



**The Beach
Front**

USWETAKEIYAWA

Resort Living at Home



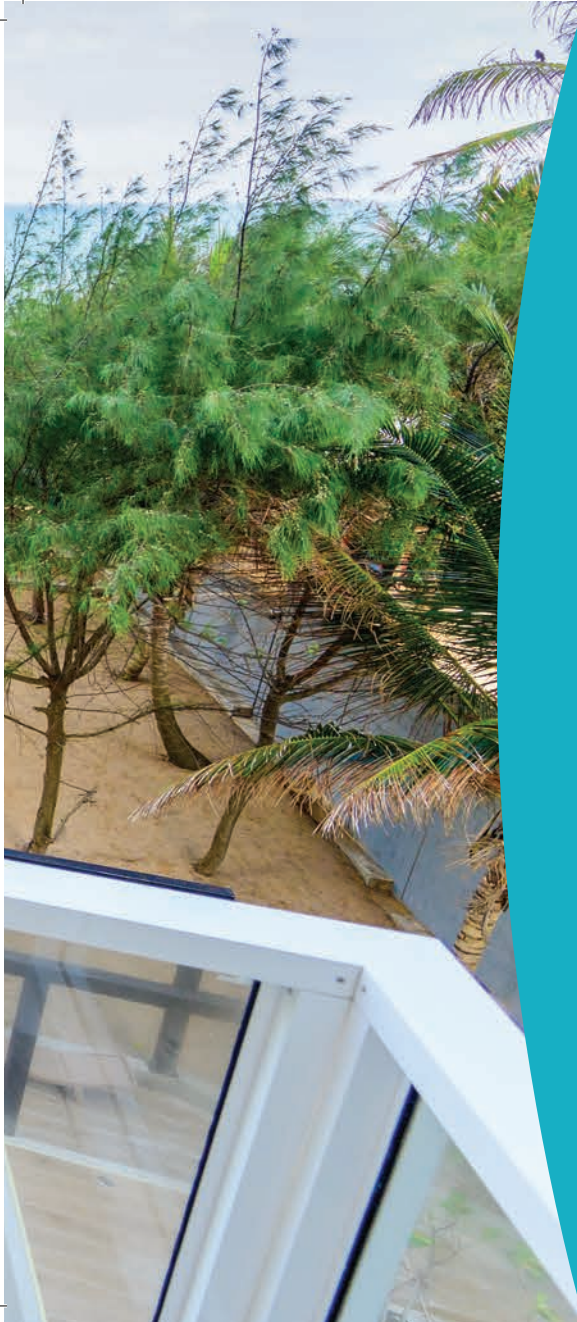




A Resort of Your Own...

A holiday is all about comfort, convenience and memories, all of which is on offer at our apartments. Our gated community with 24-hour high-tech security systems ensures that you enjoy your holiday in peace. 72, two-bedroomed private apartments meticulously laid out to ensure ocean views for each are up for grabs for those who desire the perfect vacation. The property is the ultimate beach front luxury home that money could buy as the serene blue waters of the ocean is only a few meters away from kissing your feet with a strip of private beach dividing the deep blue ocean from the property. The spacious balcony area found in each apartment is designed to offer you front row seats to a spectacular view of the ship's sailing the deep blue sea while illuminating the vast waters as if fireflies were scattered across the ocean.





The Beach Front

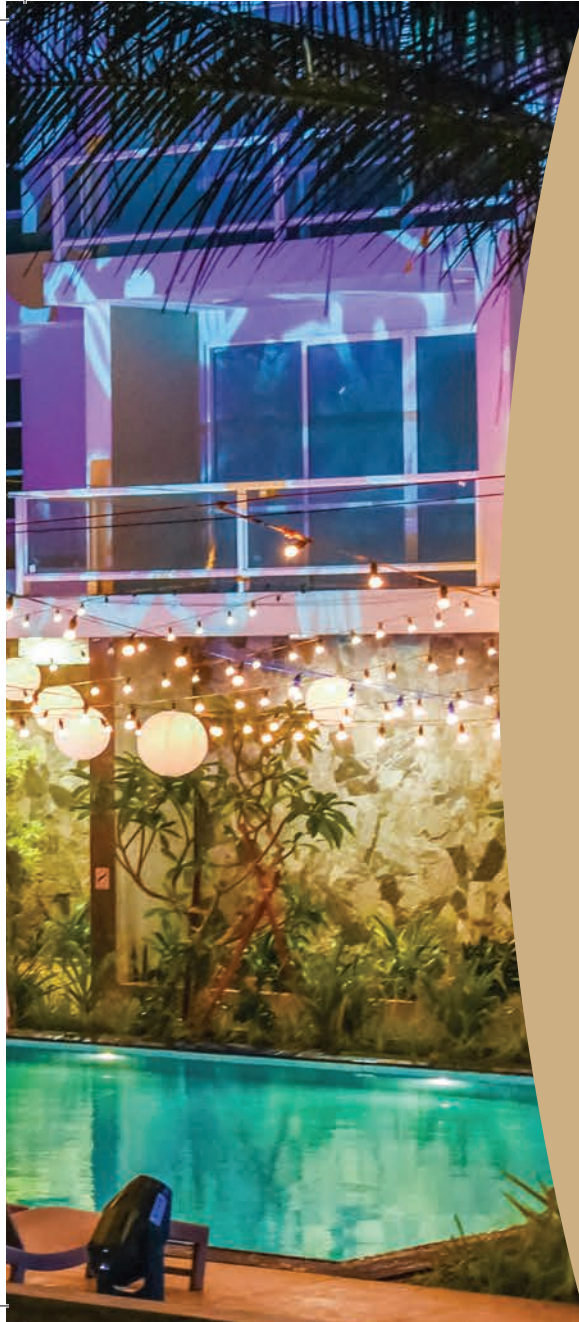
USWETAKEIYAWA

Resort Living at Home



The Beach Front by Prime Residencies is situated in close proximity to the star-class hotels but there is nothing like owning one. The property which is set on more than one acre, leaves ample space for beach conservation and is lined by Screw pine (Wetakeiya) and coconut trees. The open spaces are ideal for kids to enjoy outdoor games or a picnic while the adults catch up on a tan and conversation. Situated within 25 minute drive from the commercial capital Colombo and 15 minutes from the Bandaranaike International Airport, the location is also a centre point for those who wish to explore the rest of the country with easy access via the expressways down south and the hill country. To get there one needs to exit the Airport Expressway from Ja-ela and head back towards Uswetakeiyawa about 09 kms





Own Your Dream Vacation...

Watching the sun go down, painting the sky with a myriad of colour while the waves break on a pristine beach is a picture of a perfect vacation and more often than not a dream we all want to come true. So we wait in anticipation for the next holiday, and look for the most sought after resorts where you can just soak up the sun, smell the salt in the air and enjoy breathtaking views from the comfort and luxury of a plush patio.





*Invite them all
for a Beach party*

in 20 minutes at your very own
BEACH FRONT APARTMENT HOME

Only 20 minutes away from Peliyagoda Expressway entrance

All apartments with spectacular Sea and Harbour views

Over one acre beach front land






Your Holiday minutes away from the city

Uswetakeiyawa is a secluded and beautiful area tucked away in Wattala in Gampaha District of the Western Province. The area is lined with a serene coastline and tranquil waters that break water on the reefs that protects the land. Although the area comprises stretches of sandy shoreline touched by rippling deep blue waters, the population in the vicinity is miniscule. Coconut plantations stretch on as far as the eye can see making it the perfect getaway for those who desire privacy and tranquility.

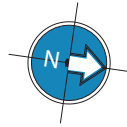
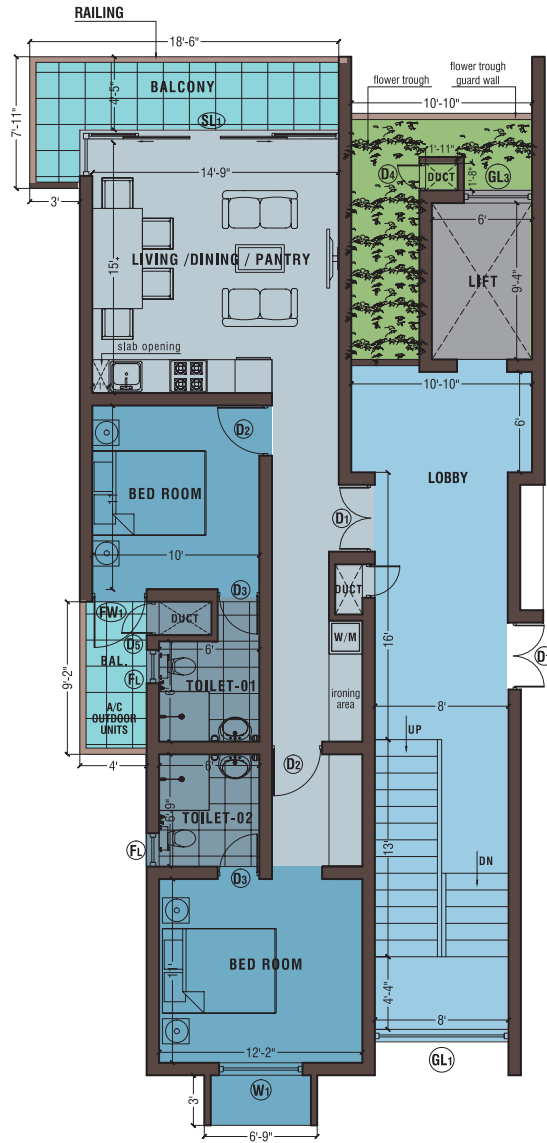




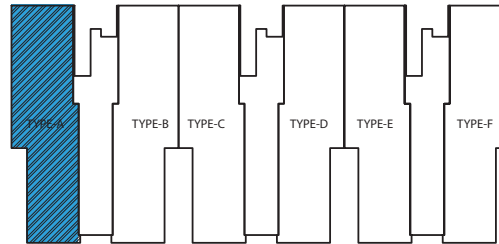
*Relaxed fun so close
to everything
at your very Own*

HOLIDAY HOME

- Gated Community with 24hr security
- Large swimming pool & pool deck
- Fully air conditioned apartment units
- Kitchen cupboards with all appliances (Hood, Hob, Microwave)
- Refrigerator for all apartments
- Washing machine for all units
- Large landscape front garden
- Volley ball court
- Rooftop gymnasium facing the sea
- Terrace area for functions
- Private entertaining area on the roof terrace
- BBQ area in roof terrace
- Game Room
- 3 lifts



TYPE-A - FLOOR AREA : 953 SQ.FT

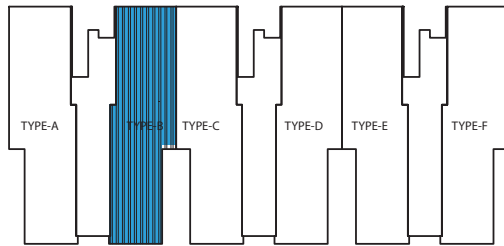


Uswetakeiyawa Road



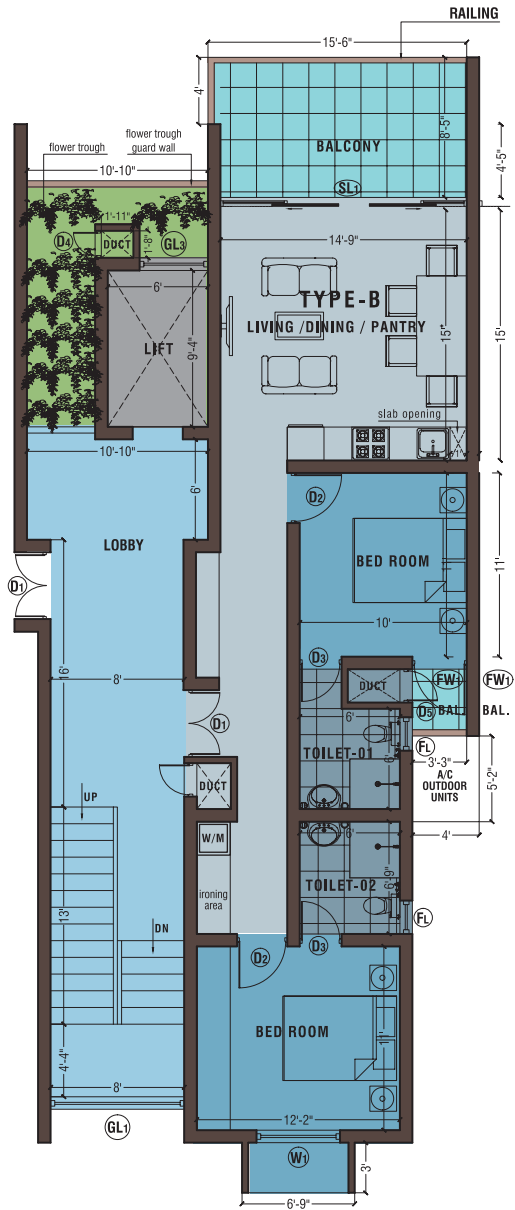


TYPE-B (OPTION 01) FLOOR AREA : 927 SQ.FT
 2nd / 3rd / 5th / 6th / 8th / 9th / 10A / 11th Floors

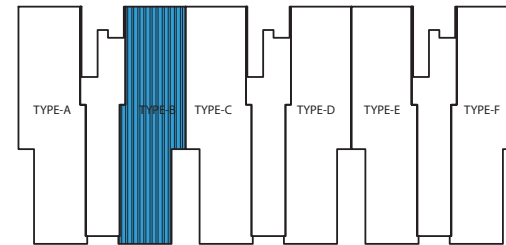


Uswetakeiyawa Road



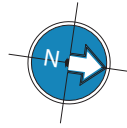
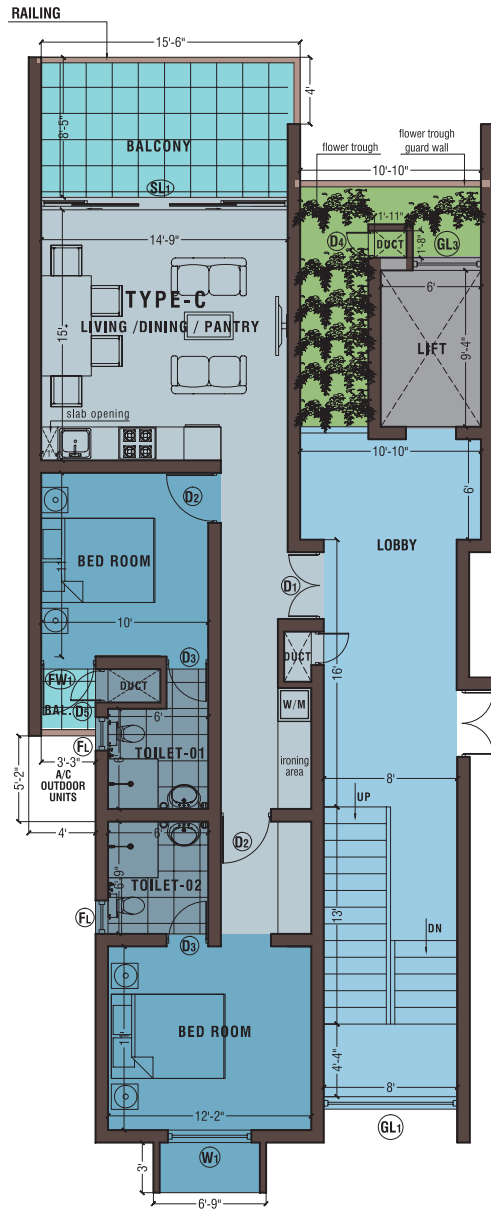


TYPE-B (OPTION 02) FLOOR AREA : 959 SQ.FT
 1st/ 4th / 7th / 10th Floors

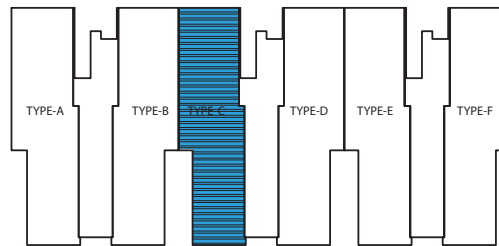


Uswetakeiyawa Road



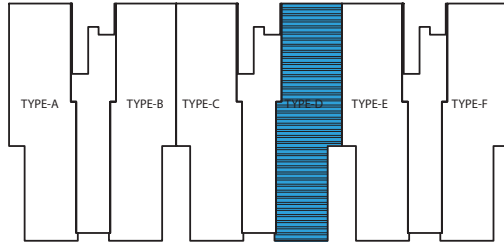


TYPE-C (OPTION 02) FLOOR AREA : 959 SQ.FT
1st/ 4th / 7th / 10th Floors

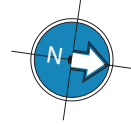
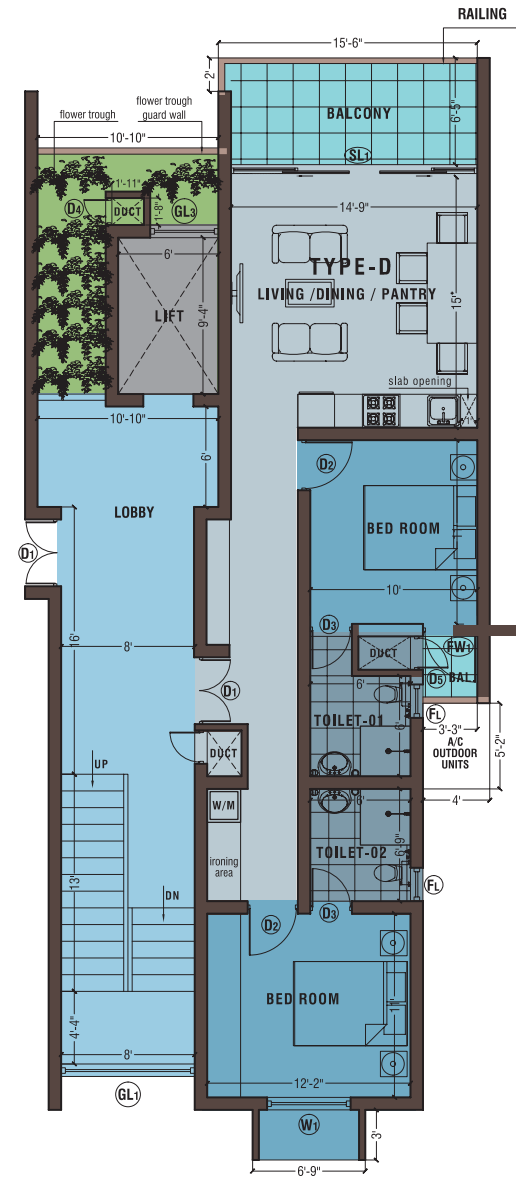


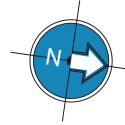
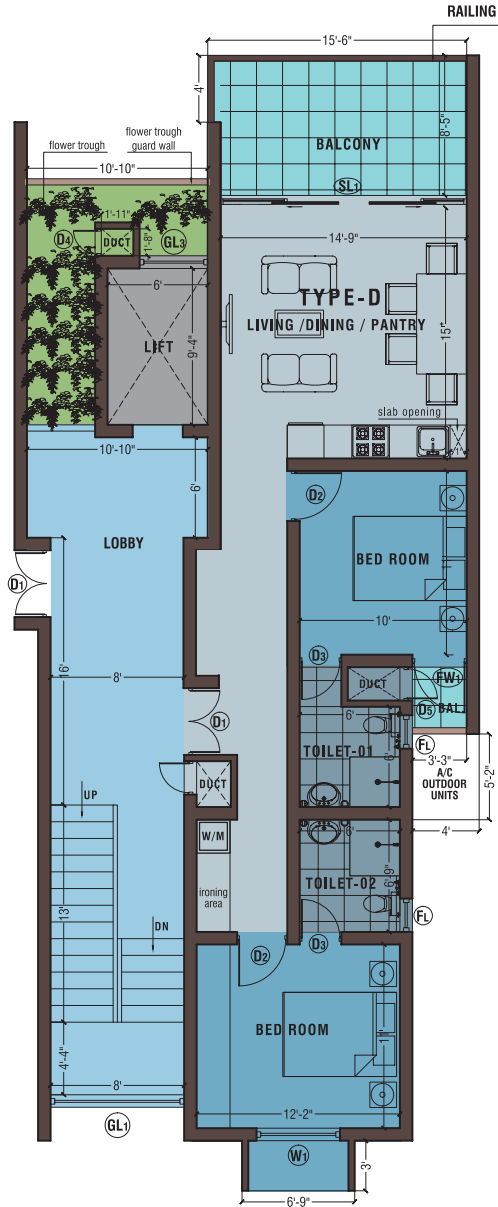
Uswetakeiyawa Road

TYPE-D (OPTION 01) FLOOR AREA : 927 SQ.FT
 1st/ 4th / 7th / 10th Floors

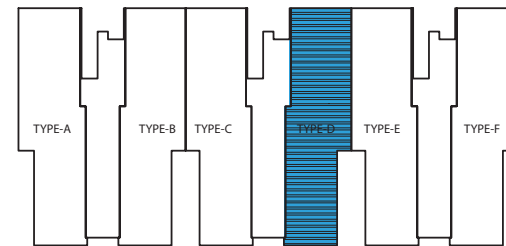


Uswetakeiyawa Road





TYPE-D (OPTION 02) FLOOR AREA : 959 SQ.FT
 2nd / 3rd / 5th / 6th / 8th / 9th / 10A / 11th Floors

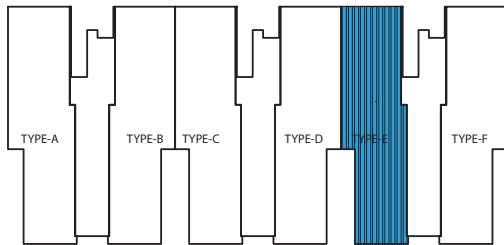


Uswetakeiyawa Road

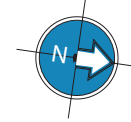
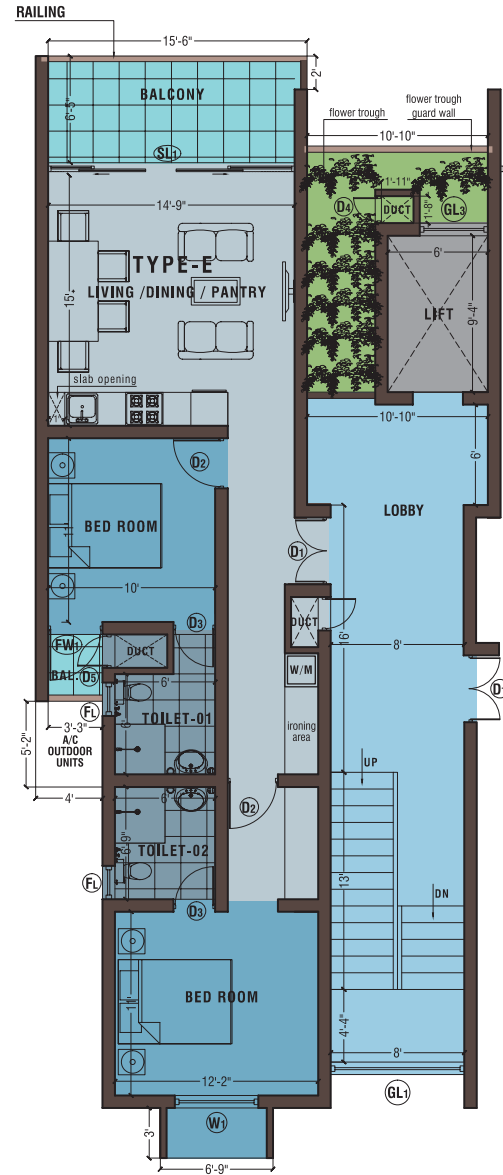


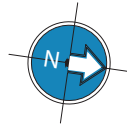
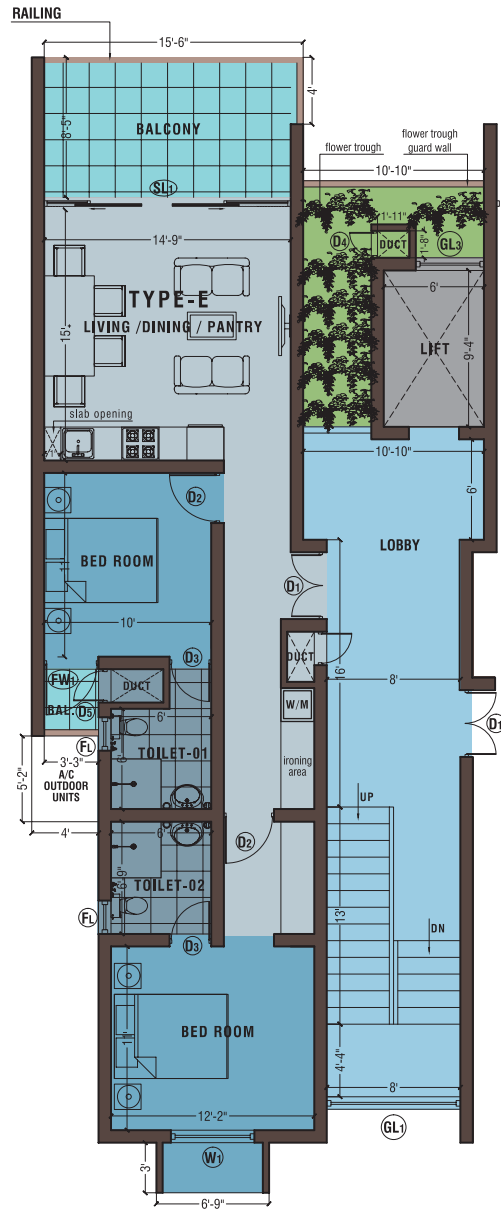


TYPE-E (OPTION 01) FLOOR AREA : 927 SQ.FT
 1st/4th/7th/10th floors

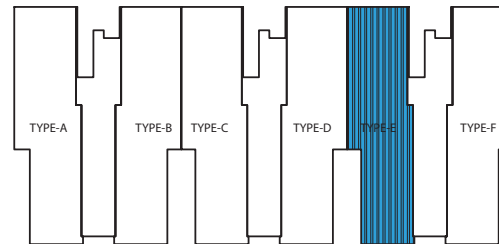


Uswetakeiyawa Road





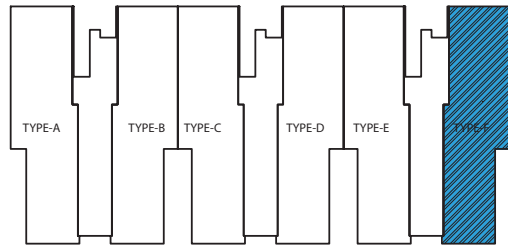
TYPE-E (OPTION 02) FLOOR AREA : 959 SQ.FT
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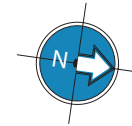
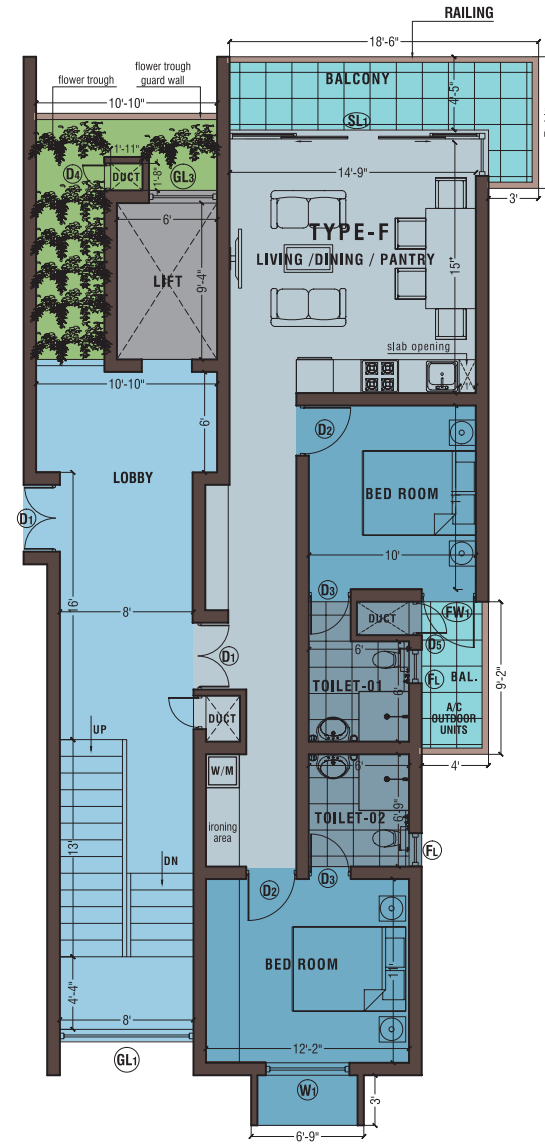
Uswetakeiyawa Road

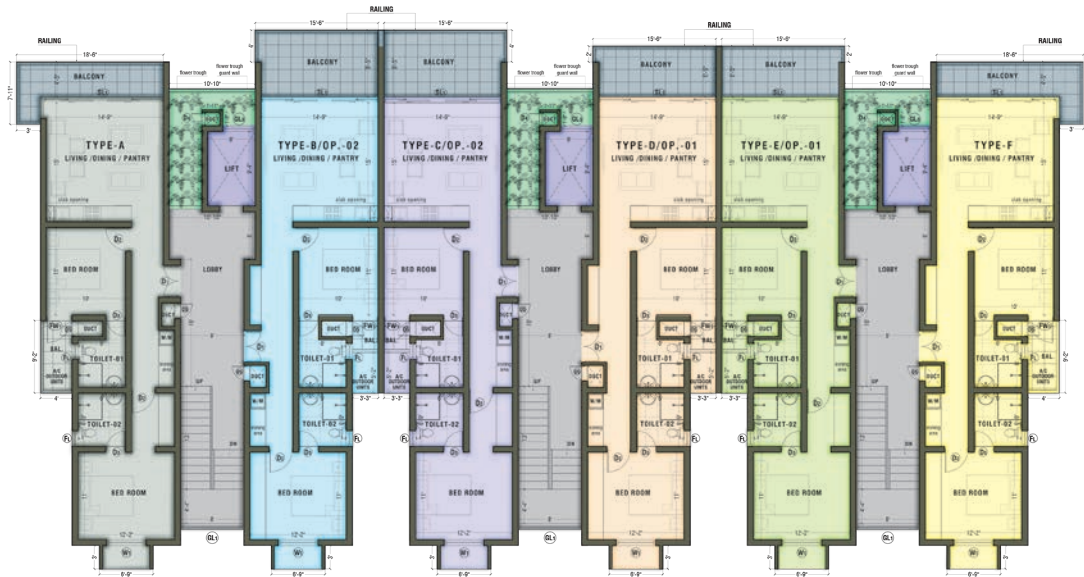


TYPE-F FLOOR AREA : 953 SQ.FT



Uswetakeiyawa Road

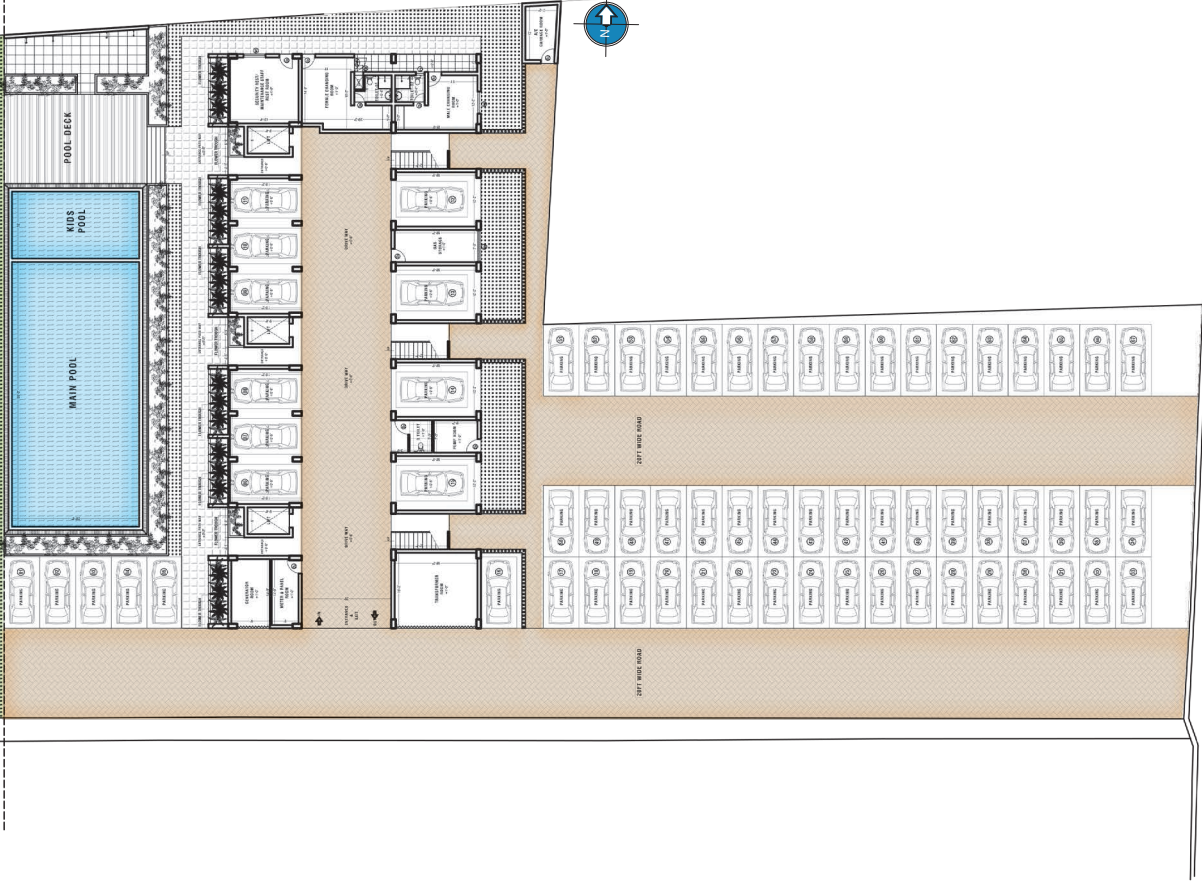
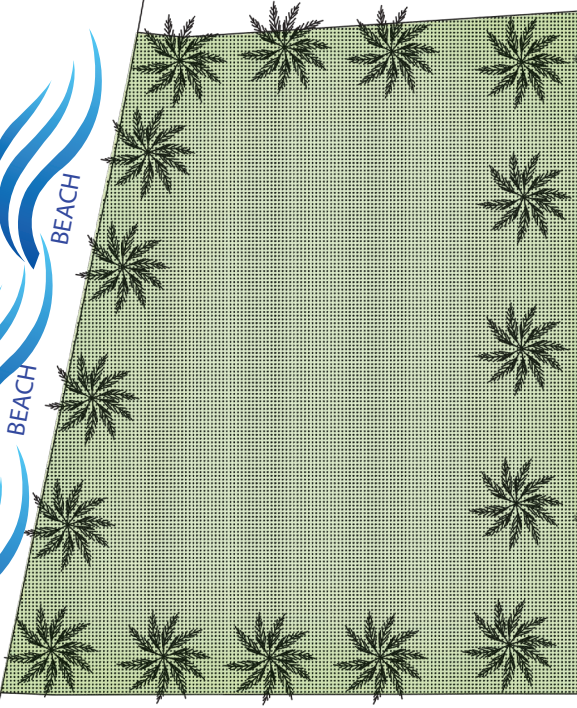




TYPICAL FLOOR PLANS
1st, 4th, 7th, 10th



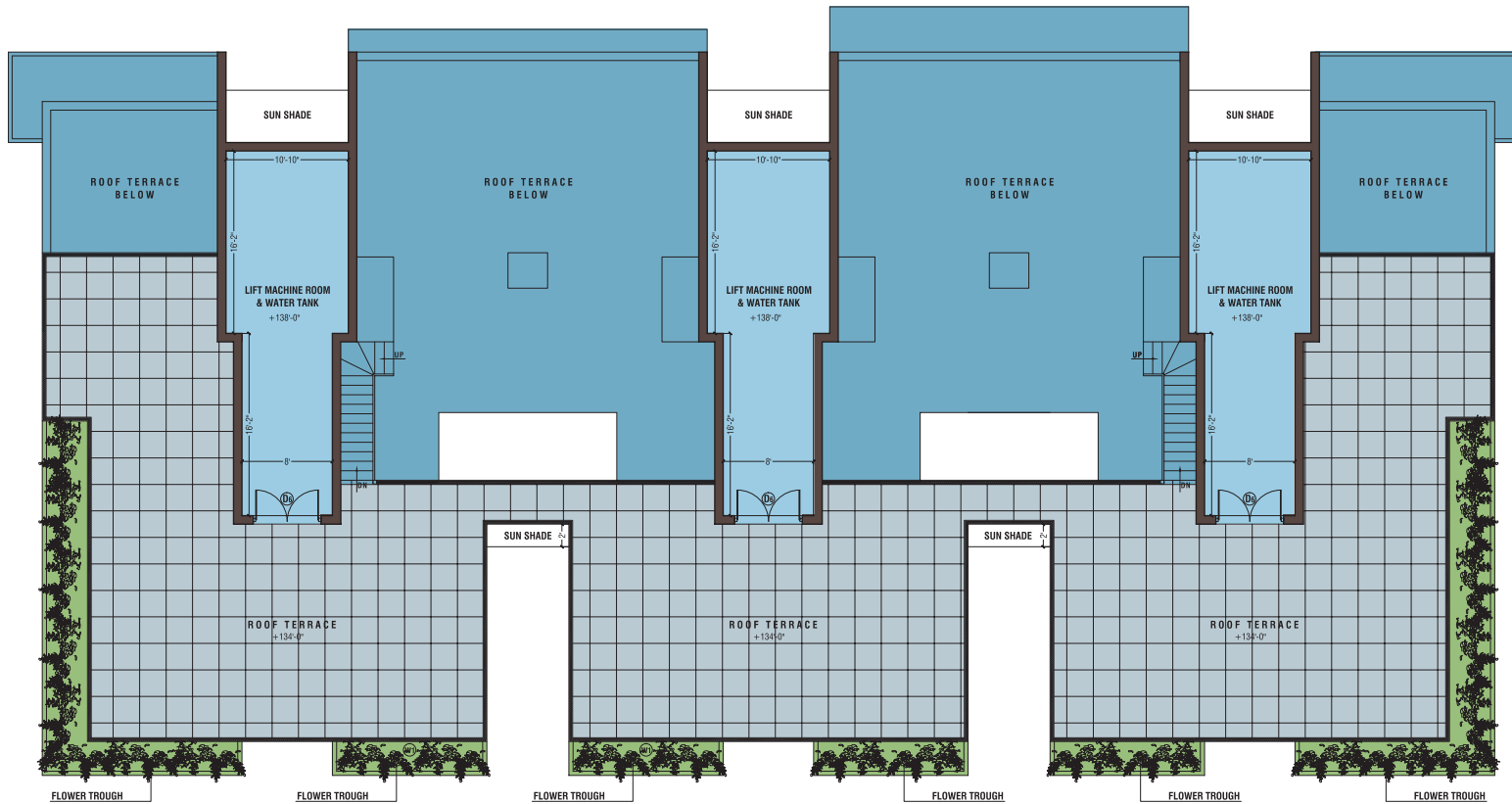
TYPICAL FLOOR PLANS
2nd, 3rd, 5th, 6th, 8th, 9th, 10A, 11th



Uswetakeiyawa Road



12th Floor Plan
 ROOF TERRACE 1
 3263SQ.FT
 ROOF TERRACE AREA
 2798SQ.FT
 FLOWER TROUGH TERRACE
 1325SQ.FT



13th Floor Plan
 ROOF TERRACE
 ROOF TERRACE 2883SQ.FT

● **Foundation and Sub Structure**

Pile foundation with RCC Columns
RCC Plinth Beam

● **Super Structure**

RCC Columns, Beams, Slabs, 9" thick brick walls at outer perimeter and 4.5" thick brick walls

● **Finishes**

Living, Dining and Bed Rooms
Homogeneous
Porcelain tiles As per Architect selection

● **Balconies**

Non slippery rustic ceramic tiles

● **Toilet**

Wall and Floor
High quality ceramic wall tiles and non slippery porcelain floor tiles

● **Kitchen**

(Design as per the Project Architect)
Fully fitted modern design kitchen cabinets with SS hob & hood, microwave oven
Granite/ Quartz top on the bottom unit.

SS double bowl kitchen sink with swan neck tap refrigerator, washing machine

● **Plumbing work**

All bathroom fittings shall be "Rocell"/"Duravit" or equivalent
WHITE COLOR, and accessories shall be Brass chrome polished Commode with cistern, wash basin and shower rose, mirror, soap tray, hand bidet, toilet paper holder and towel rail shall be fixed in the bathroom

Hot water with "Hans Grohe" mixer taps in shower Area Tempered glass shower doors with SS frame

● **Electrical work**

230V/30 AMP Three phase power supply with separate meter
Ceiling Fans in Living, Dining and bed rooms(KDK or equivalent)
13 Amp socket outlets
Shaver socket outlet in Two toilets
TV socket outlet in Living area and Master Bed Room
Telephone socket outlets in all Bed Rooms and Pantry
LED light fittings as directed by the Architect
All main switches "SIEMENS" or equivalent
Spilt type AC units for all bed rooms and Living area

● **Doors and windows**

Front and Verandah
Engineered solid timber high quality
Timber door and frame.

Internal doors
Solid plywood doors

Windows
Rust proof Powder coated Aluminum with high quality accessories

● **Water Supply**

UPVC cold pipe network via a PVC water tank.
placed above the building.
Supply to underground sump from National Water Supply
Board and pump to the overhead tank built inside the complex

● **General**

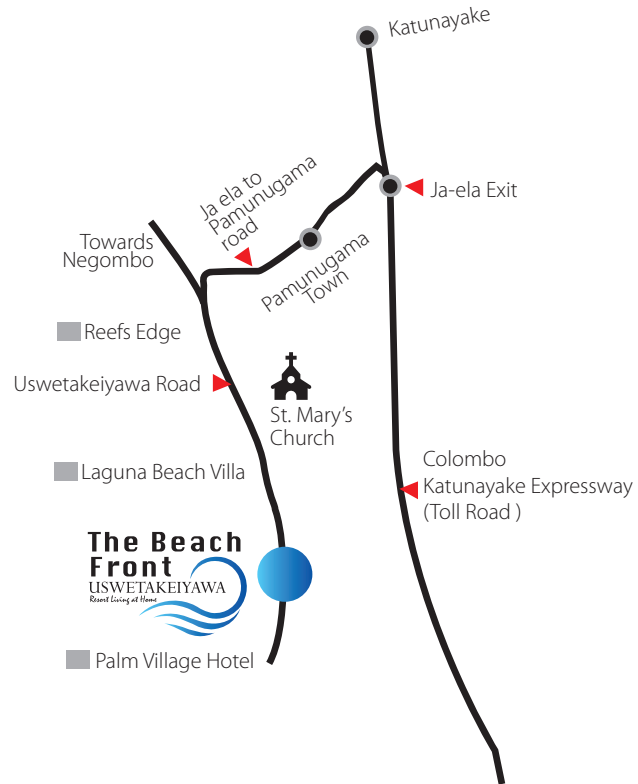
Separate electricity and water meters to the unit
Parking slot shall not be changed
Garbage collection point inside the building

*Live in a Resort
of Your Own...*



A romantic couple walking on a beach at sunset. The image is a close-up, low-angle shot of two people walking away from the camera. The person on the left is wearing a light-colored, possibly white, long-sleeved shirt. The person on the right is wearing a dark-colored, possibly black, long-sleeved shirt. They are walking on a sandy beach towards the ocean. The sun is low on the horizon, creating a warm, golden glow that fills the sky and reflects off the water. The overall mood is peaceful and intimate.

*Walk in a Beach
of Your Own...*



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