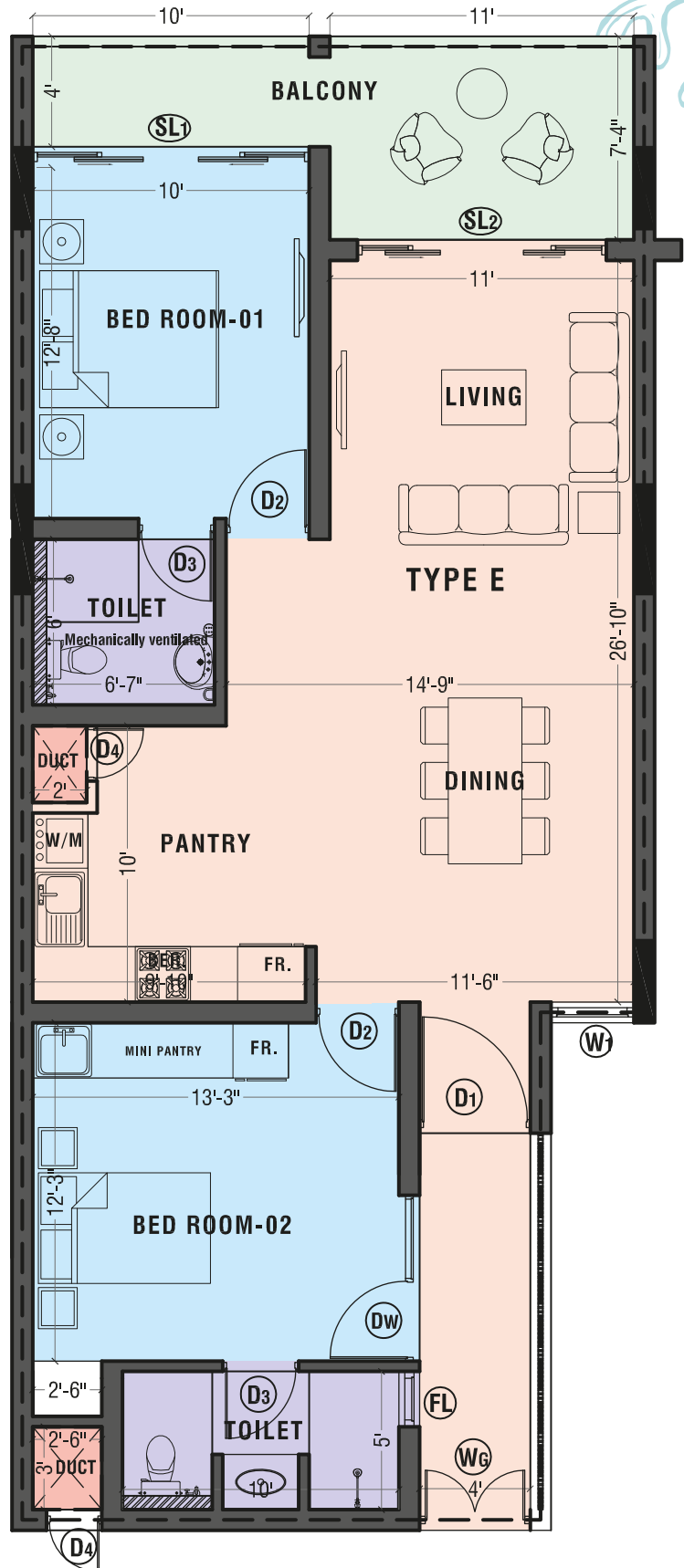
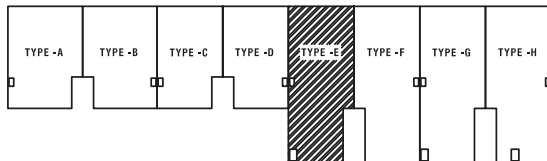


Invest in Leisure

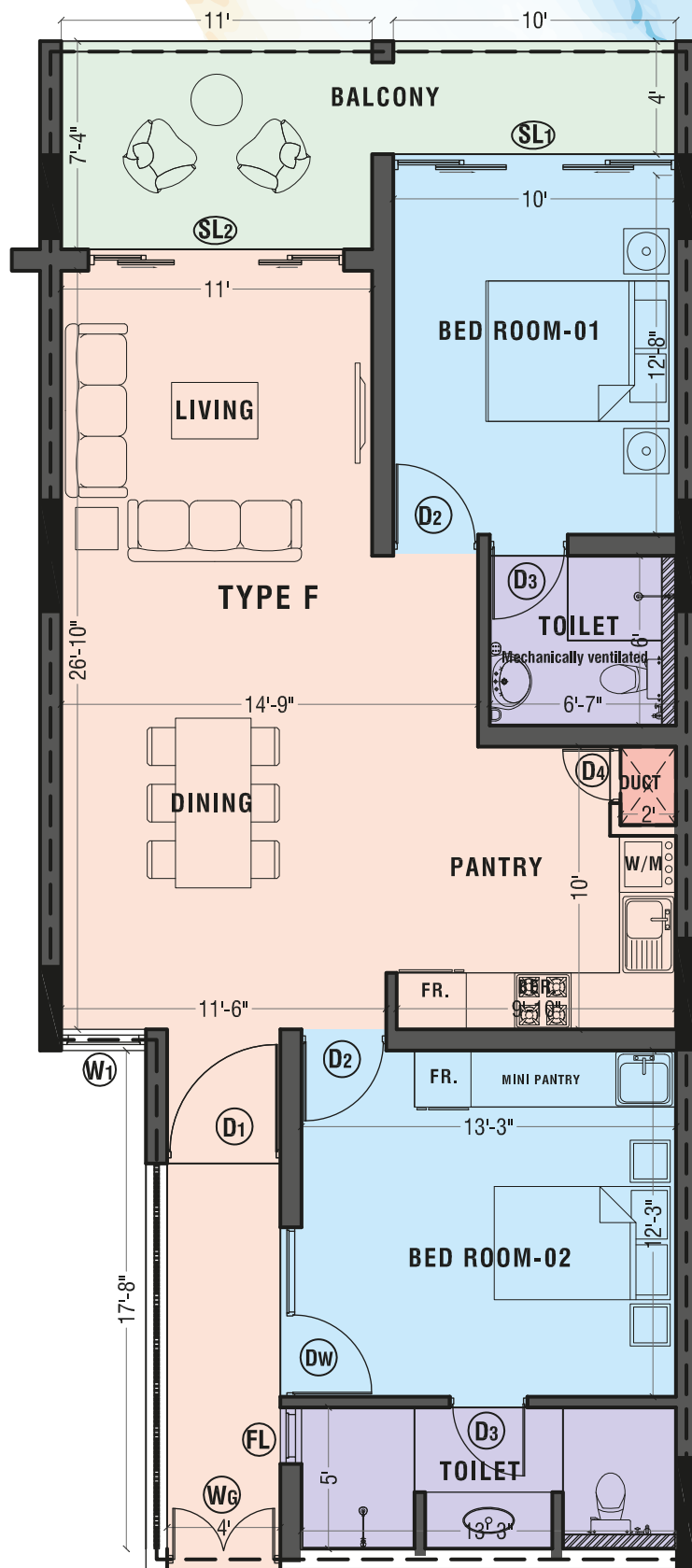
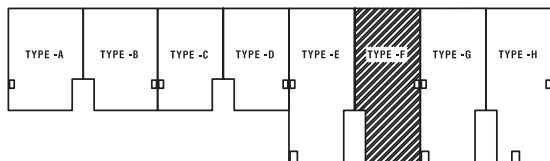


Pantry

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



TYPE-F  
FLOOR AREA - 1,126 SQ.FT.  
(WITH BALCONIES)



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

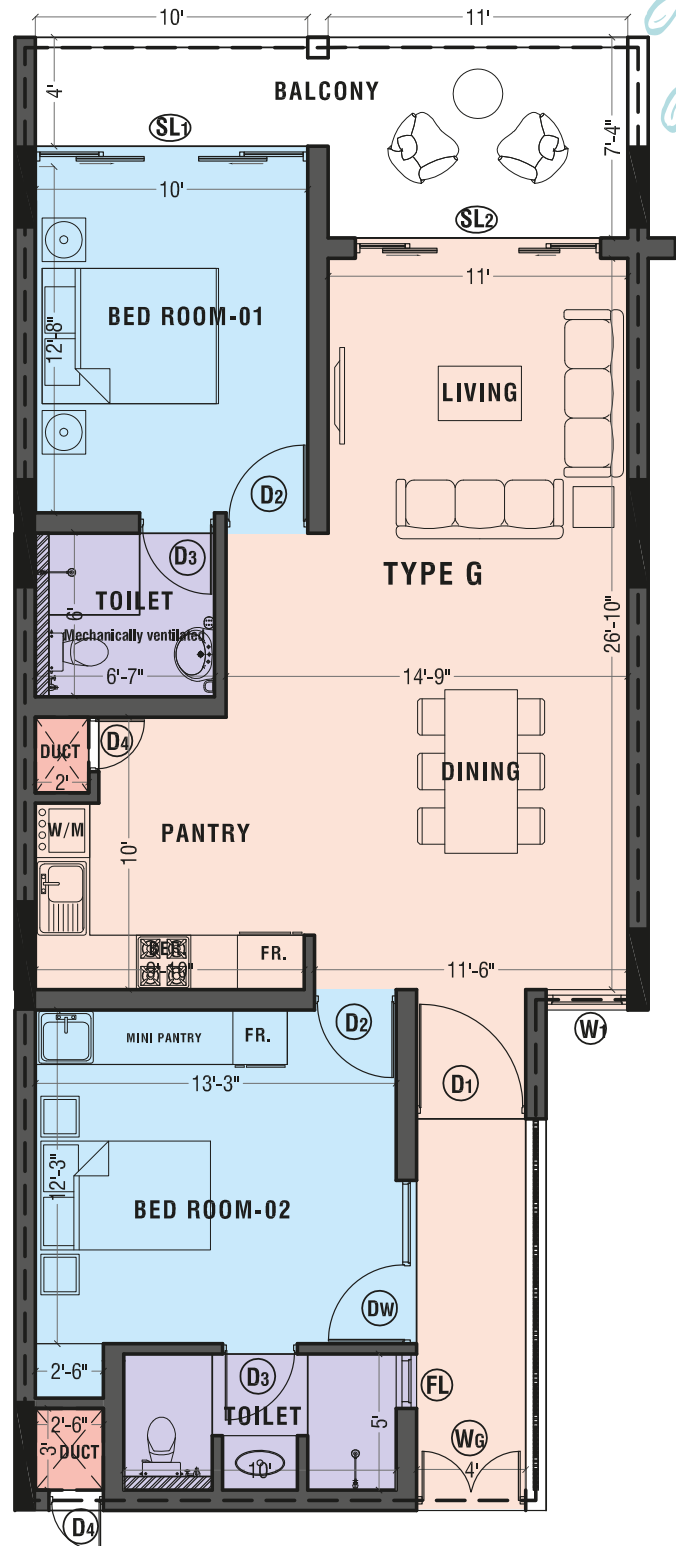
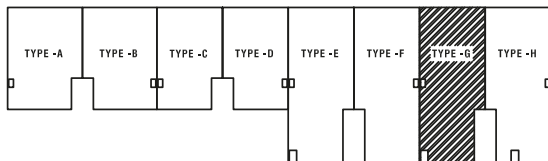
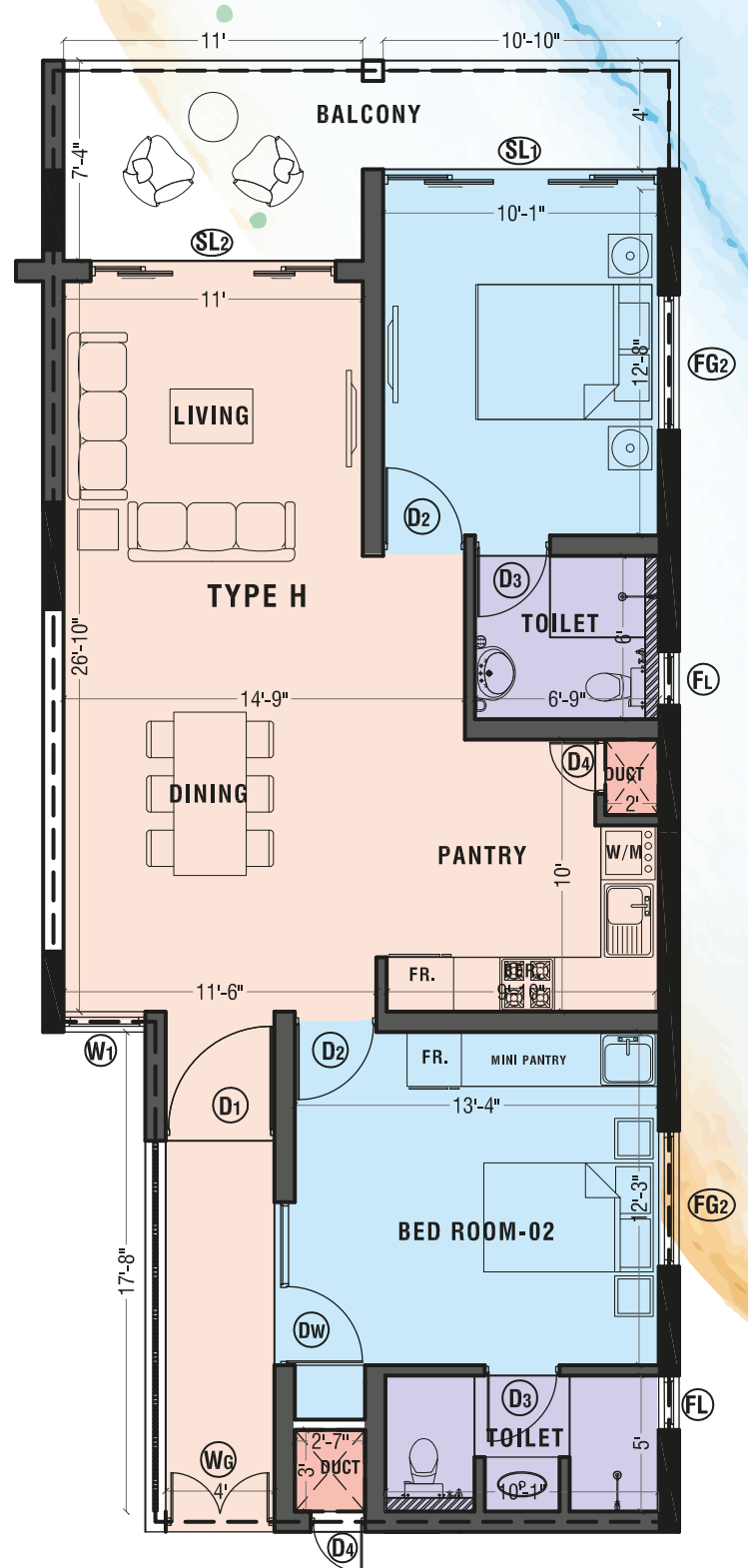
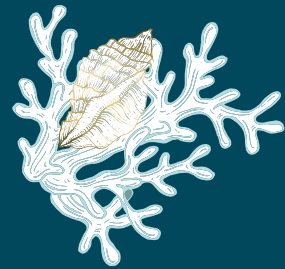


Figure 1: A schematic diagram of a 1D lattice with eight sites labeled TYPE -A through TYPE -H. Sites A, B, C, D, and E are white squares; F and G are grey squares; H is a hatched square. Horizontal bonds connect A-B, B-C, C-D, and D-E. Vertical bonds connect A-F, B-G, C-H, and D-E. Diagonal bonds connect A-F, B-G, and C-H. Small black squares are at the bottom of sites A, C, E, F, and H.



# 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 -



## The Ocean Penthouse

A new caliber of luxury living Awaits.  
A limited collection of four penthouses to  
let you unwind in style.

Indulge in the best of extravagance, your ocean penthouse  
awaits. Appreciate the wooden flooring beneath the high  
ceilings with chic ceiling fans and neutral painted walls, allowing  
you to make your mark. Enjoy brunches and dinners from the  
beautifully crafted kitchens, and watch the sun paint the skies



Living



Invest in Leisure





Master Bedroom - JACUZZI

Invest in Leisure





Master Bedroom - 2

Invest in Leisure





Pantry

Invest in Leisure





TV Lounge

Invest in Leisure





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



Rooftop Infinity Pool

Invest in Leisure

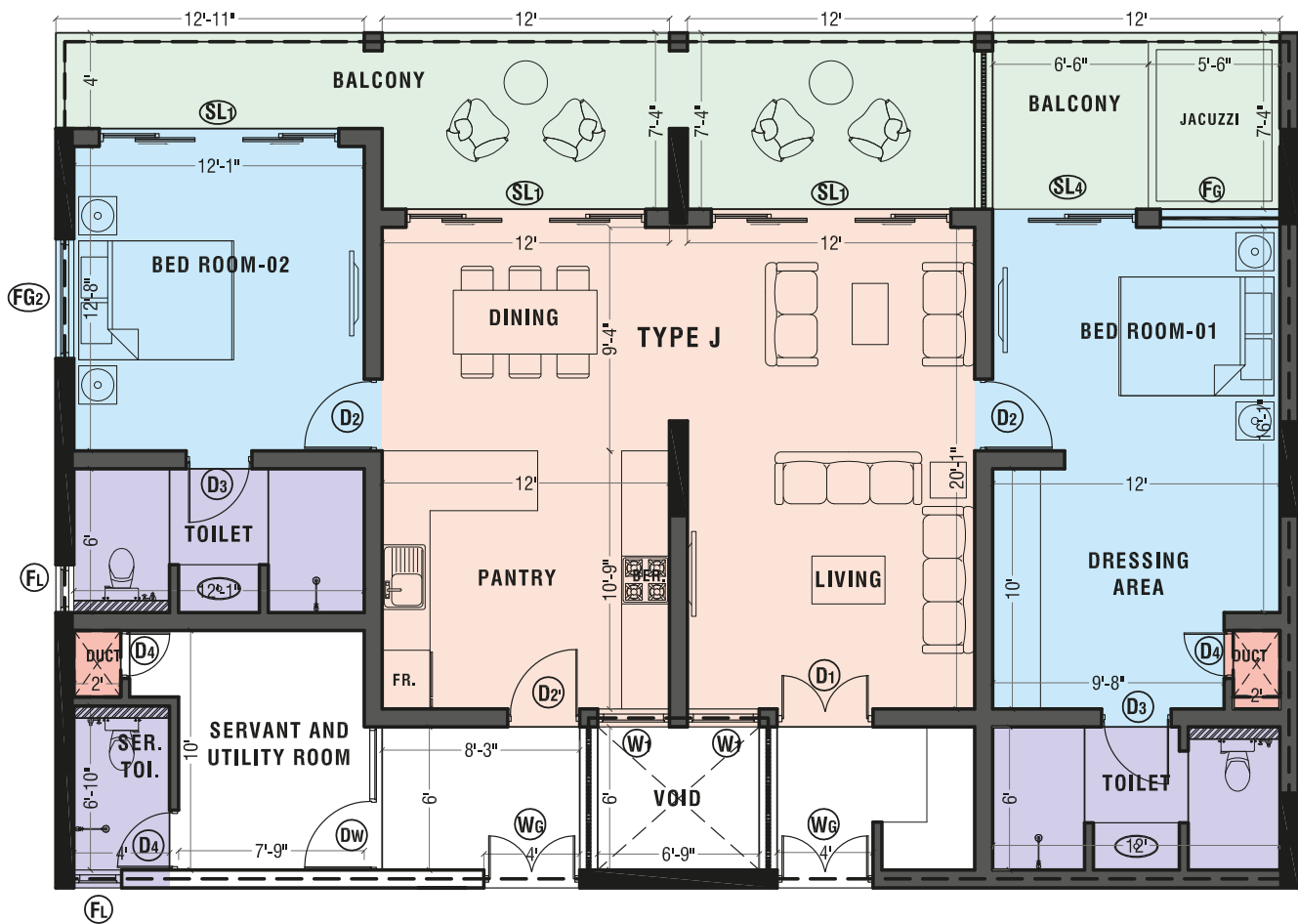




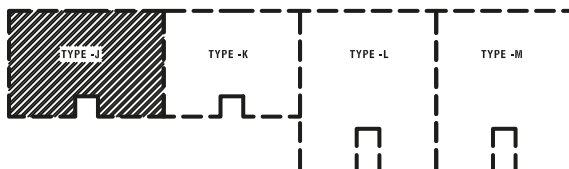
Balcony

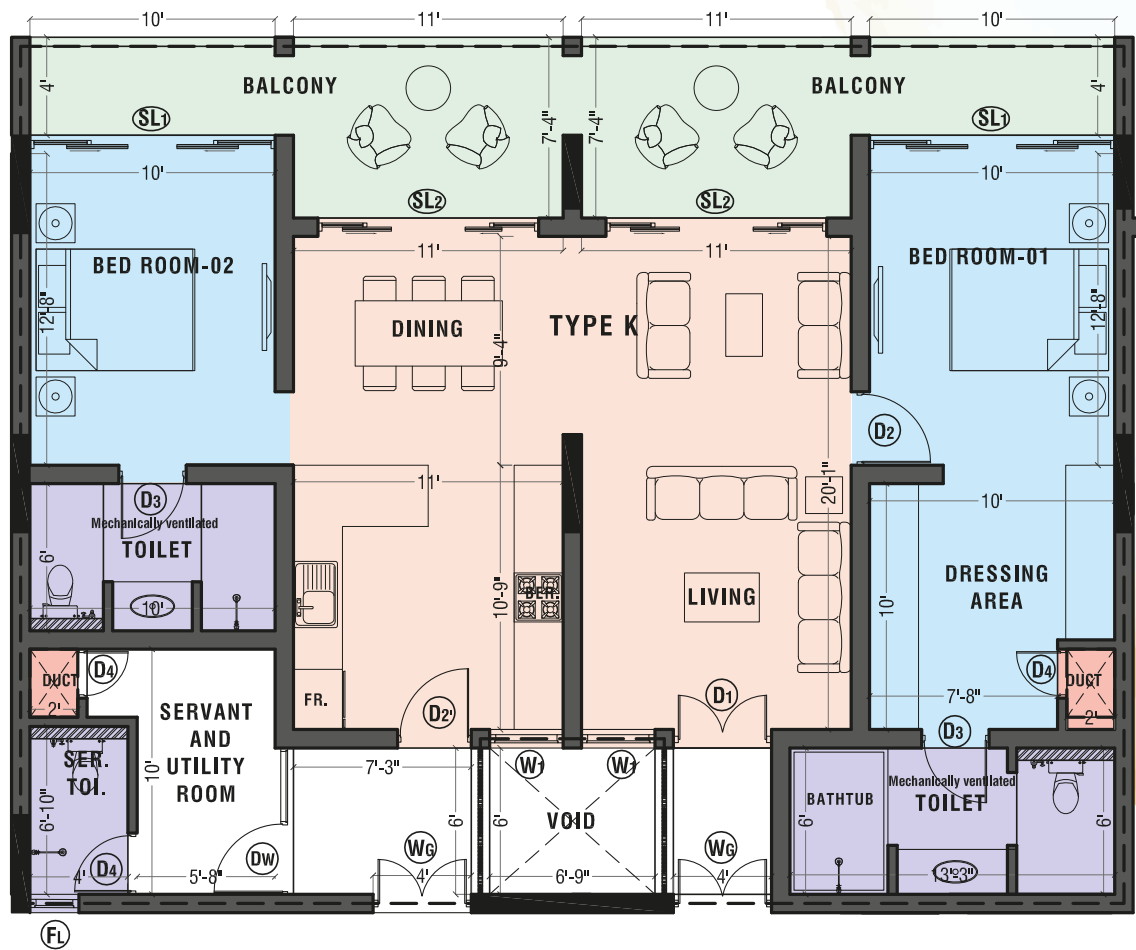
Invest in Leisure



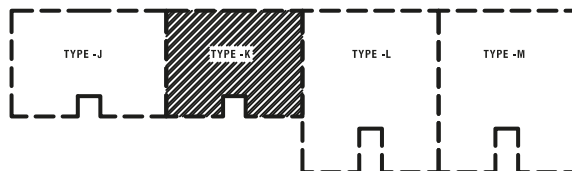


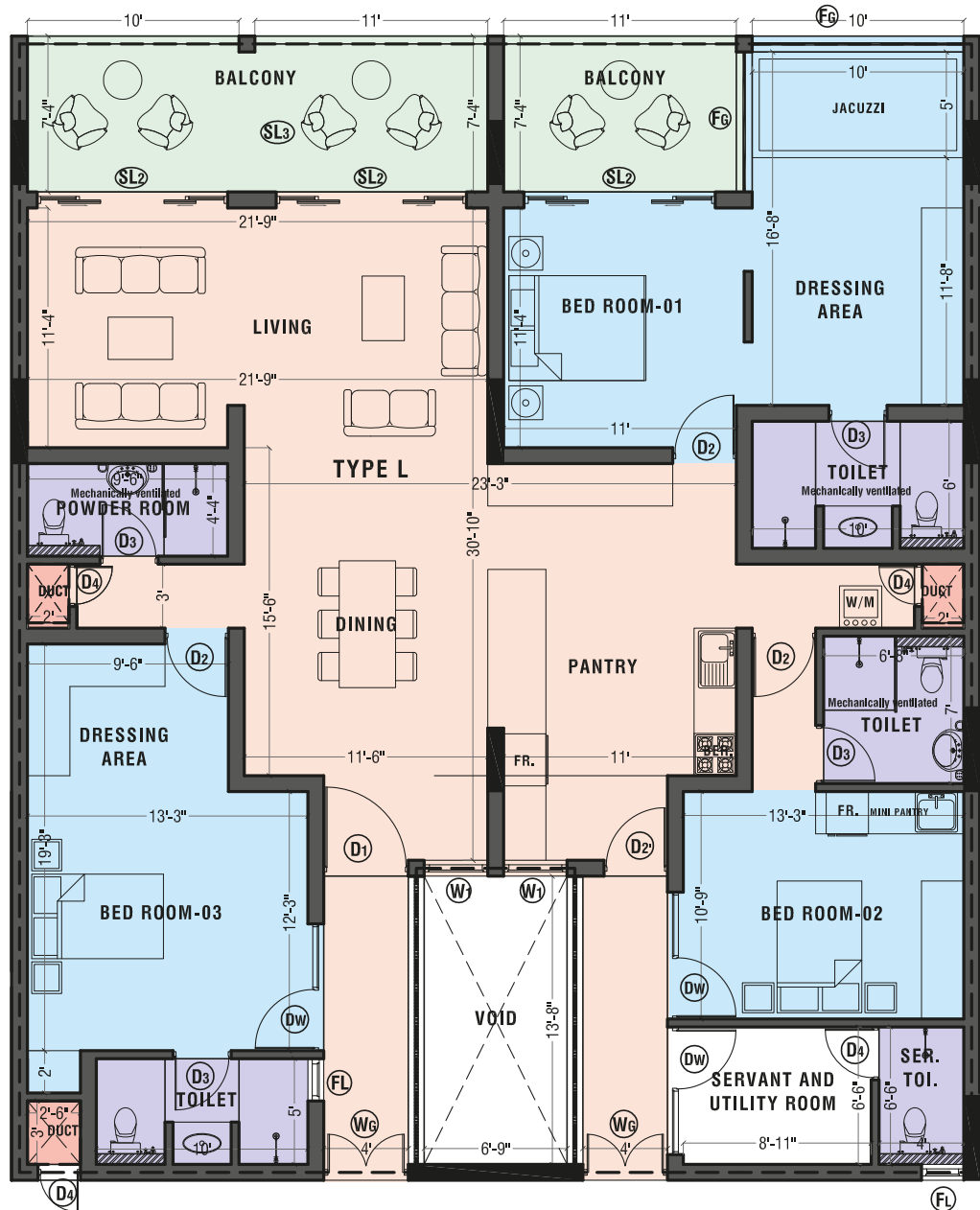
**TYPE-J**  
**FLOOR AREA - 1,726 SQ.FT.**  
**(WITH BALCONIES)**



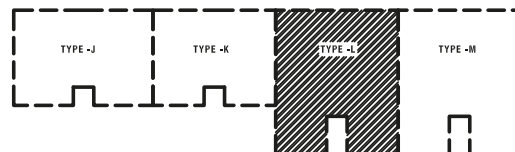


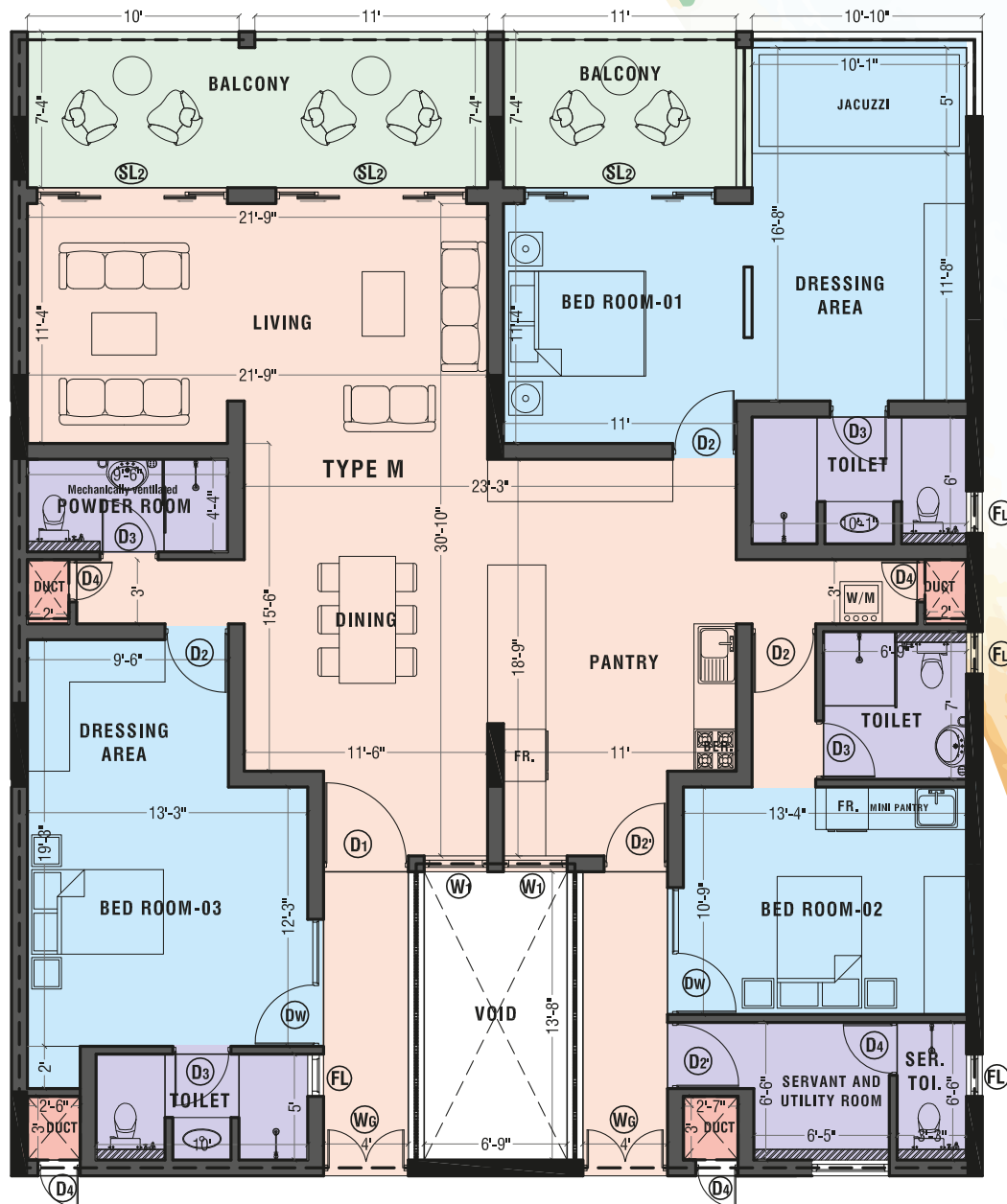
TYPE-K  
FLOOR AREA - 1,512 SQ.FT.  
(WITH BALCONIES)



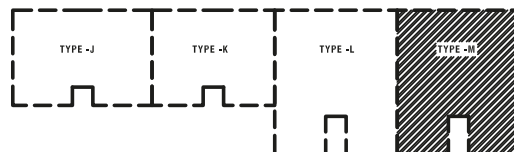


TYPE-L  
FLOOR AREA - 2,274 SQ.FT.  
(WITH BALCONIES)





TYPE-M  
FLOOR AREA - 2,273 SQ.FT.  
(WITH BALCONIES)

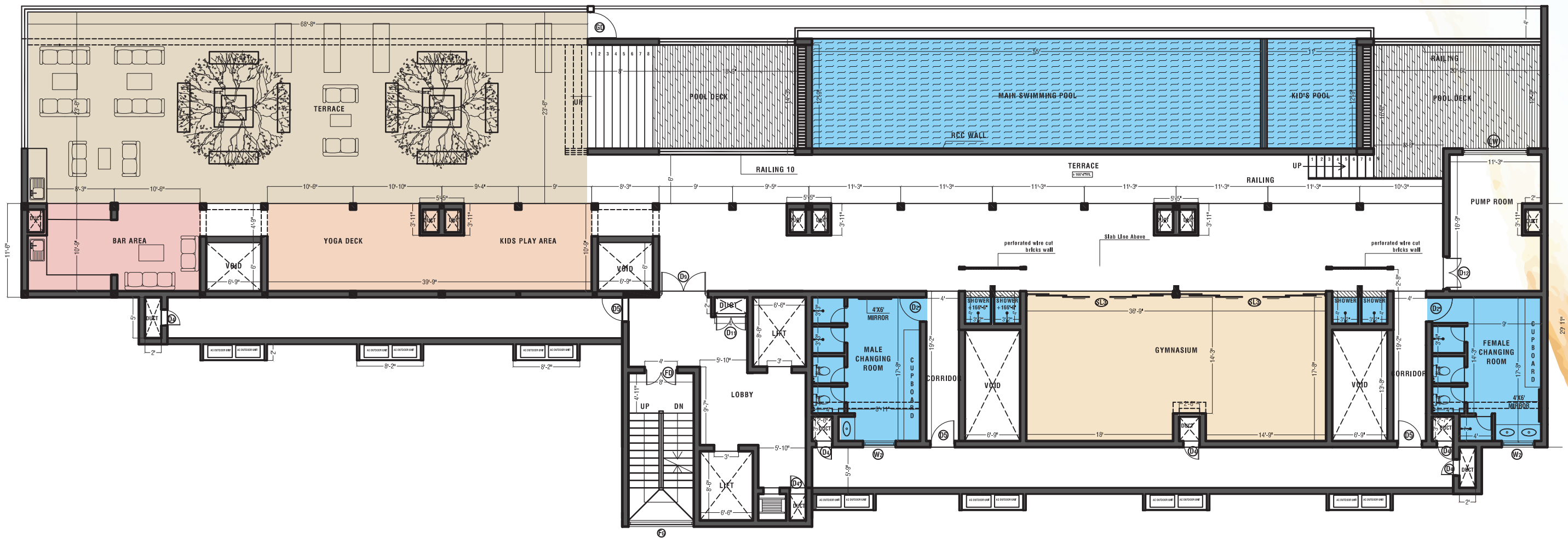




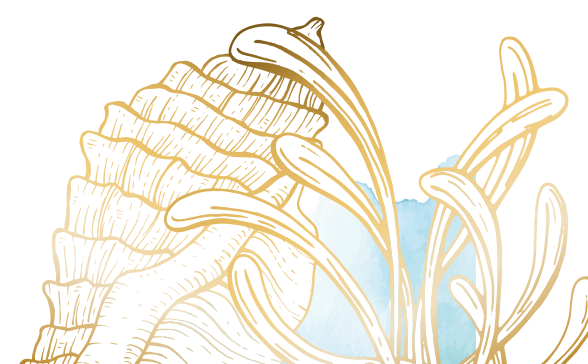
| 01st floor - Floor Plan | Invest in Leisure



| 15th floor - Floor Plan | Invest in Leisure



Roof Terrace Floor Plan | Invest in Leisure





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

# amenities



**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.



**Motion Sensor Lighting**  
Common areas lit with motion sensor lighting systems to enhance energy efficiency while you enjoy your getaway.



**A Fully Fitted Pantry**  
A state of the art pantry fitted in with an Induction hob, hood with charcoal filter and built in oven to enjoy your favorite dishes



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



**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



**Integrated Smart Home Systems**  
Smart home features in every residence to enjoy a holiday in a home that only knows convenience.

# Specifications



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



## Floor Area

As defined in the brochure  
(Sqft includes the balconies)  
01 Parking slot



## Sub Structure

Raft/pile foundation with RCC framed structure as per Structural Engineer's recommendation



## 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 Architects selection

### Verandah & Balconies

Non-slippery high quality porcelain/ ceramic tiles

### Toilet

Floor: Non-slippery porcelain tiles  
Walls: Ceramic or Porcelain tiles up to 7 ft height



## Wall Finishes

Internal Walls  
Smooth plaster with wall putty, filler and two coats of Emulsion paint (CIC or equivalent)

### External Walls

Semi-rough plaster with wall primer, two coats of weather-shield paint system (CIC or equivalent) Pantry  
Fully fitted modern design pantry cabinets ( 8 to 12 ft length) with Electric/Induction Hob, Oven and Hood with carbon filter

SS Sink with drainer and swan neck tap

Granite/ Quarts worktop

Mini pantry (Type E,F,G,H - Dual key access)



## Bathrooms

Rocell /American Standard or equivalent 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 (American Standard or equivalent)



## 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 Union or equivalent) 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 Living and Bedrooms (KDK or equivalent)  
13 AMP Socket Outlets and Switches (Orange or equivalent)  
MCB, RCCB (ABB/ SIEMENS or equivalent)

Shaver socket outlet in bathrooms

Telephone and TV socket outlets in Living area and all Bedrooms

Light fittings as directed by the Architect

Split type AC Units for all Bedrooms and Living Area



## Water Supply

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



## General

Common Lifts  
Backup Power Supply Generator

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



Rooftop - Ocean Bar



Rooftop - Yoga Deck



Rooftop - Kiddies Play Area



Rooftop - Fitness Center



Invest in Leisure





TO NEGOMBO

TO KATUNAYAKE

PAMUNUGAMA ROAD

JA-ELA

EXPRESS WAY

UK TOWN

ST. MARY'S CHURCH

THE BEACH FRONT

KERAWALA PITIYA

ELAKANDA

PALM VILLAGE

PEGASAS HOTEL

Kerawalapitiya  
highway  
entrance 6.9KM

Ja - ela  
highway entrance -  
6.5KM

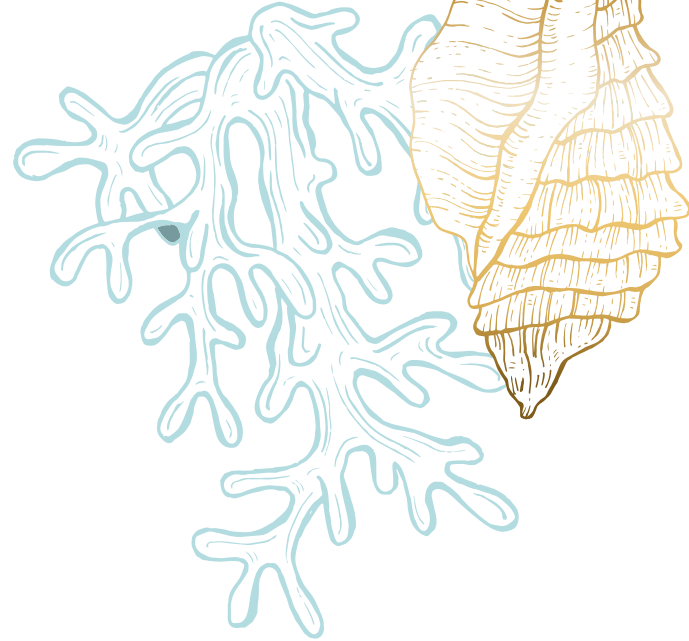
30 minutes  
from Colombo

20 minutes  
from BIA

10 minute drive to  
popular Negambo  
hotel road

## PRIME GROUP

Prime Group is Sri Lanka's first and only Real Estate Company to secure a credit rating of A- Stable from ICRA Lanka, a subsidiary of Moody's Investor Service. Celebrated as 'The Best Developer of Sri Lanka' awarded by Asia Property Guru; the most distinguished achievement in the local Real Estate arena for the second consecutive year, the group was also presented with an award for Special Recognition in CSR in 2019. The Chairman and Co-Chairperson of Prime Group were recognized as the 'Realty Visionary' and 'Power Woman' by the LMD- the 100 Club's A-List of Sri Lankan businesspeople in 2019. Renowned as the most Respected Real Estate Entity in Sri Lanka for the year 2019 by LMD while being awarded the Great Place to Work Award for the fifth consecutive year, Prime Group was also accredited Among Asia's Best Brands and The Best entrepreneur in the year 2018 by Asia One magazine.



The Group's latest addition to its award-winning and eclectic portfolio of apartments is the Beach Front II, the second beachfront property in its portfolio following the successful completion of its first project in the area Beach Front I – Uswetakeiyawa. The Beach Front I is now ready for occupancy.

**43+** Condominium Properties

**36** Condominiums Completed & Handed Over

**06** Under Construction

**+94 710 777 666**



COMMITTED TO CREATING A BETTER PLACE ON EARTH.

# PRIME GROUP

Sri Lanka's  
Only Credit Rated  
Real Estate Group

**A- Stable**  
by ICRA LANKA

**MOST  
RESPECTED**  
ENTITY IN SRI LANKA  
(REAL ESTATE)  
U&A/NIELSEN SURVEY 2012



A SLS ISO 9001:2008 certified company



**Best  
Developer  
in Sri Lanka**

**Best Housing  
Development  
in Sri Lanka**

**Best  
Luxury Condo  
Development**

**Special  
Recognition  
in CSR**

