



MARINE  
heights

Your very own  
Piece of  
Paradise



MARINE  
heights



An aerial night photograph of a coastal city. On the left, a dark beach meets the ocean. A long, brightly lit road runs parallel to the coast, with palm trees and greenery on its left side. To the right of the road, a dense urban area is visible, with numerous multi-story buildings illuminated by warm yellow and cool blue lights. The city extends into the distance, with lights reflecting on the water's surface.

# FEEL THE heart beat OF THE CITY

In the heart of the city, yet right on the beach, with access to all the convenience your heart desire. Marine Heights offers you convenience, like no other. 05 minutes from Dehiwala town, a stone throw away to the station commute. Steps away to a vibrant Colombo night life, where nights are endless







# Soak<sup>IN YOUR</sup> everyday

In addition to spending long days by the water, you can also enjoy waking up to the smell of the ocean and unwinding at the end of the night as the sun sets over the water.





WAKE UP TO THE  
sound of  
waves





your oceanfront  
home  
in sky





# The crisp breeze

and calming ocean waves beckons  
you to call Marine heights your new home



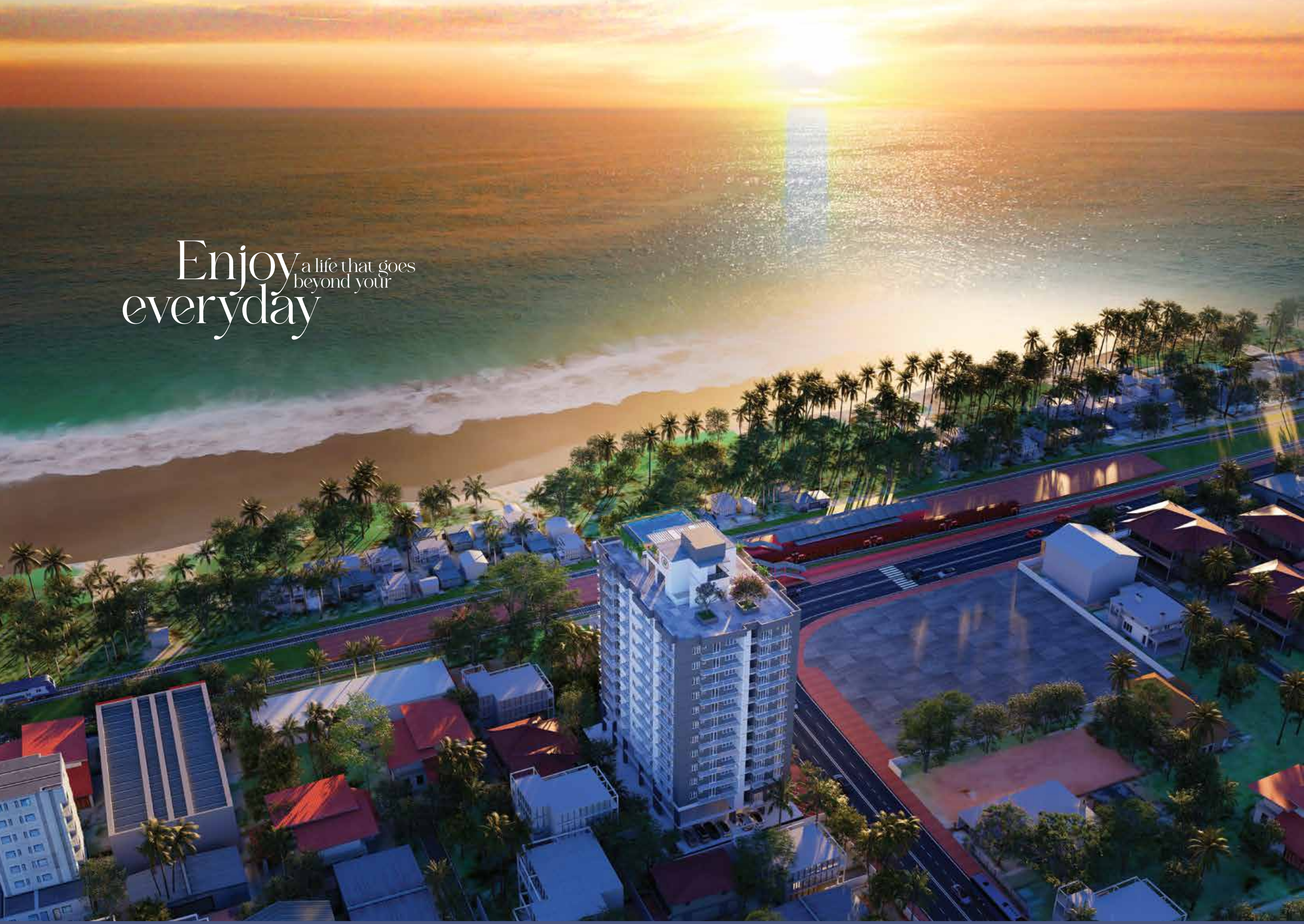




A residence distinguished by its breathtaking views, contemporary interiors, signature built environment, homely amenities and unrivaled location that puts the best of everything right at your doorstep.



Enjoy a life that goes  
beyond your  
everyday





Invest  
in your tomorrow,  
today







## CLOSE PROXIMITY TO

### Dehiwala Town Center

05 Minutes Drive

### SUPER MARKETS

Cargils Food City – 1 Minute Walk

Keells Super Market – 8 Minutes Drive

Dehiwala Market – 3 Minutes Walk

### RESTAURANTS

Baracuda – 5 Minute Walk

Pink Salt – 5 Minutes Walk

Beach House Bistro – 7 Minutes Walk

Station – 5 Minutes Drive

\*Minutes to start class hotels

### DEHIWALA RAILWAY STATION

1 Minute Walk

### BUS STOPS

176 Stop – 1 Minute Walk

Dehiwala Railway Bus Stop – 1 Minute Walk

Maharagama Bus Stop – 4 Minutes Walk

### BANKS

NSB Bank – 1 Minute Walk

Peoples Bank - 1 Minute Walk

NTB Bank – 4 Minutes Drive

Commercial Bank – 4 Minutes Drive

### SCHOOLS

Presbyterian Girls School- 2 Minutes Walk

Co/Dehiwala Tamil Maha Vidyalayam – 3 Minutes Walk

St. Thomas College – 7 Minutes Drive



# AMENITIES



**LARGE KIDS AND  
ADULTS SWIMMING POOL**



**24 HOURS SECURITY**



**FULLY EQUIPPED GYM**



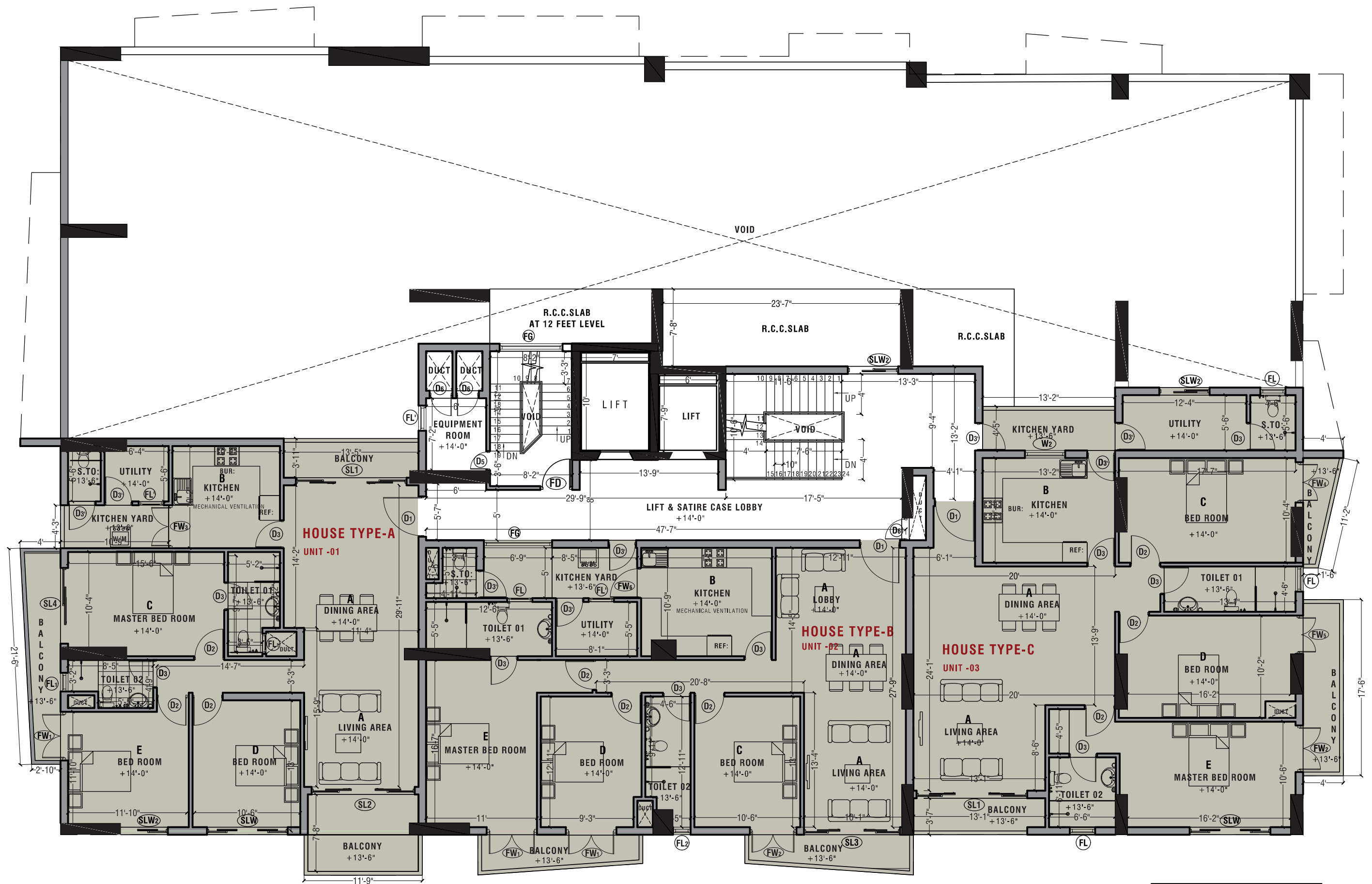
**LARGE ROOF TOP TERRACE**





# Plans

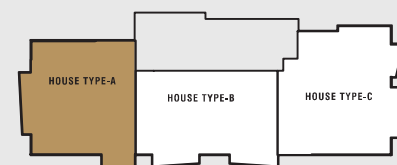
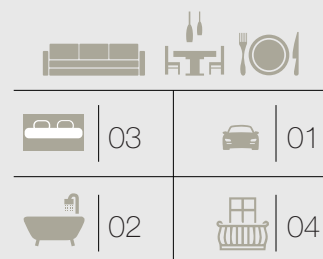
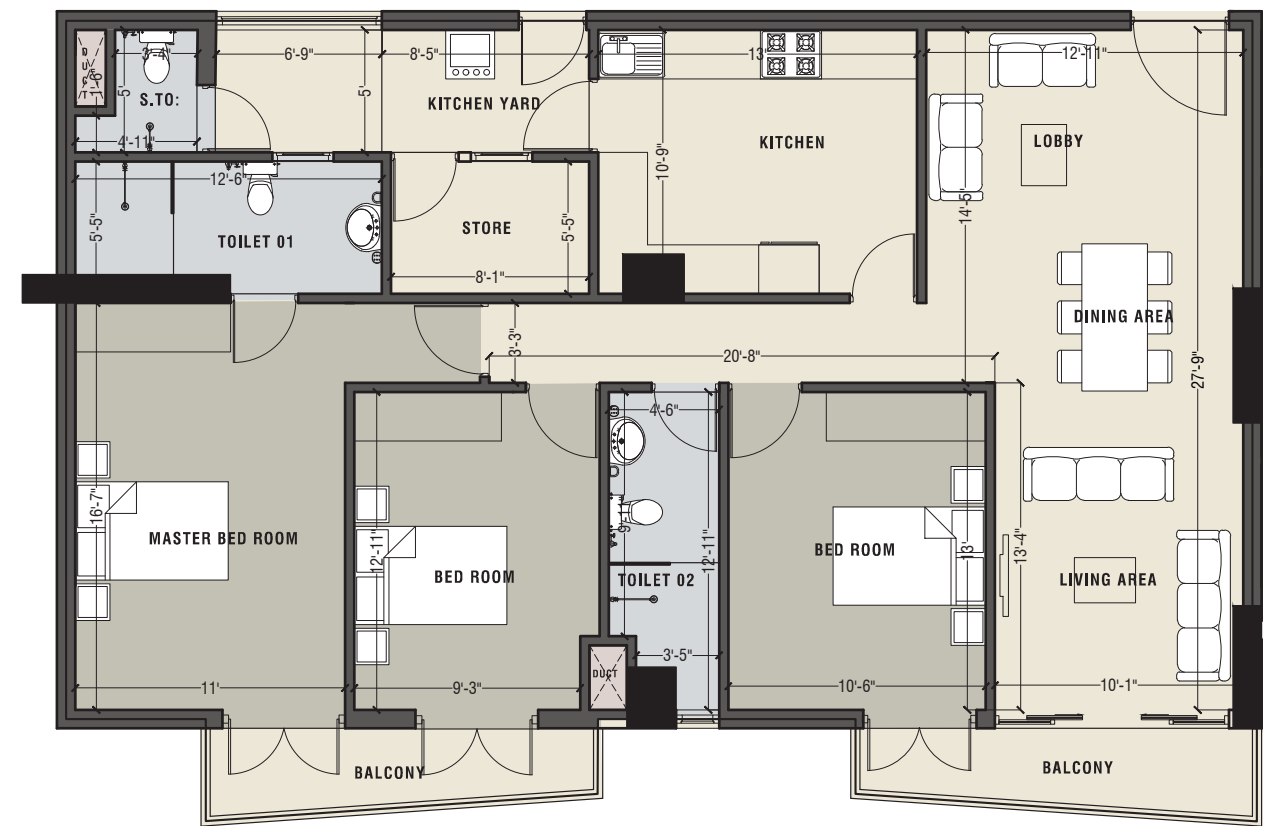




MEZZANINE FLOOR PLAN

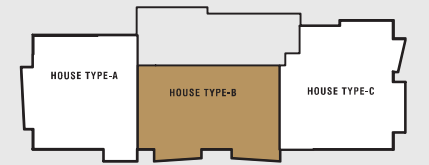
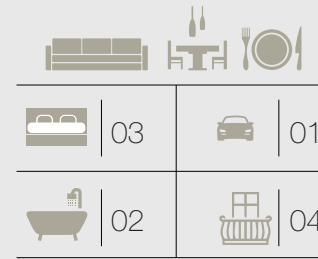
A	B	C
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Mezzanine Floor Plan  
**House Type-A**

Floor Area 1487 sq.ft



Mezzanine Floor Plan  
**House Type-B**

Floor Area 1486 sq.ft

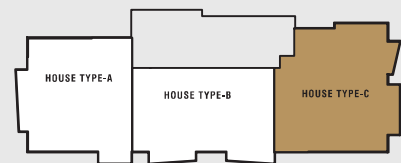
\*Maids Quarters \*Kitchen Yard

\*Maids Quarters \*Kitchen Yard  
\*Separate Kitchen Yard Entrance





\*Maids Quaters \*Kitchen Yard  
\*Seperate Service Entrance



### Mezzanine Floor Plan House Type-C

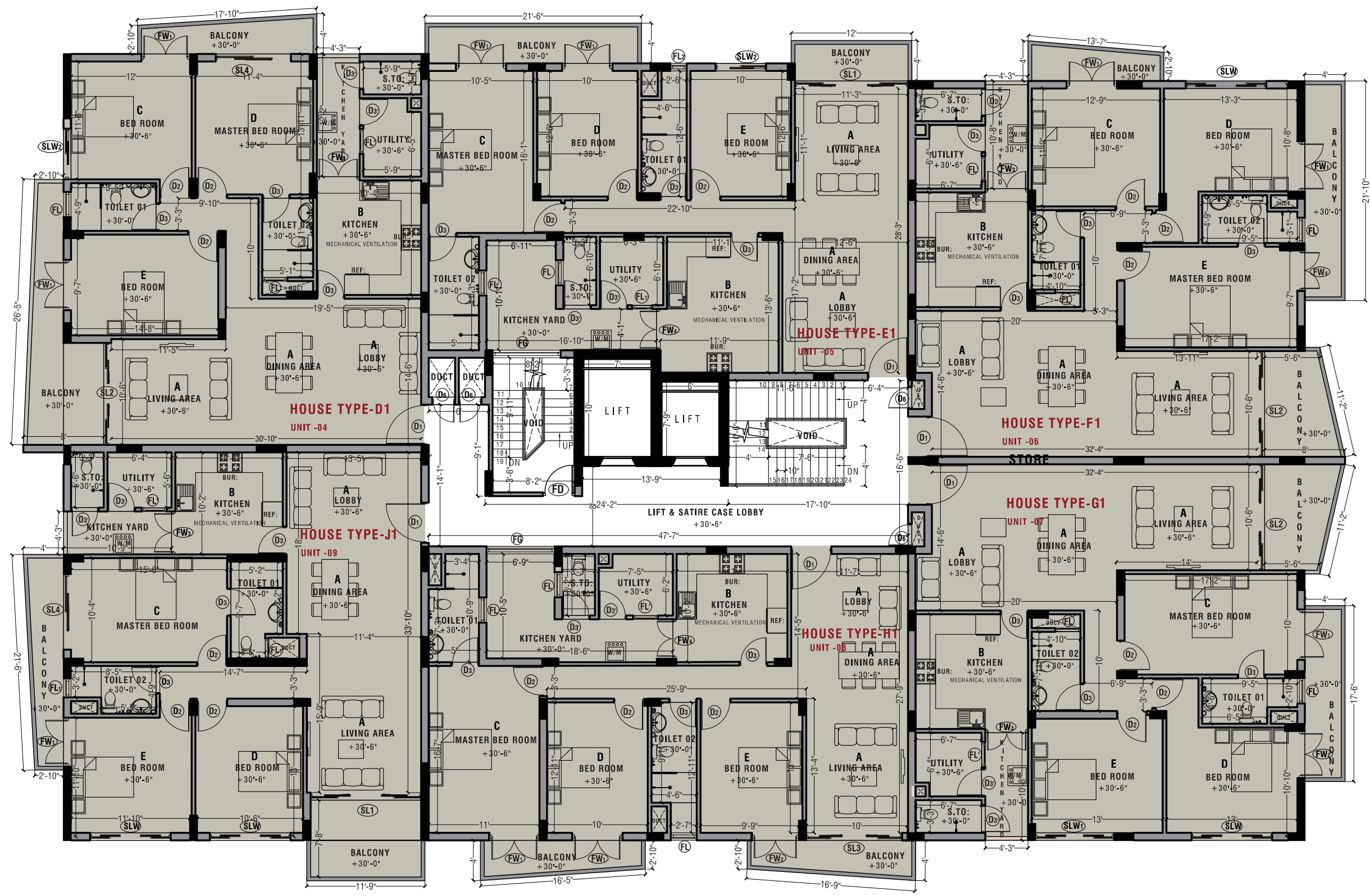
Floor Area 1682 sq.ft



your oceanfront  
home  
in sky



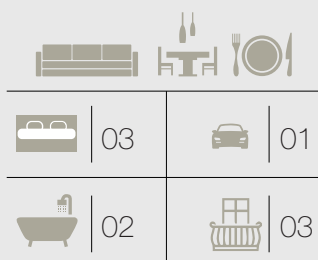
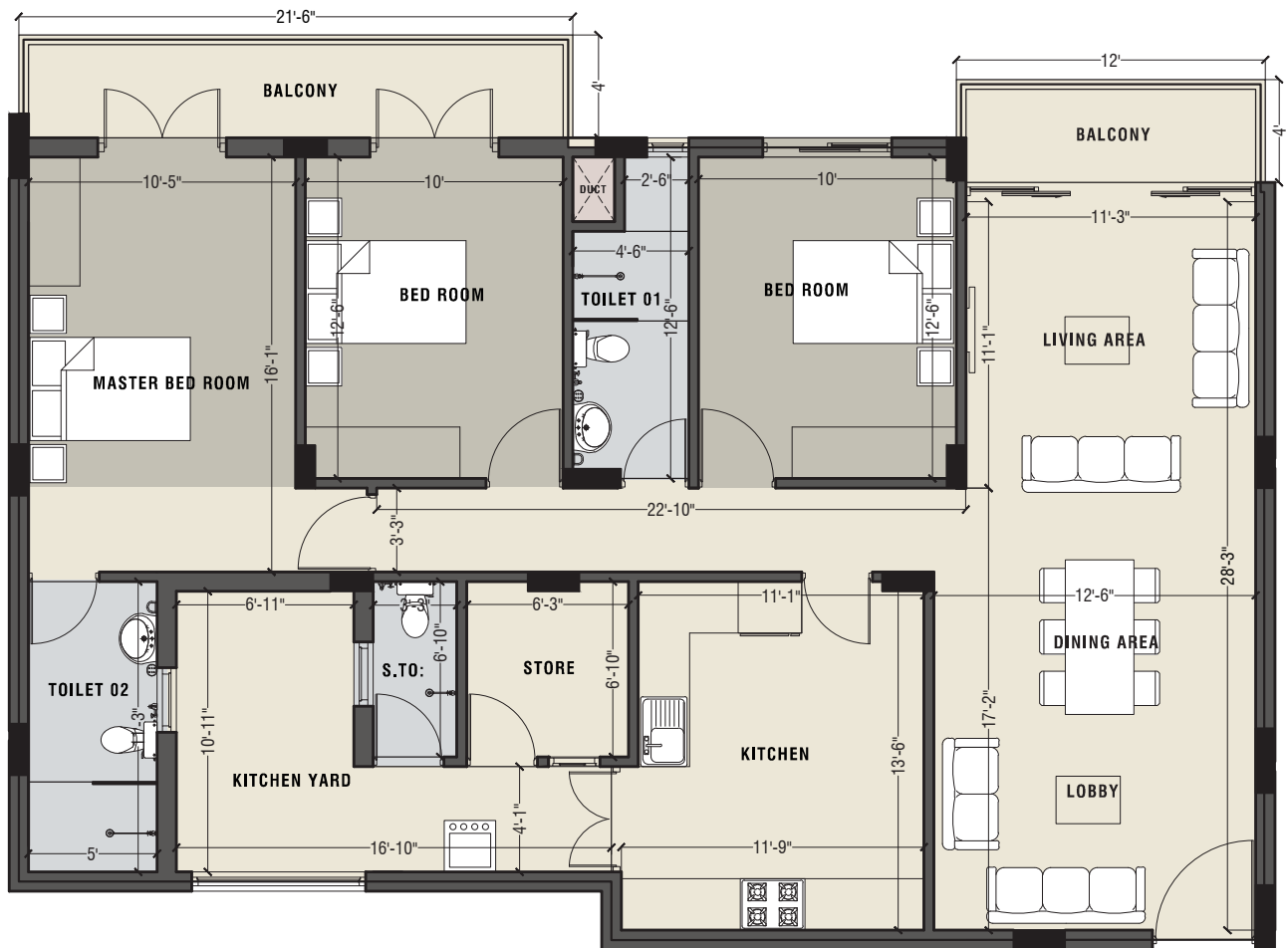




D1	E1	F1
J1	H1	G1

**FIRST FLOOR PLAN**  
FOR D1, F1, G1, J1 REFER UPCOMING PAGES





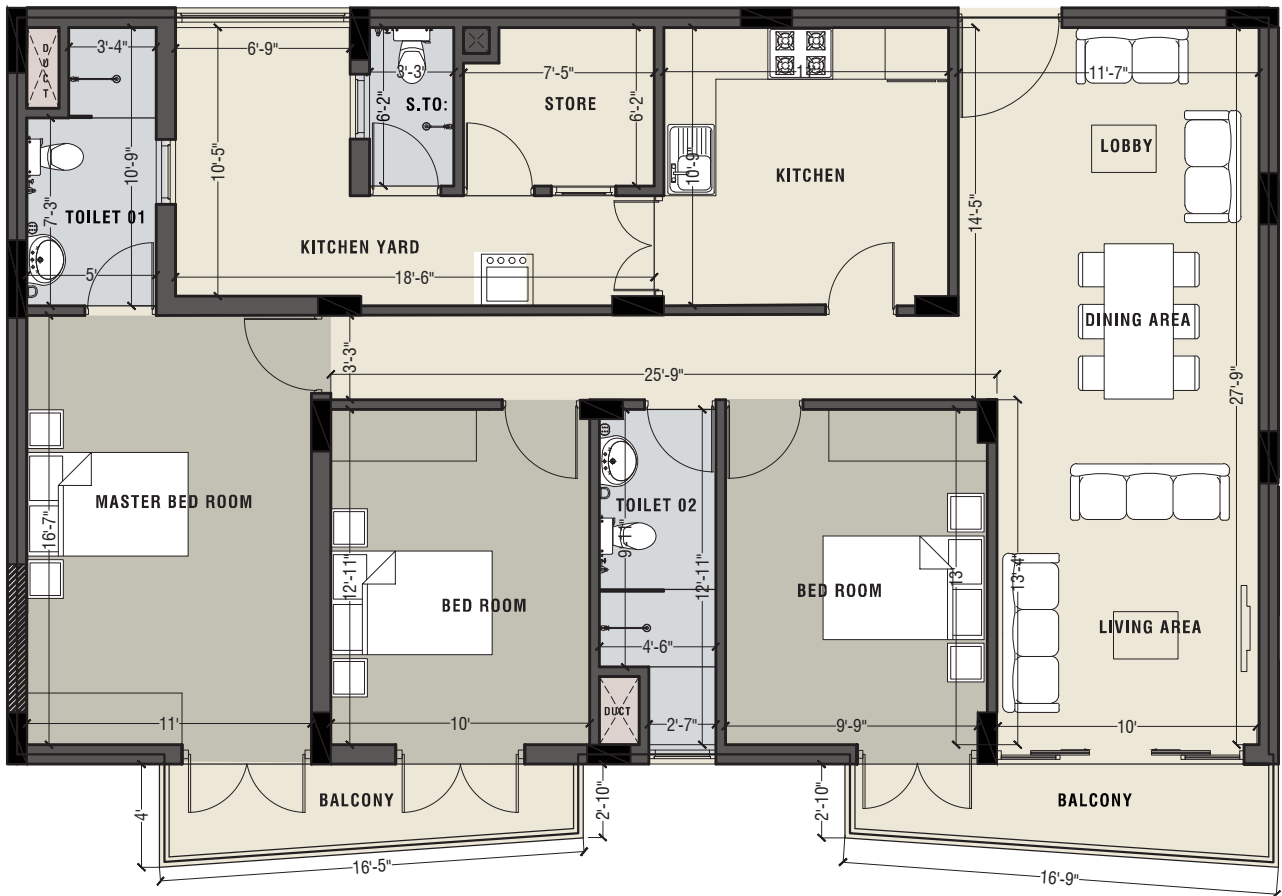
\*Maids Quarters \*Kitchen Yard



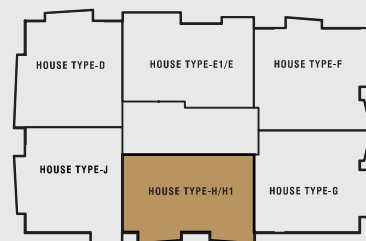
First Floor Plan  
**House Type-E1**

Floor Area 1547 sq.ft





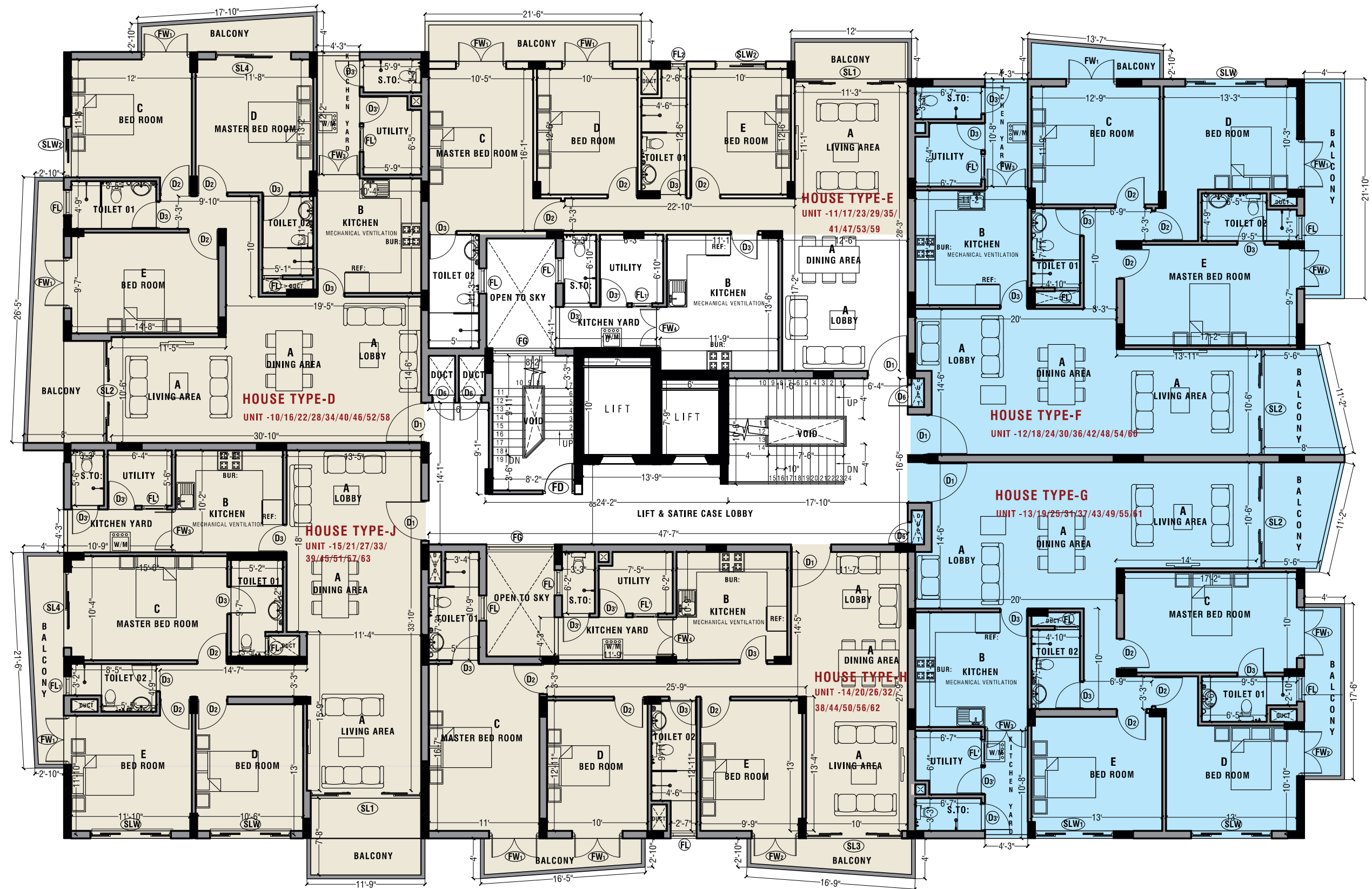
\*Maids Quarters \*\*Kitchen Yard



First Floor Plan  
**House Type-H1**

Floor Area 1484 sq.ft



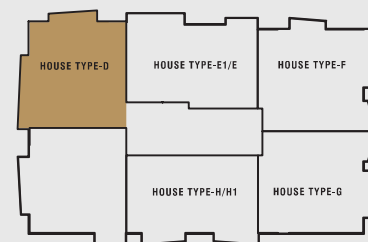


TYPICAL FLOOR PLAN - (2nd Floor to 10th Floor)





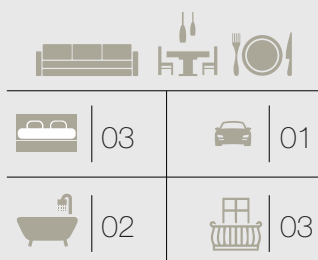
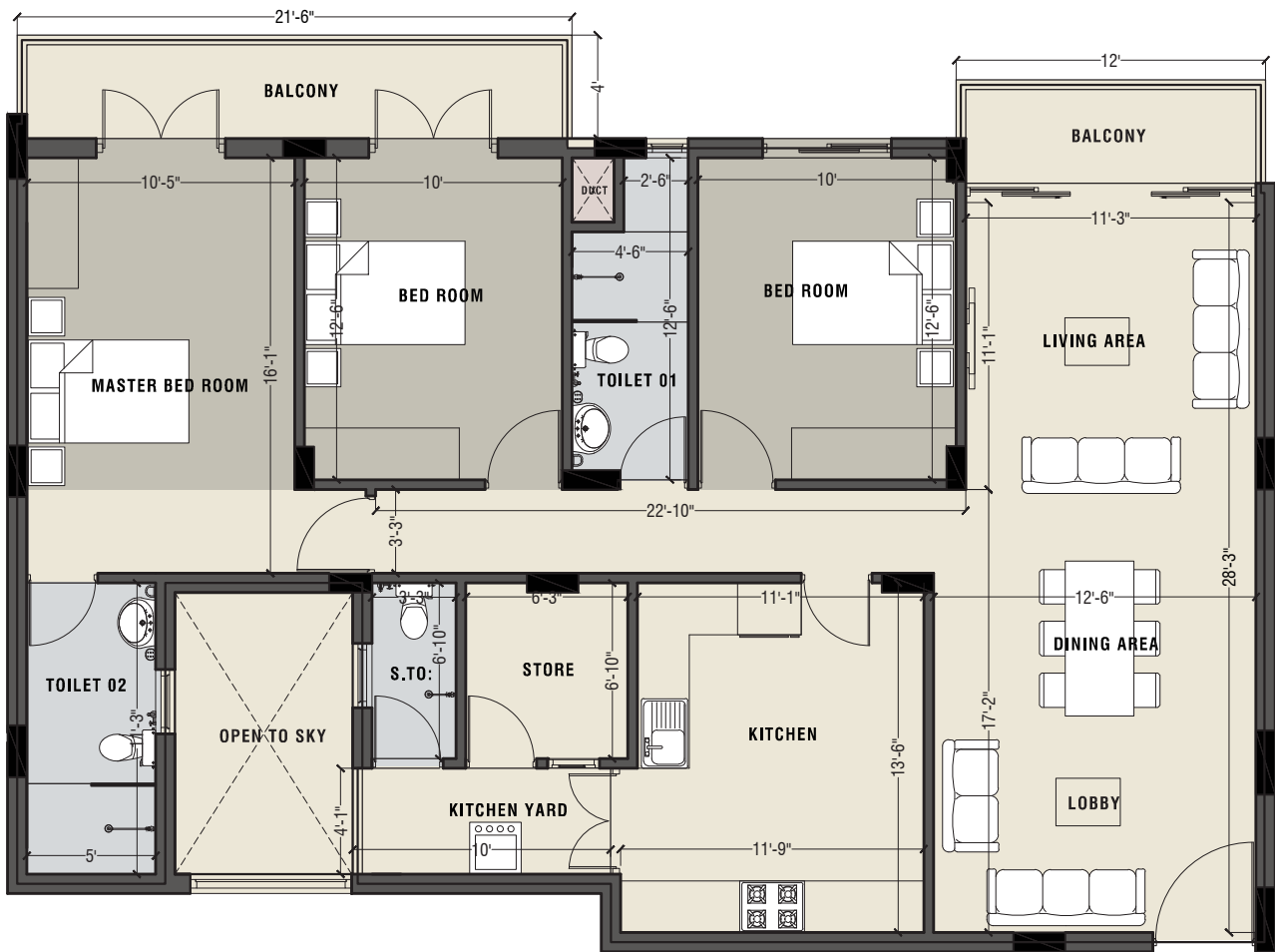
\*Maids Quarters \*Kitchen Yard



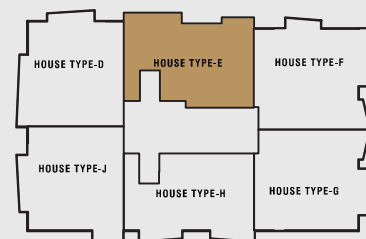
Typical Floor Plan  
**House Type-D**

Floor Area 1533 sq.ft





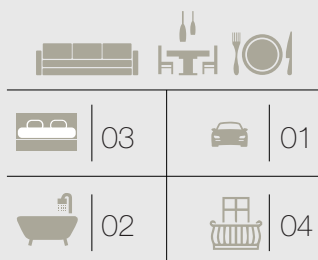
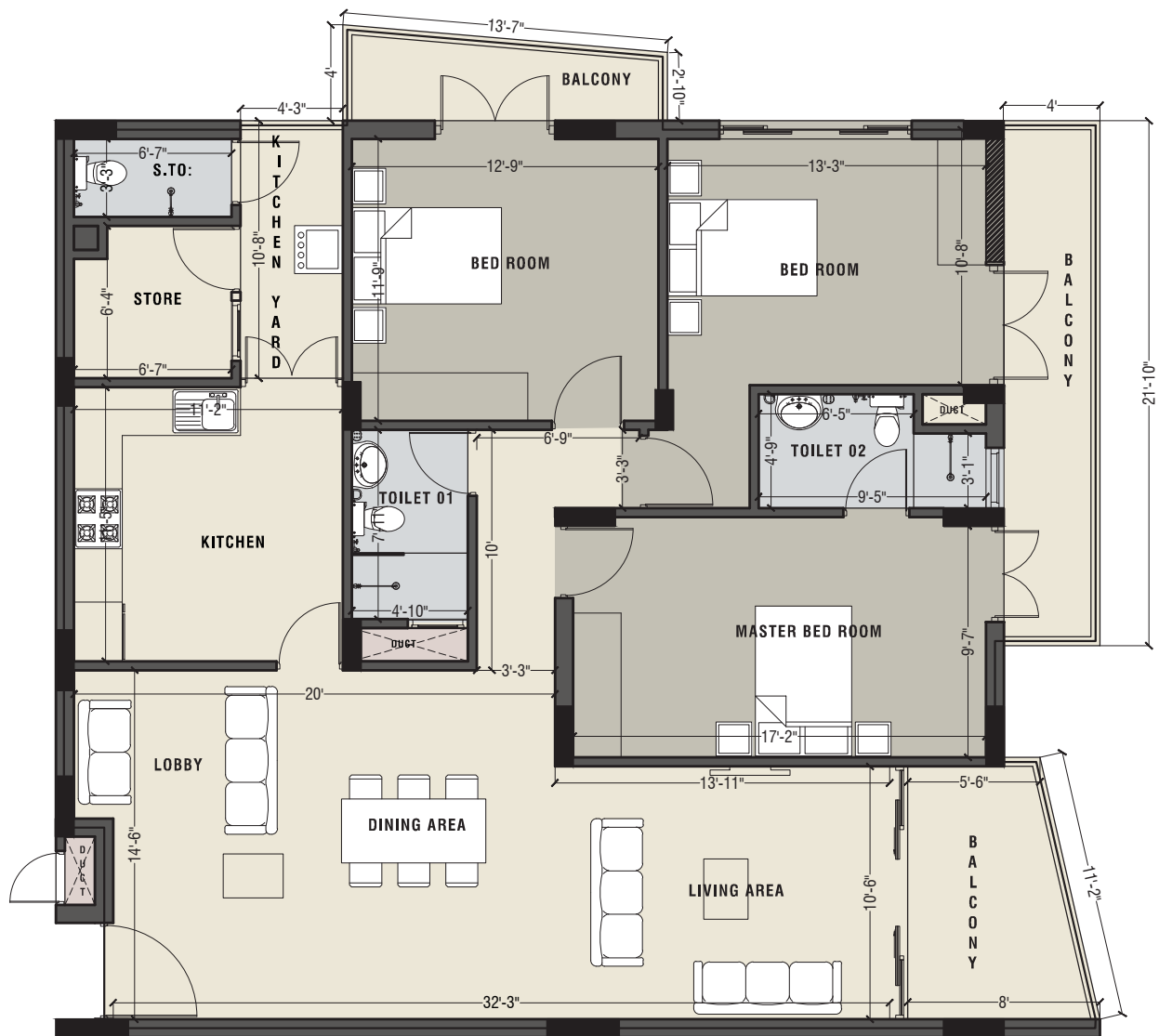
\*Maids Quarters \*Kitchen Yard



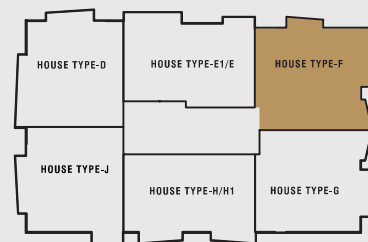
Typical Floor Plan  
**House Type-E**

Floor Area 1459 sq.ft





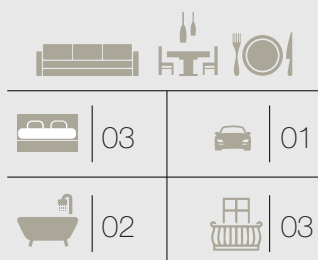
\*Maid's Quarters \*Kitchen Yard



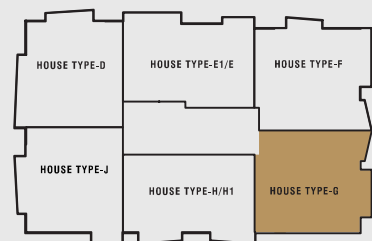
Typical Floor Plan  
**House Type-F**

Floor Area 1593 sq.ft





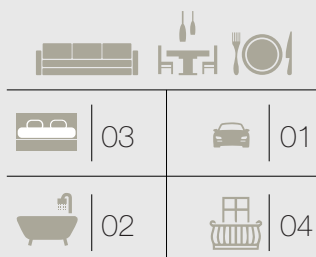
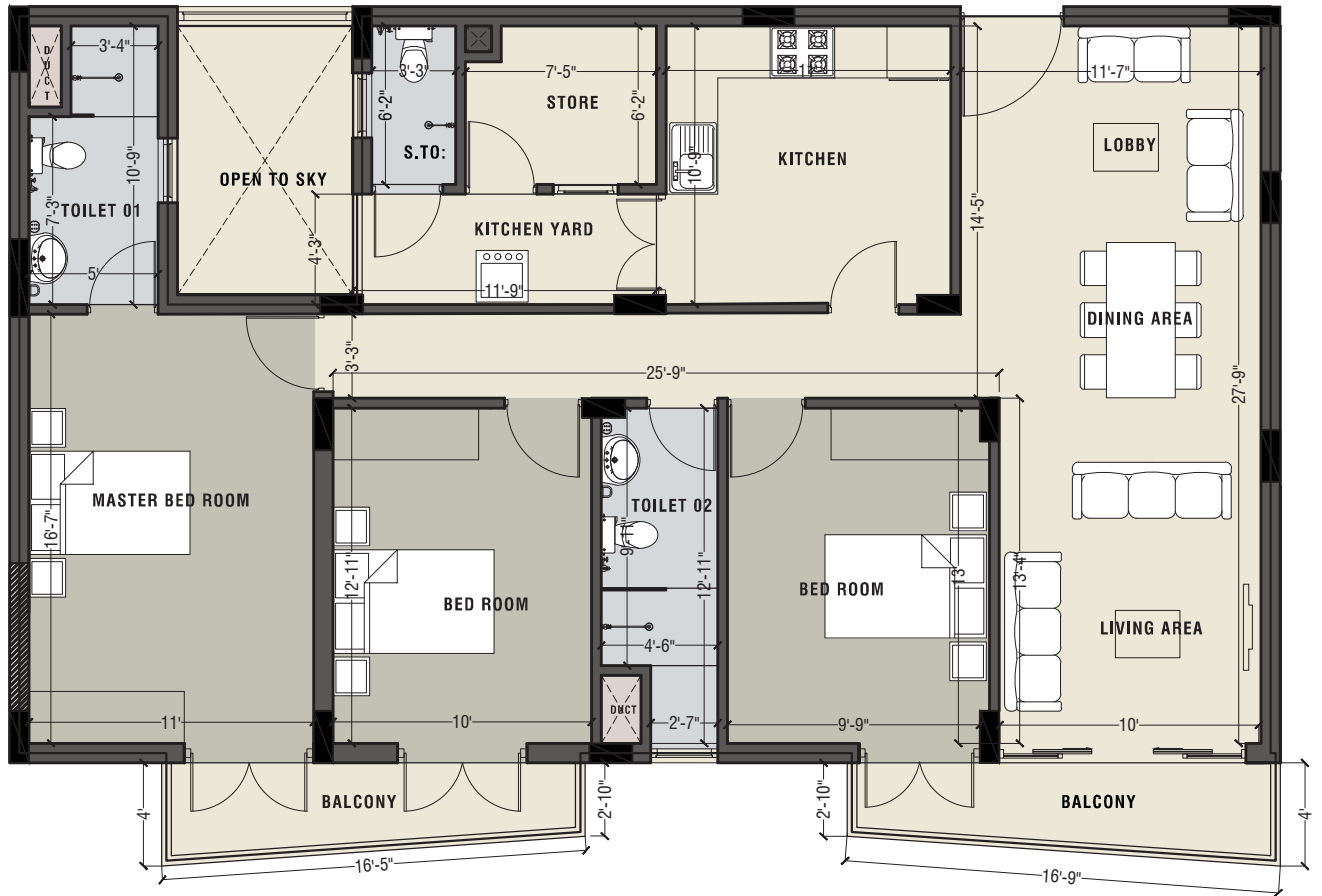
\*Maids Quaters \*Kitchen Yard



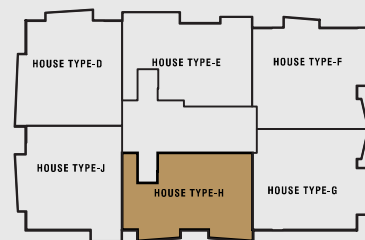
Typical Floor Plan  
**House Type-G**

Floor Area 1525 sq.ft





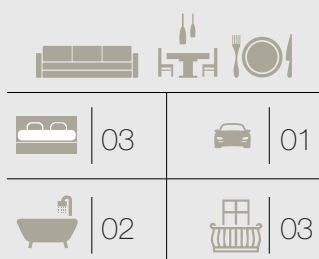
\*Maids Quarters \*Kitchen Yard



Typical Floor Plan  
**House Type-H**

Floor Area 1402 sq.ft





\*Maids Quaters \*Kitchen Yard



Typical Floor Plan  
**House Type-J**

Floor Area 1486 sq.ft



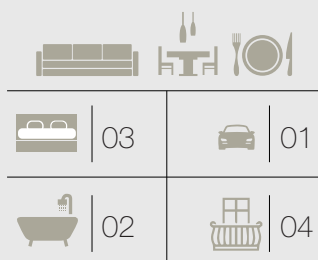


your oceanfront  
home  
in sky

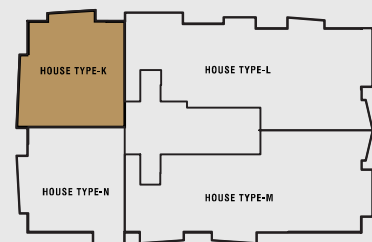








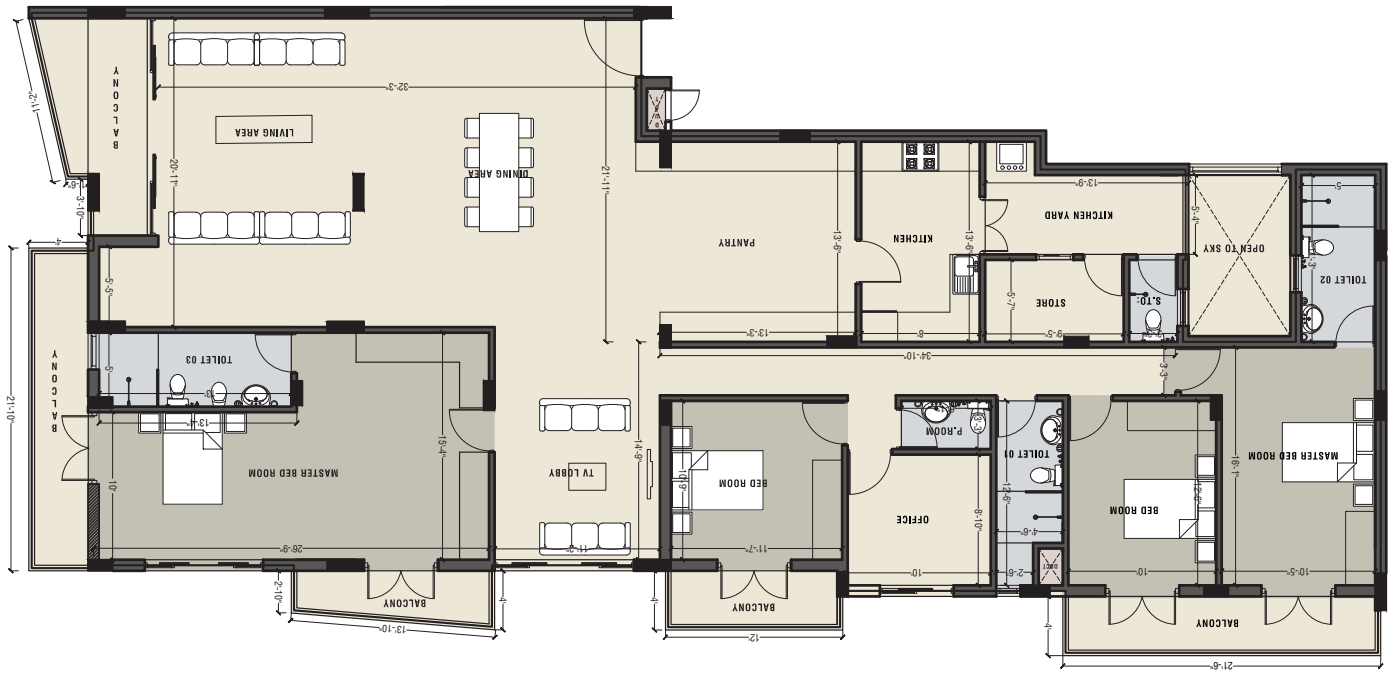
\*Maids Quarters \*Kitchen Yard



11th Floor Plan  
**House Type-K**

Floor Area 1533 sq.ft

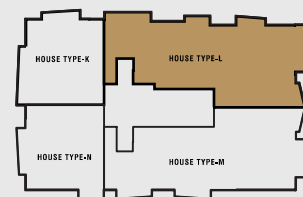




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	03		06



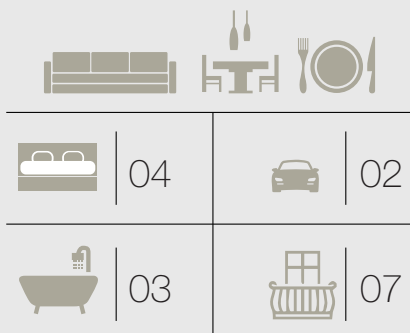
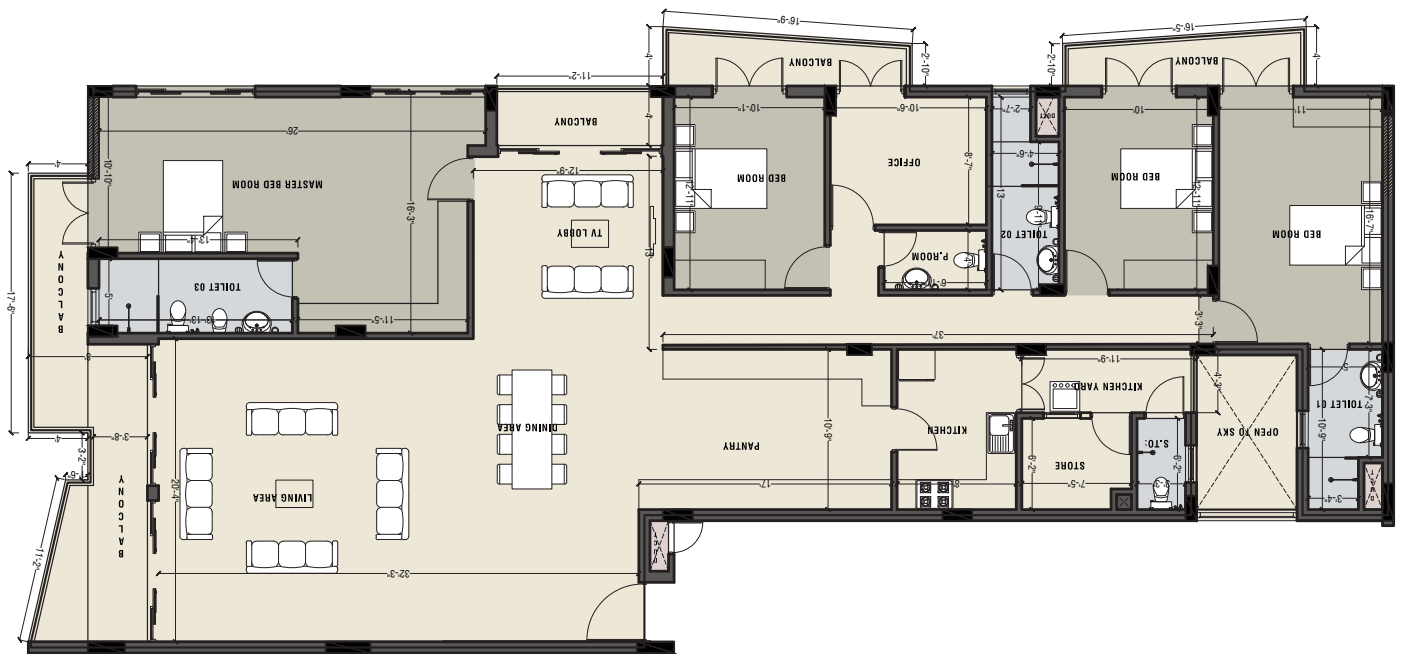
\*Maids Quarters \*Kitchen Yard  
\*Seperate Kitchen Yard Entrance



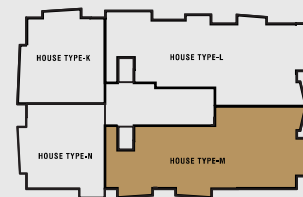
11th Floor Plan  
**House Type-L**

Floor Area 3064 sq.ft





\*Maids Quaters \*Kitchen Yard



11th Floor Plan  
**House Type-M**

Floor Area 2941 sq.ft

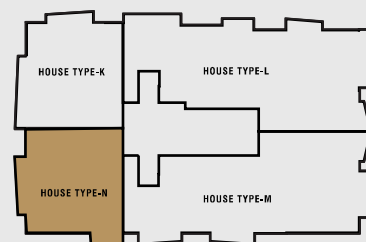




	03
	03
	01
	03



\*Maids Quarters \*Kitchen Yard  
\*Seperate Kitchen Yard Entrance



11th Floor Plan  
**House Type-N**

Floor Area 1486 sq.ft







<b>Sub Structure</b>	Rafter foundation with RCC framed structure as per Structural Engineer's recommendation
<b>Super Structure</b>	RCC Columns, Beams, Slabs and Masonry walls (Cement Block walls) to satisfy the design requirement
<b>Floor Finishes</b>	
Living, Dining, Pantry and all bedrooms	Waxed Cement finish
Balcony	Non-slippery high quality porcelain / ceramic tiles
Bathrooms	Non-slippery porcelain / Ceramic tiles
<b>Wall Finishes</b>	
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 7 ft height at shower area and balance with Cement smooth finish
<b>Pantry</b>	Fully fitted modern design pantry cupboards (excluding kitchen appliances) SS Sink with drainer and swan neck tap Granite worktop with tiled backflash
<b>Bathrooms</b>	Rocell, OTTO, American Standard or equivalent fittings for all bathrooms Water closet with hand bidet and Wash basin (Pedestal) Mirror and Mirror light Hot water provision for shower via geyser Tempered glass shower screens Soap tray, Toothbrush holder, Toilet paper holder, Robe hook and Towel rail

\* These artist impression and computer generated images (3D) are for illustrative purposes only.

# Specification



## Doors and Windows

Main Door	Engineered solid timber sash and timber frame
Internal Doors	Plywood sash and timber frame
Windows	Powder coated aluminum
Fan Lights	Powder coated aluminum
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

Single Phase Power Supply with separate energy meter  
Ceiling Fans for Living and Bedrooms  
13 AMP Socket Outlets and Switches (Orange or equivalent)  
MCB, RCCB (ABB/ SIEMENS or equivalent)  
Telephone and TV socket outlets in Living area and Master Bedroom  
Light fittings as directed by the Architect ( Soffit Mounted Only)  
Split type AC Units for the Master Bed room (Only), Power provision for Living area & all balance Bedrooms

## Water Supply

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

## General

Common Lifts  
Backup Power Supply Generator (for common area & 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, Gymnasium, 01 Parking slot Facility

Your  
heaven  
in the middle of  
everything you love

"A place like no other"







## 27 Years of Trust

Ever since the conception of Prime Group, we have earned the trust and hearts of people for the past 27 years whilst offering a fabulous collection of 43 luxury apartment homes with a vibrant urban lifestyle, excellent services and designer home finishes that make your daily life a pleasure.

Prime Group is Sri Lanka's largest and most trusted real estate developer with over 25 years of Expertise and excellence. Prime

Group is awarded 'The Best Developer of Sri Lanka' for the second consecutive year awarded by Asia property Guru; the most distinguished achievement in the Asian real estate arena.

Prime Group is also recognized as the most respected real estate entity in Sri Lanka for the year 2019 by LMD magazine and was also accredited among Asia's Best Brands and the Best Entrepreneur in the year 2018 by Asia One magazine. With over 43 apartment projects under its portfolio,.

# 45+ Apartments In Prime Locations In Sri Lanka

Athurugiriya 1 | Battaramulla 1 | Kottawa | Aggona | Nawala 4th lane | TC Gardens |  
Athurugiriya 2 | Ethul kotte 1 | 306 Nugegoda | Pallekele |  
Thalawathugoda 1 | Pelawatte | Panadura | Pagoda | 298 Nugegoda | Sieble avenue |  
Aqua Nawala | Libra Battaramulla | 616 Ethul Kotte |  
Splendor Rajagiriya | Edmonton road 1 | 194 Nugegoda | Kiribathgoda | Malabe  
|Buddhaloka Mw 1 | Wrendale | Barnes Place | Kynsey road |  
Wattala | Castle Street | Buddhaloka Mw 2 | Jawatte | Edmonton 2 | Ward Place |  
Kandewatta Terrace | Uswetakeiyawa 1 | Bella Rajagiriya |  
Kassapa Road 1 | Uswetakeiyawa 2 | Kassapa 2 | Dalugama | Prime Life Kadawatha |  
Thalawathugoda 2 | The Palace Gampaha

# 39 Projects Completed

Athurugiriya 1 | Battaramulla | Kottawa | Aggona | Nawala 4th Lane | tc Gardens |  
Athurugiriya 2 | Ethul Kotte 1 | 306 Nugegoda | Pallekele |  
Thalawathugoda 1 | Pelawatte | Panadura | Pagoda | 298 Nugegoda | sieble Avenue |  
Aqua Nawala | Libra Battramulla | 616 Ethulkotte |  
Splendour Rajagiriya | Edmonton Road 1 | 194 Nugegoda | Kiribathgoda | Malabe |  
Buddhaloka Mw 1 | Wrendale | Barnes Place | Kynsey Road  
| Wattala | Castle Street | Buddhaloka Mw 2 | Jawatte | Kandewatta Terrace |  
Uswetakeiyawa 1 | prime Life Kadawatha | Thalawathugoda 2 | Kassapa 1 | Kassapa 2





PRIME GRAND-COL 07



GAMPAHA



CASTLE STREET, COLOMBO- 08



KYNSEY ROAD, COLOMBO- 07



BARNES PLACE



USWETAKEIYAWA 2

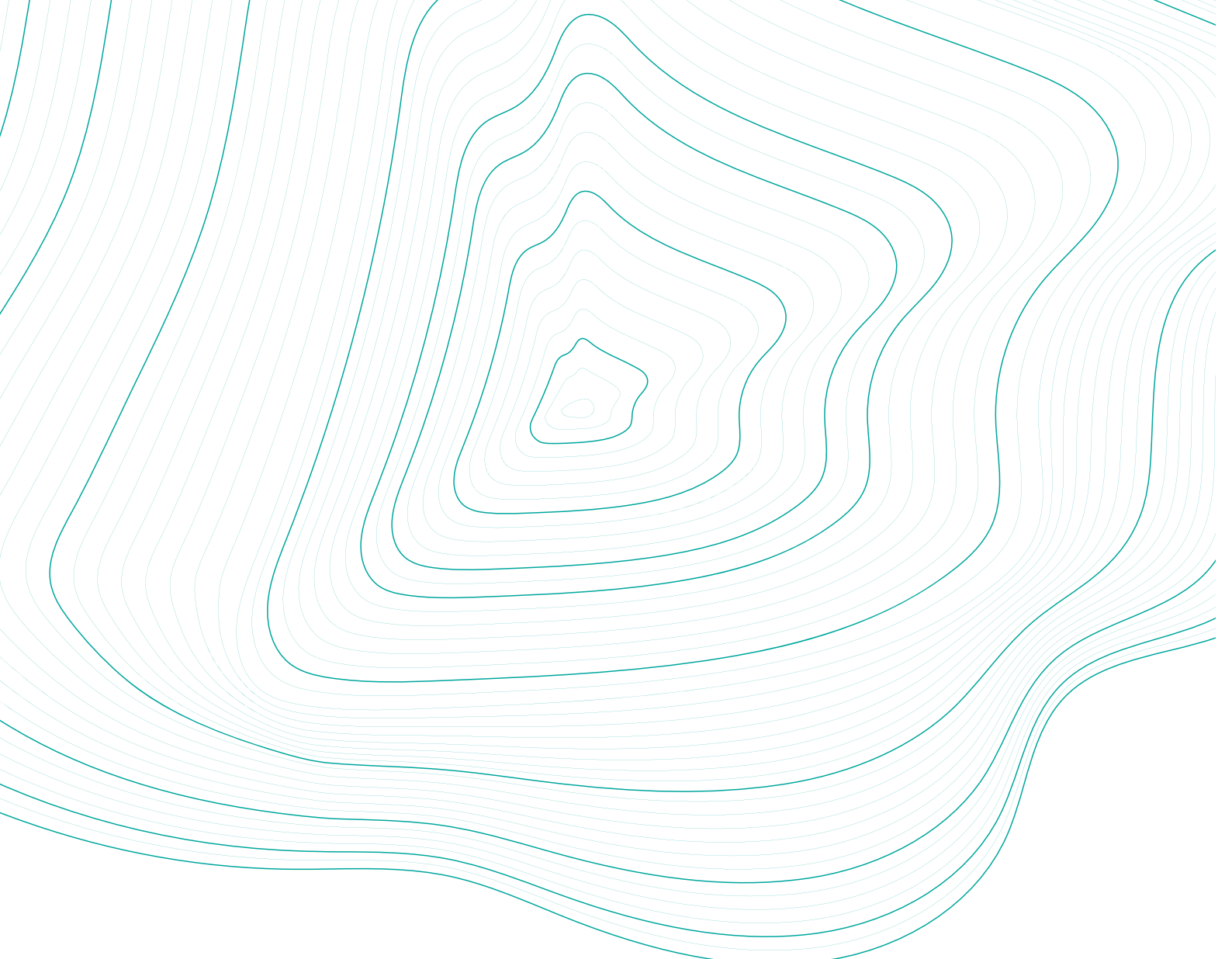


306 NUGEGODA









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