

~ 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



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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.



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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

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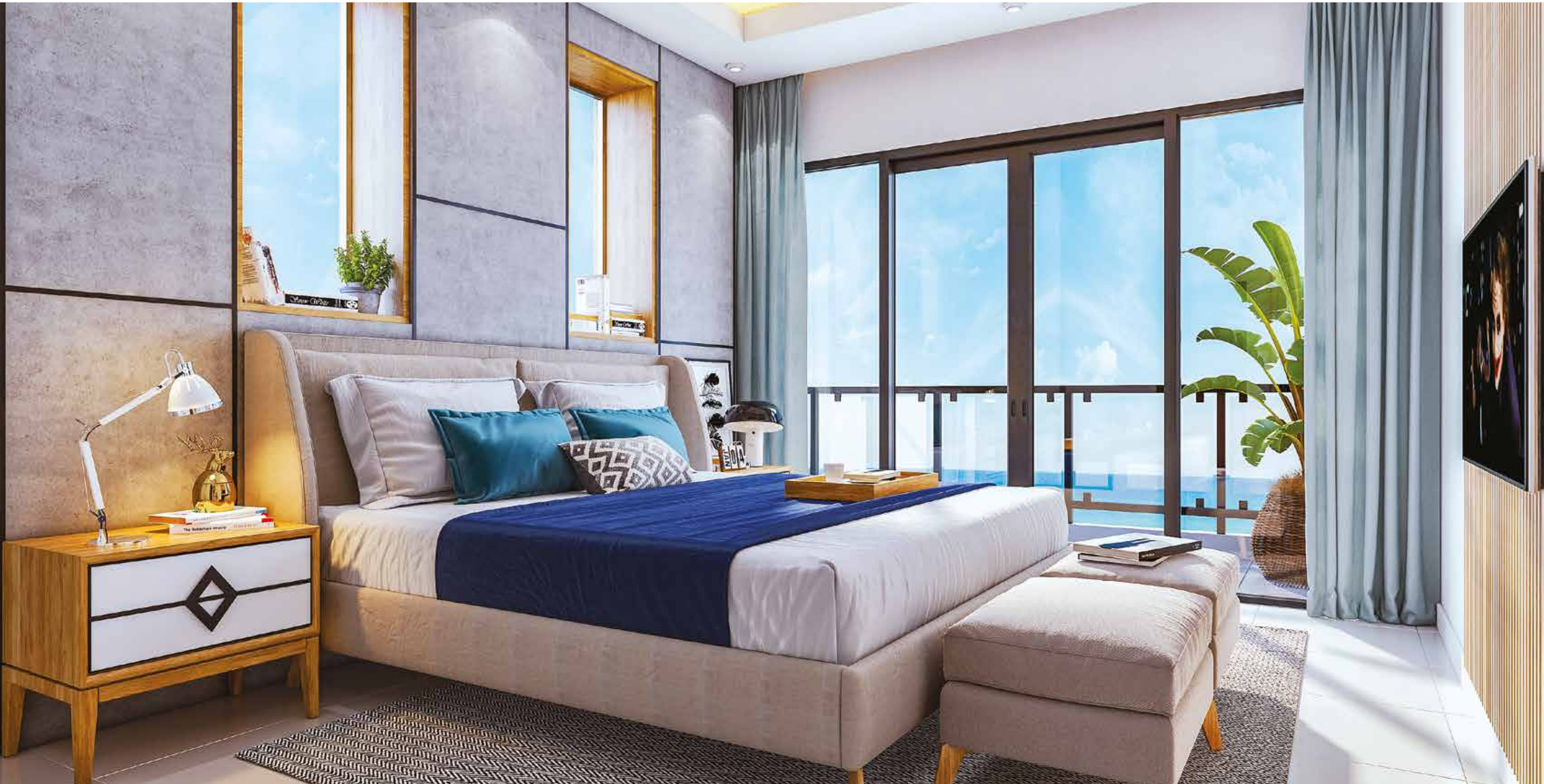




Dining

Invest in Leisure





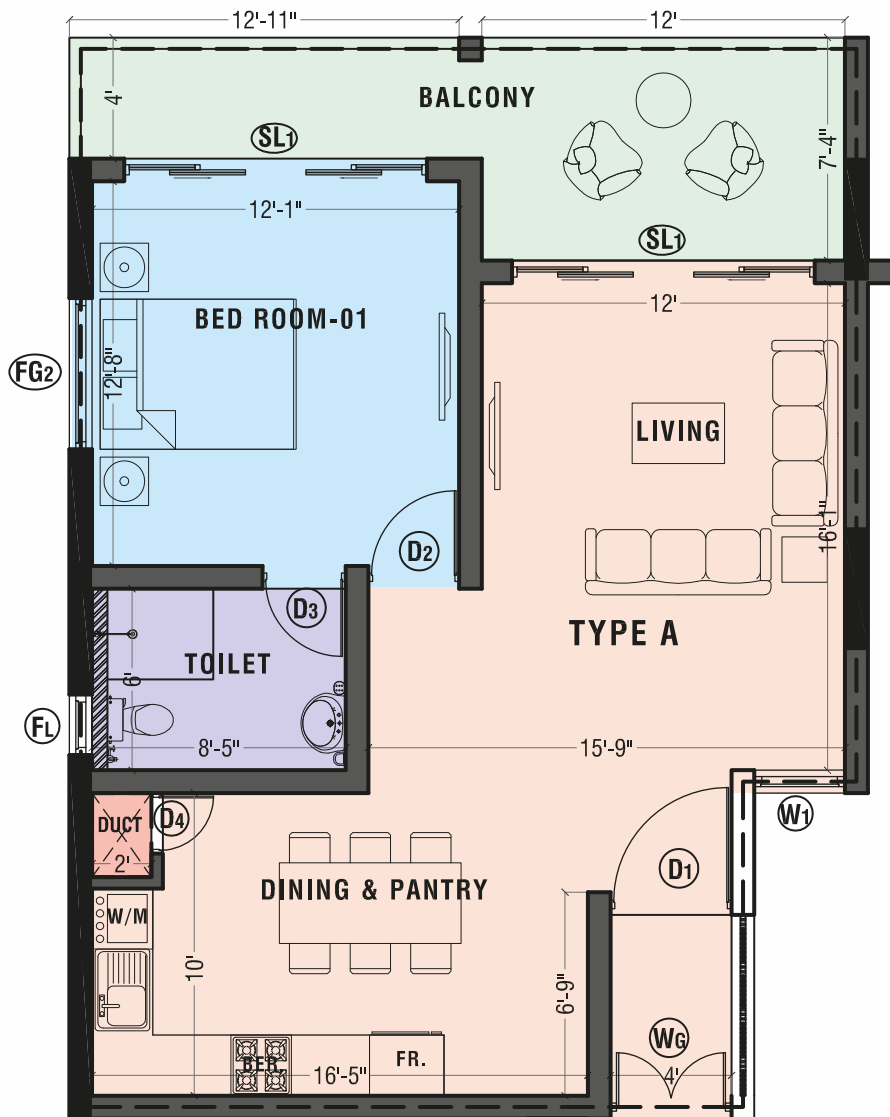
Bedroom

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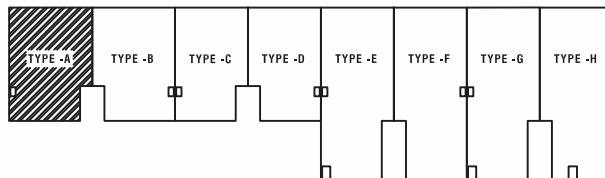


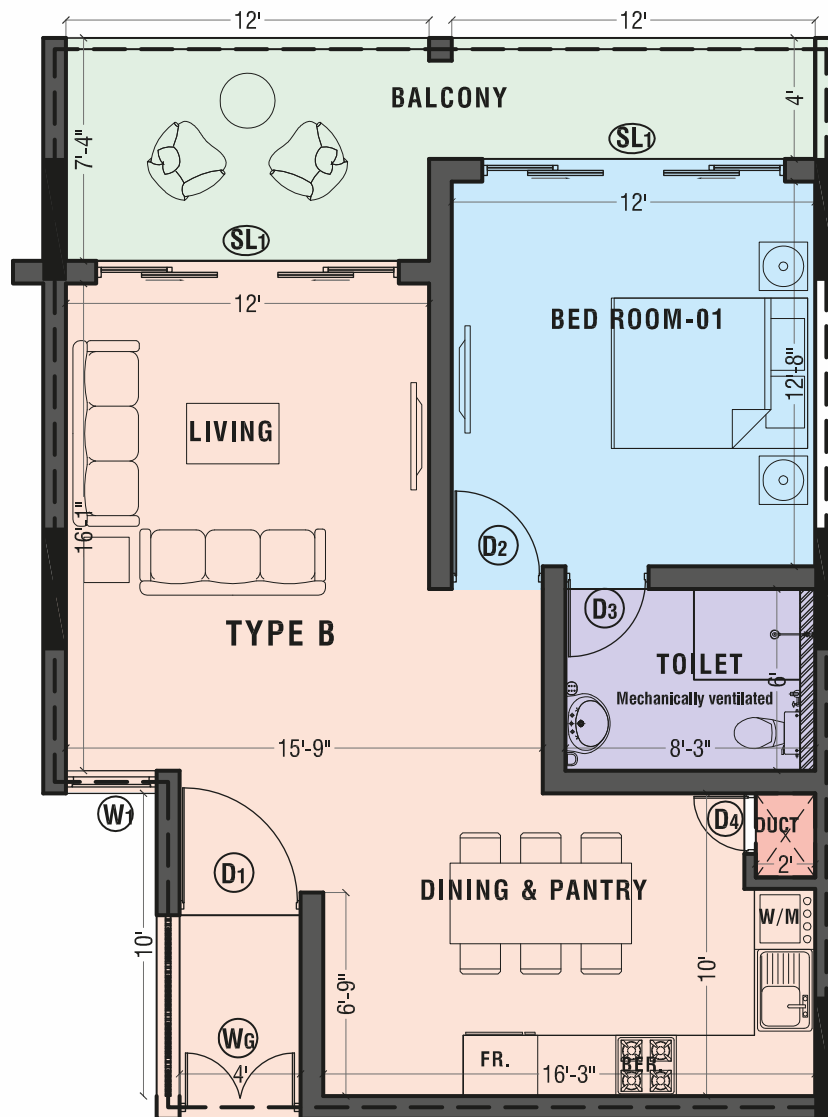


Bathroom

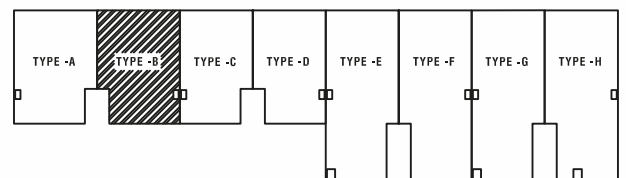


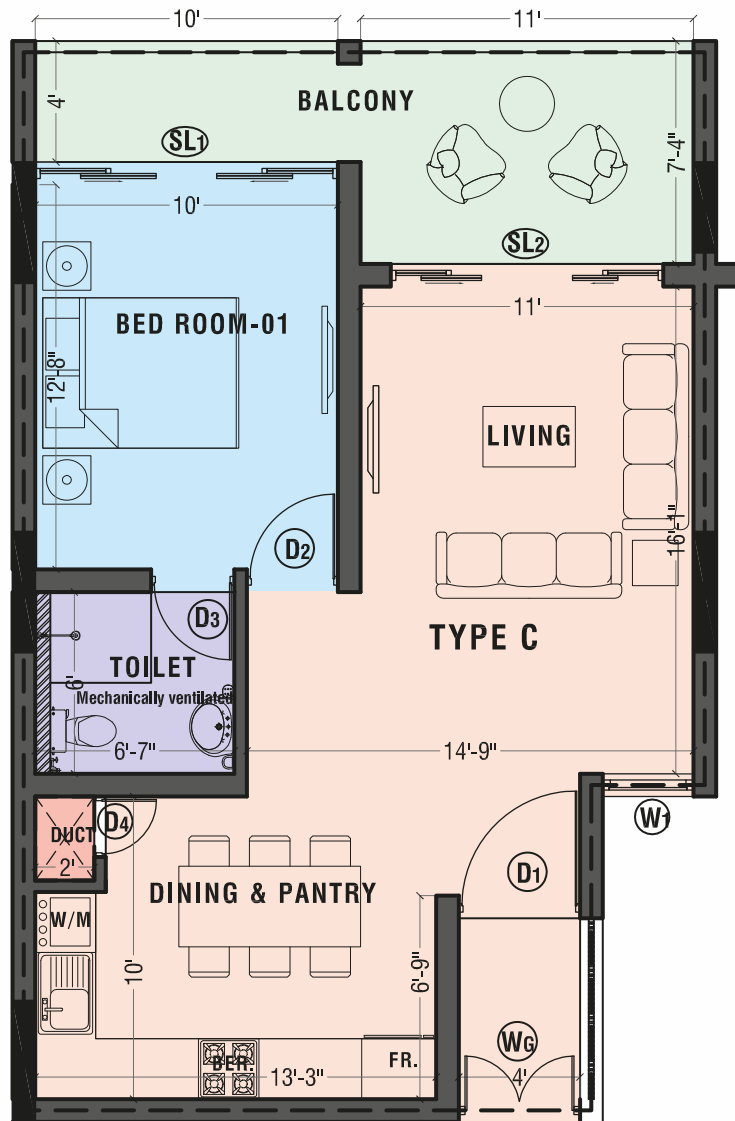
TYPE-A
FLOOR AREA - 850 SQ.FT.
(WITH BALCONIES)



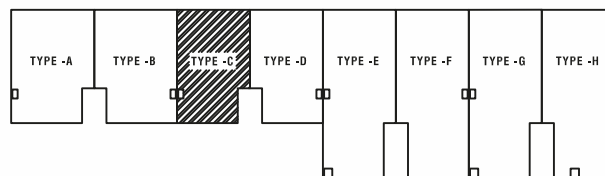


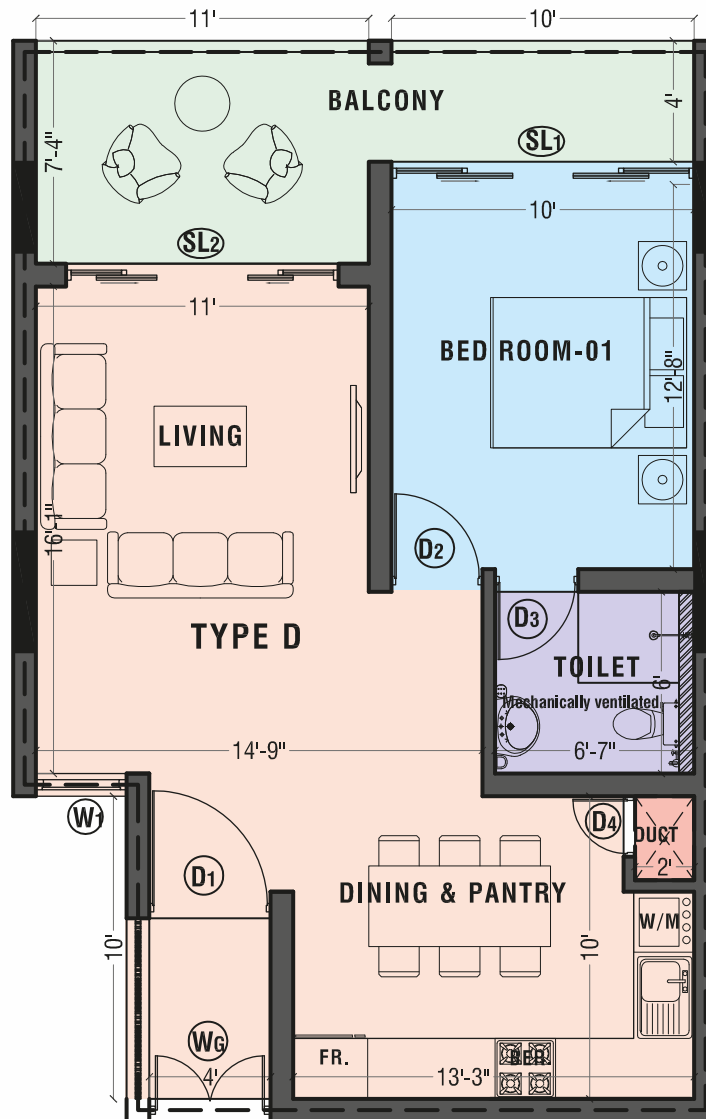
TYPE-B
FLOOR AREA - 846 SQ.FT.
(WITH BALCONIES)



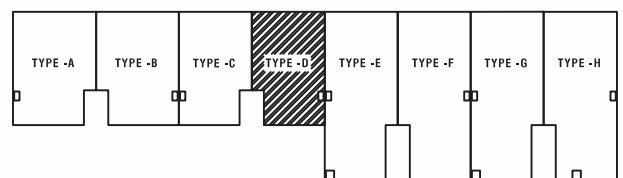


TYPE-C
FLOOR AREA - 741 SQ.FT.
(WITH BALCONIES)





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





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

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Dining

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2nd Bedroom - Rentable Studio

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Bathroom



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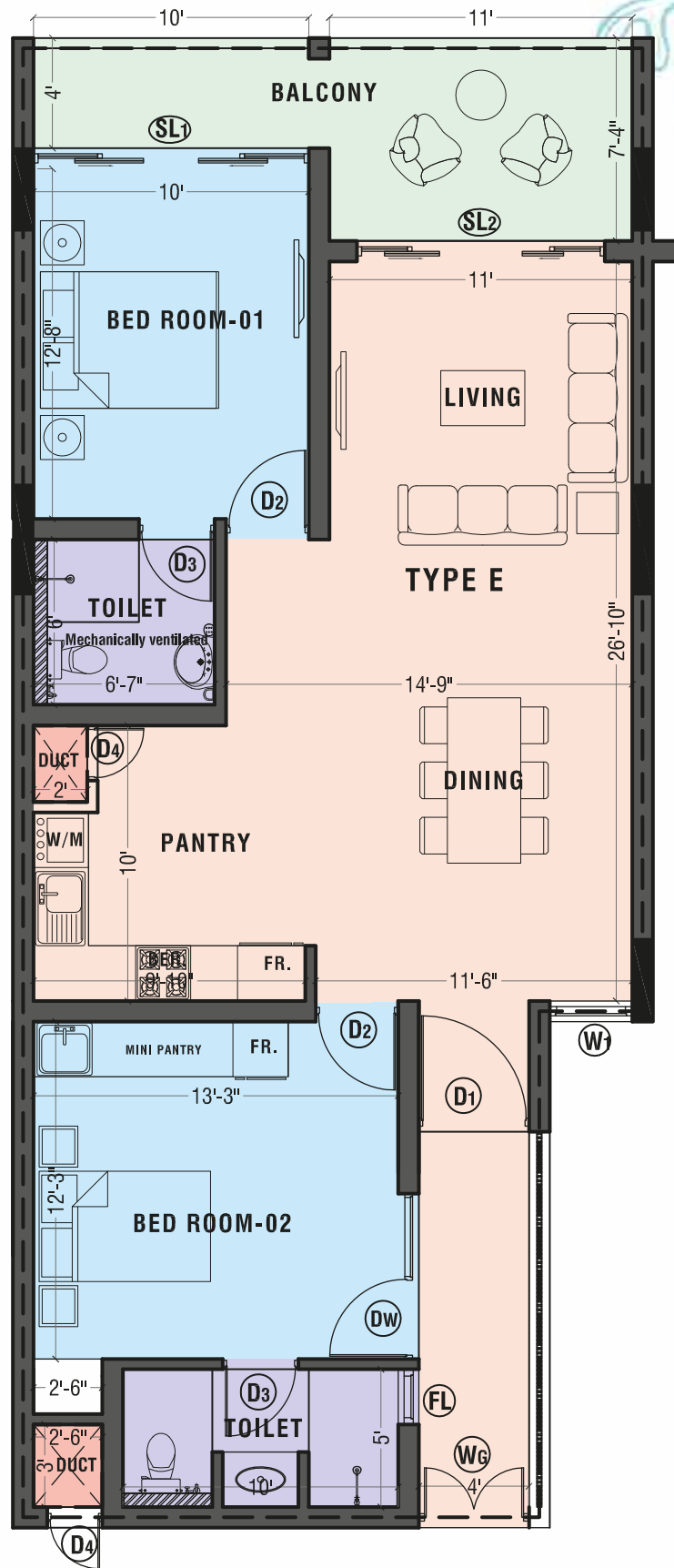
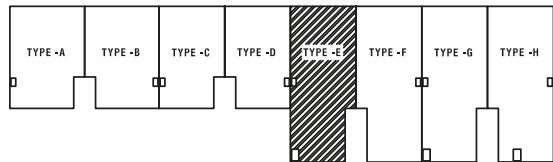


**BEACH
FRONT**
Phase II
USWETAKEIYAWA

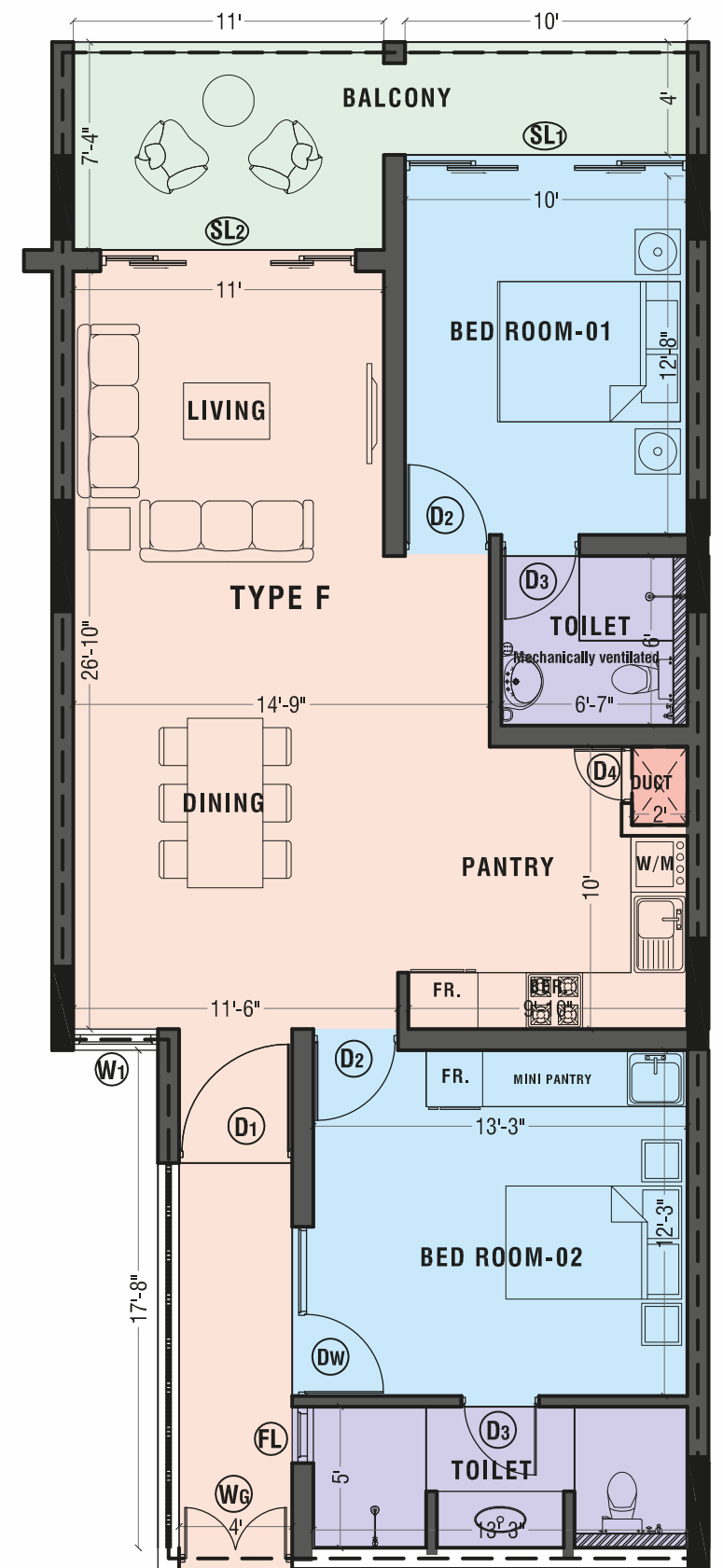
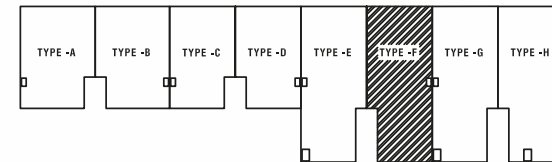


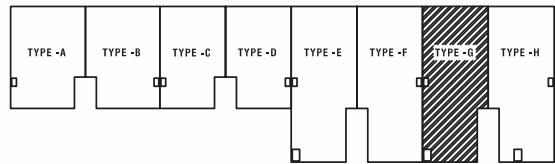
Pantry

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

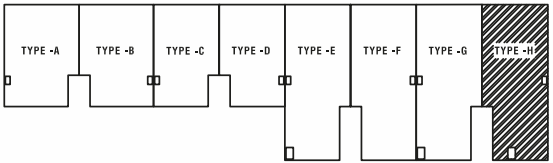
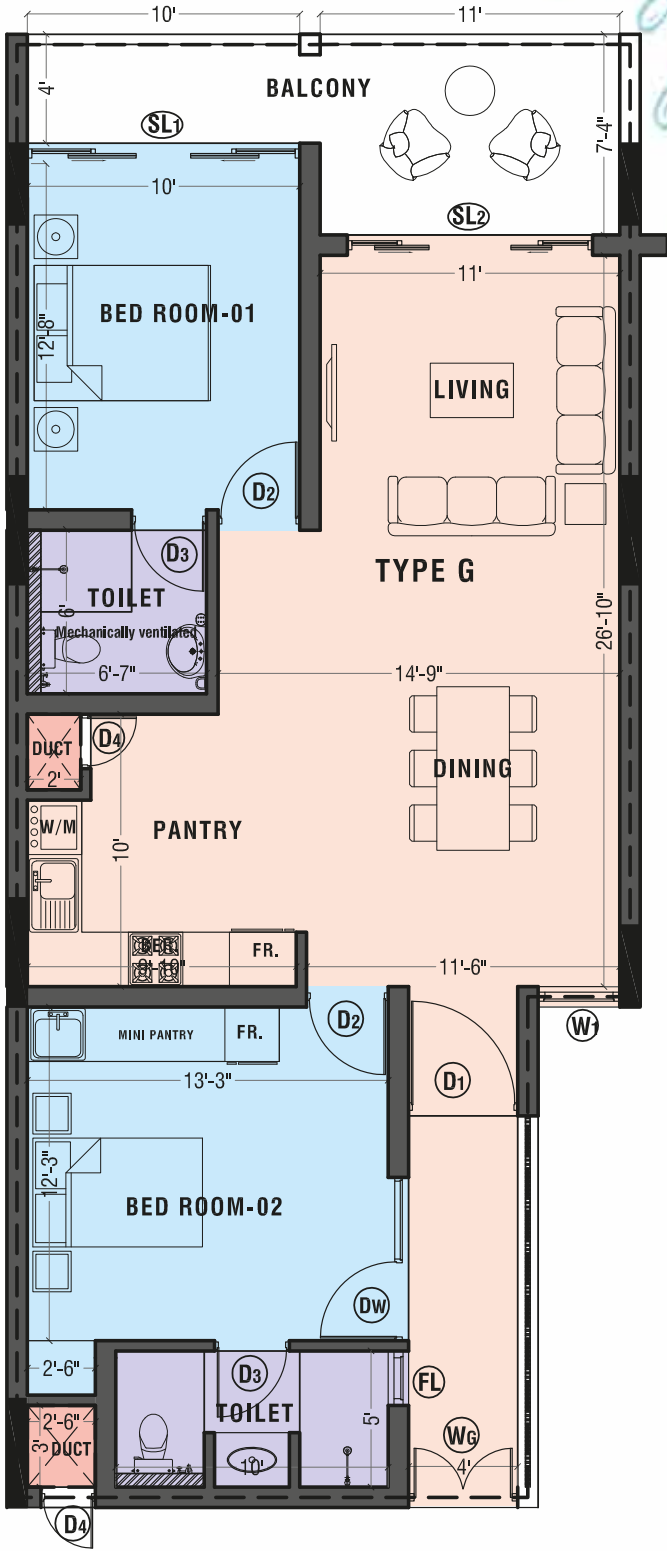


TYPE-F
FLOOR AREA - 1,126 SQ.FT.
(WITH BALCONIES)

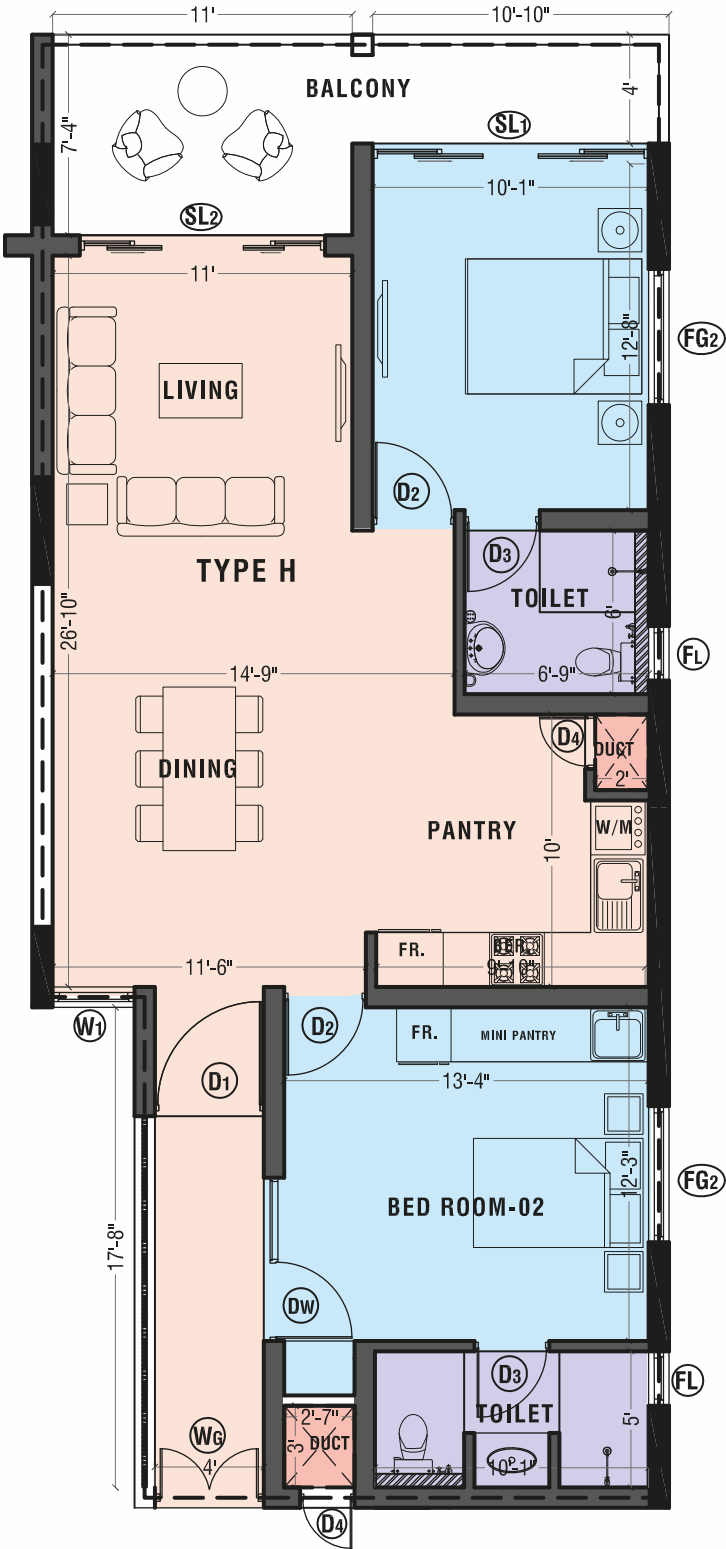




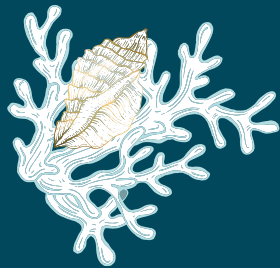
TYPE-G
FLOOR AREA - 1,118 SQ.FT.
(WITH BALCONIES)



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



The Ocean
Penthouses





BEACH FRONT

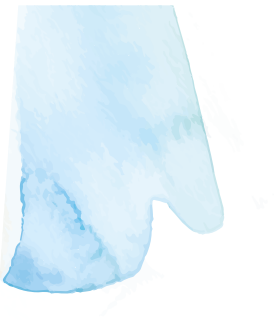
Phase II

USWETAKEIYAWA

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 -





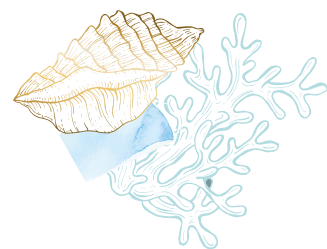
The Ocean Penthouse

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



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Master Bedroom - JACUZZI

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Master Bedroom - 2

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Pantry

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TV Lounge

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



Rooftop Infinity Pool

Invest in Leisure

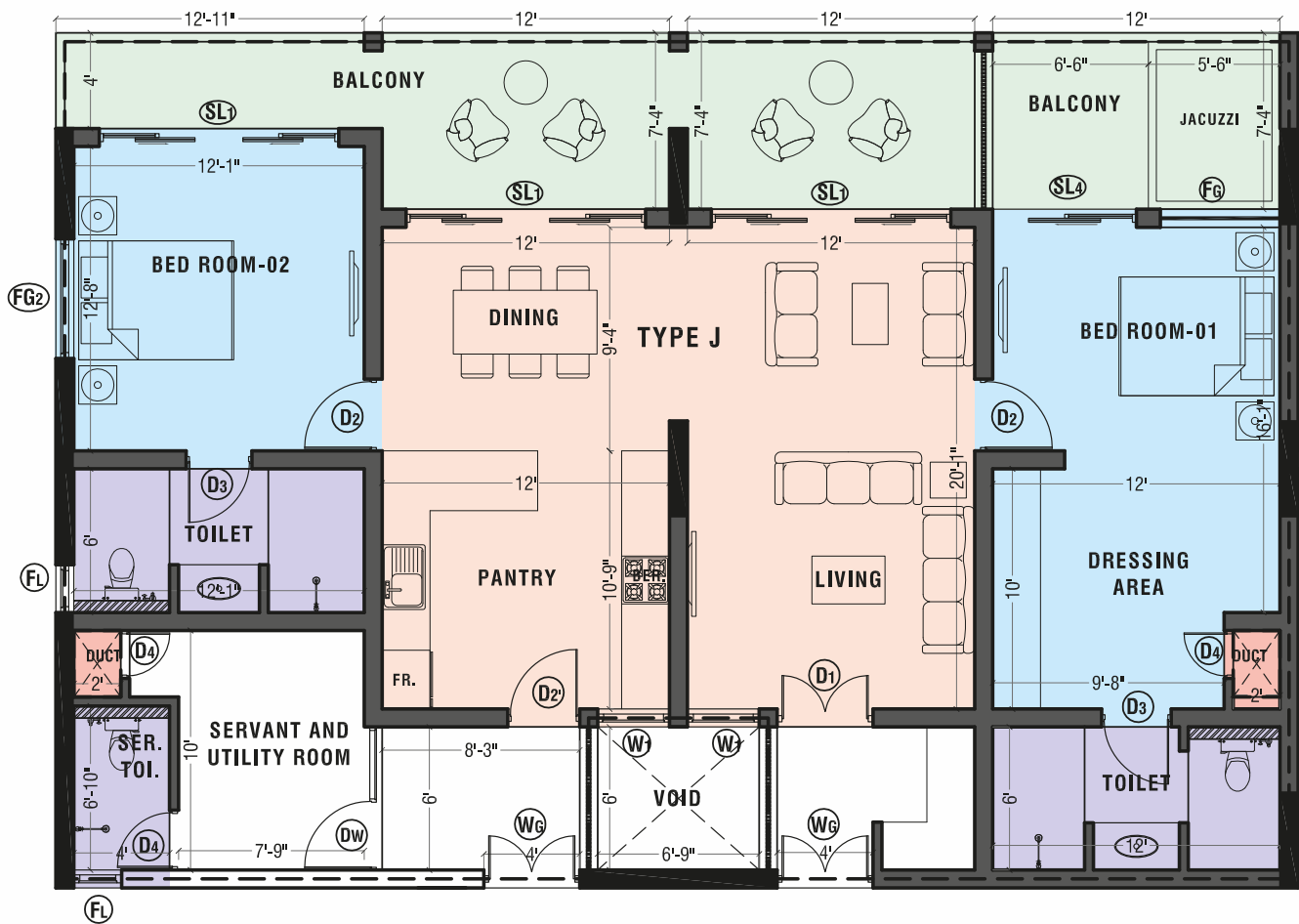




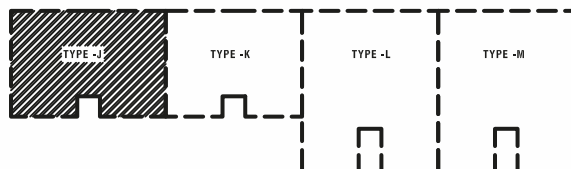
Balcony

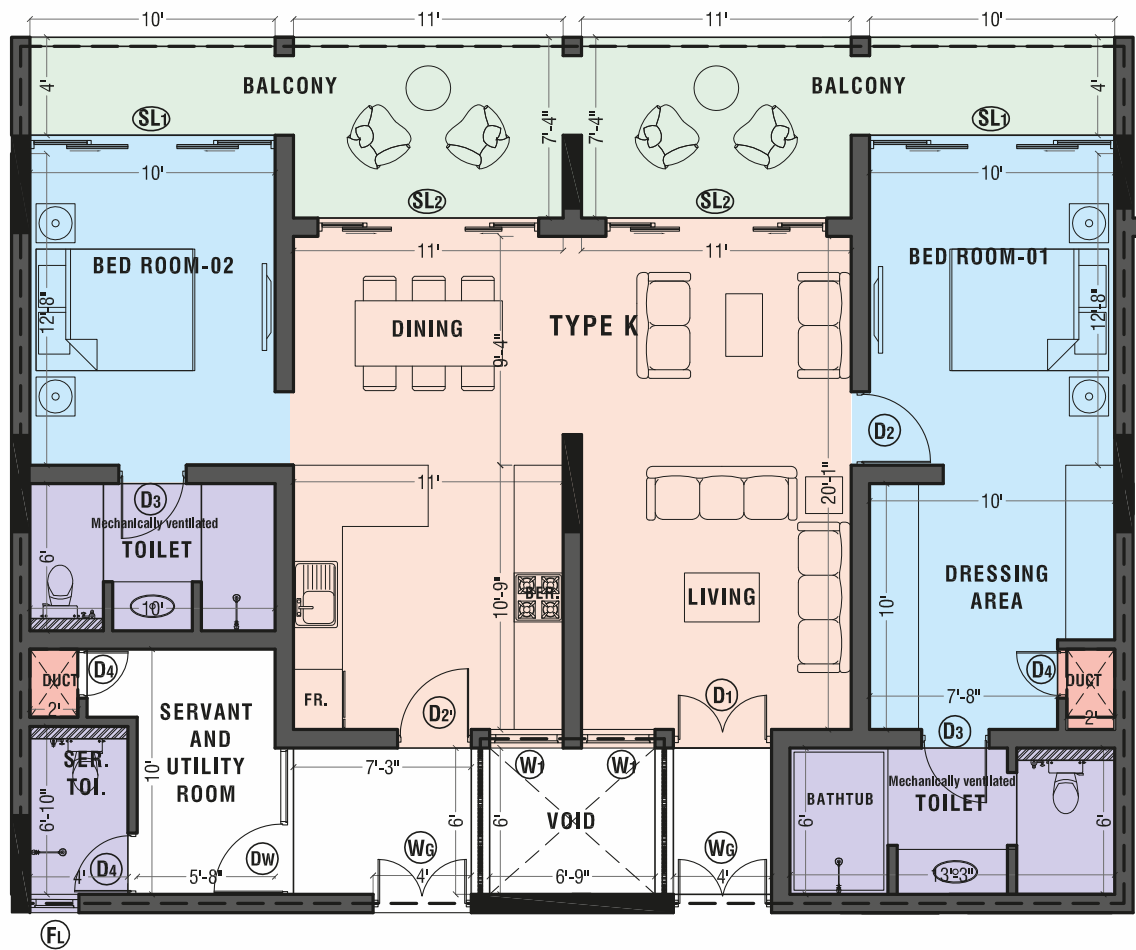
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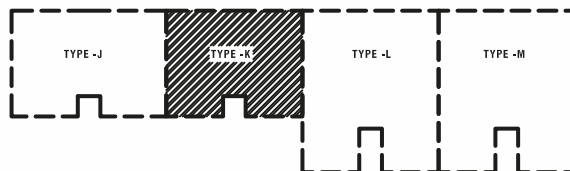


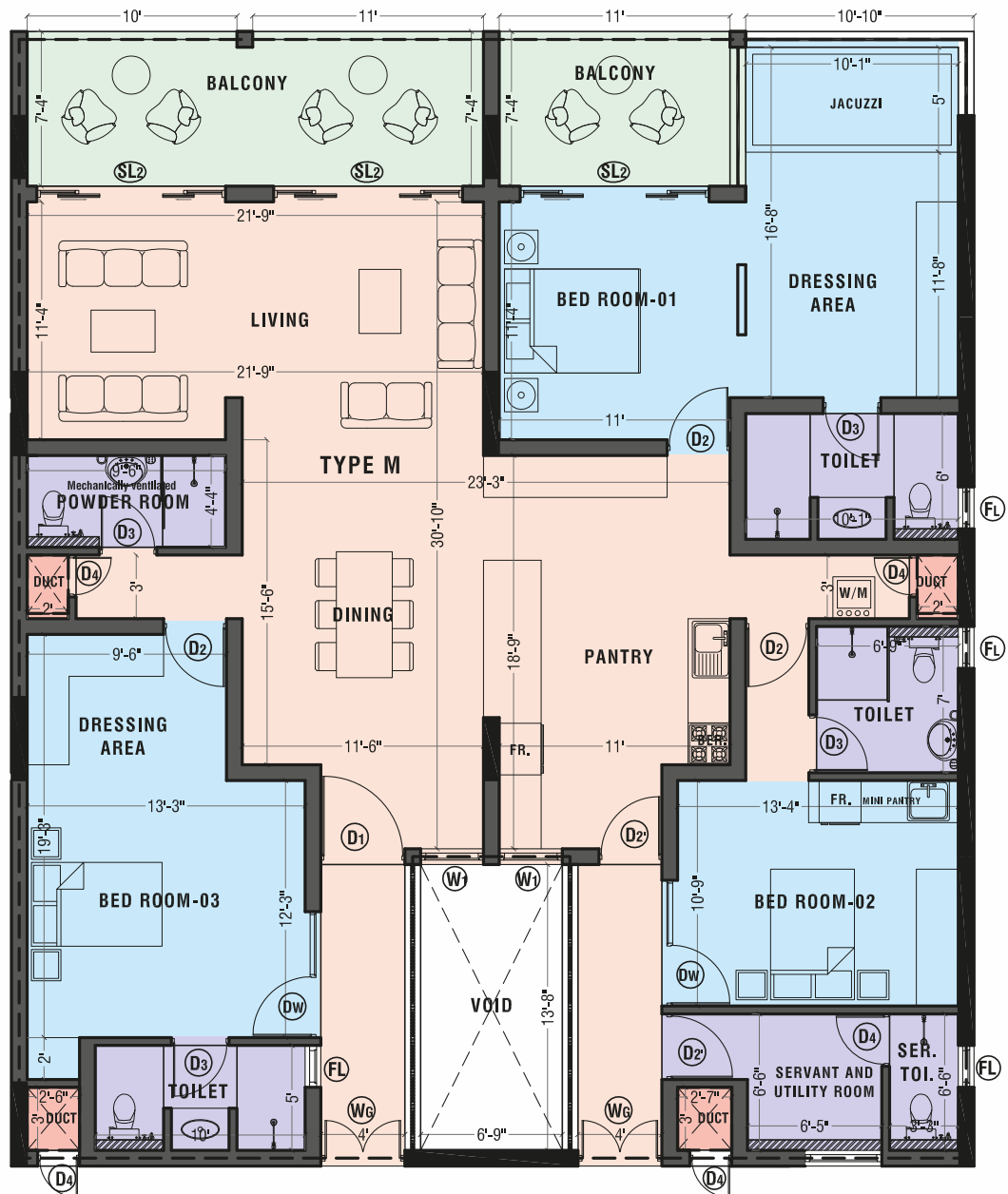
TYPE-J
FLOOR AREA - 1,726 SQ.FT.
(WITH BALCONIES)



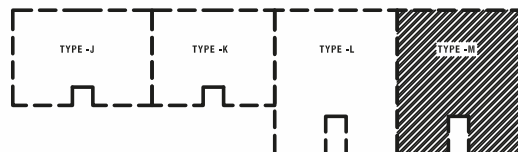


TYPE-K
FLOOR AREA - 1,512 SQ.FT.
(WITH BALCONIES)





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

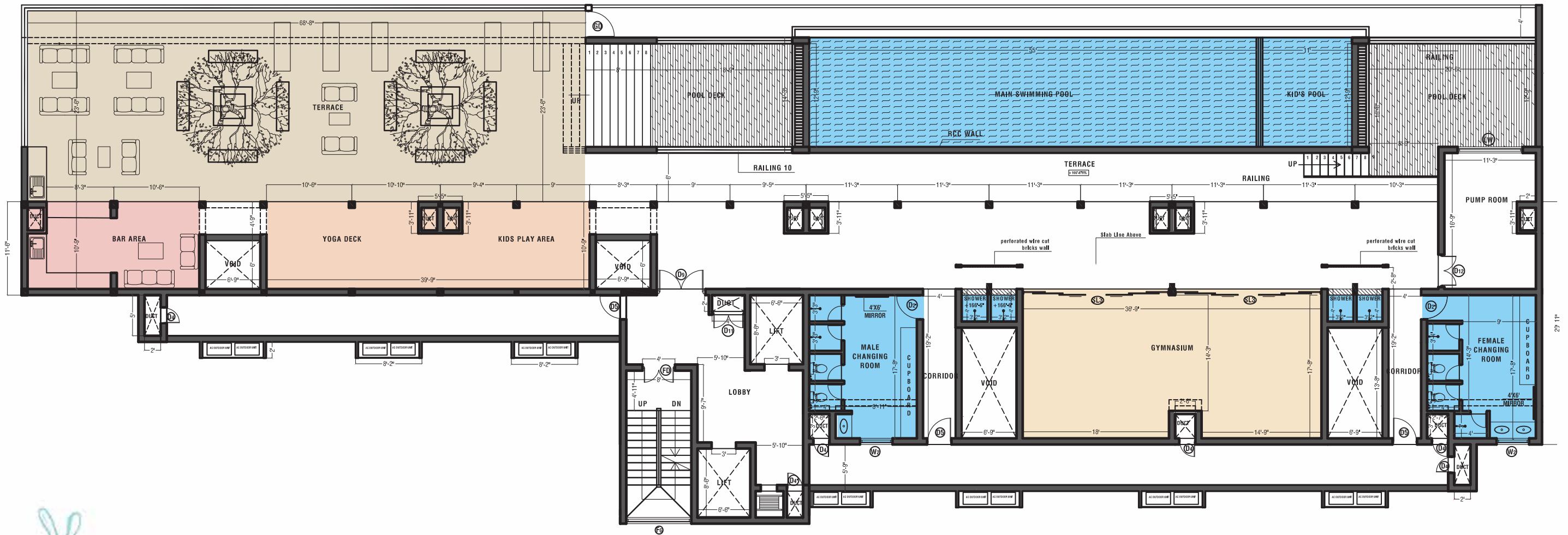




| 01st floor - Floor Plan | Invest in Leisure



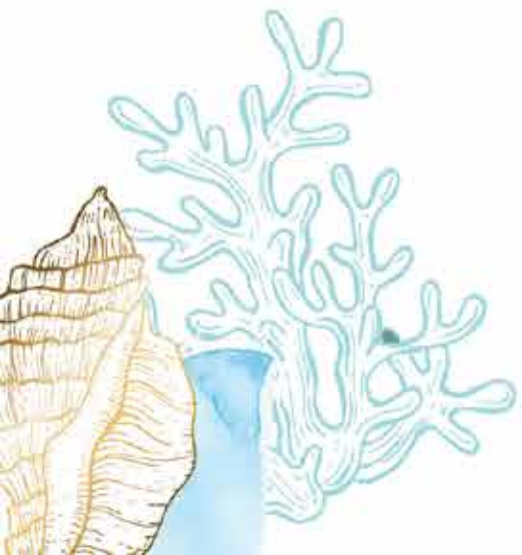
| 15th floor - Floor Plan | Invest in Leisure



| Roof Terrace Floor Plan | Invest in Leisure



| 2nd - 14th Floor Typical Plan | Invest in Leisure



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.



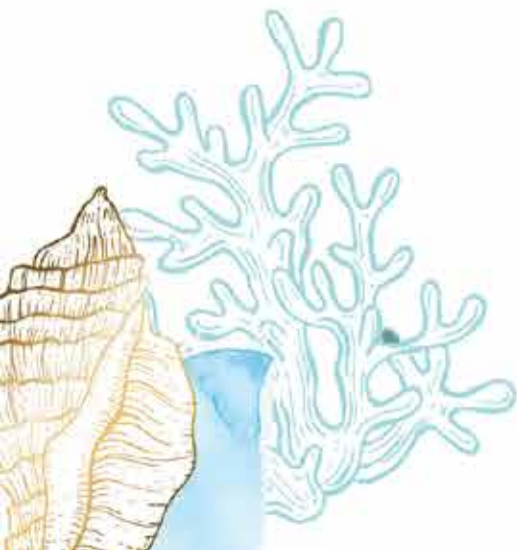
Drivers Rest Area
A dedicated area for drivers rest while you enjoy your holiday



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



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.

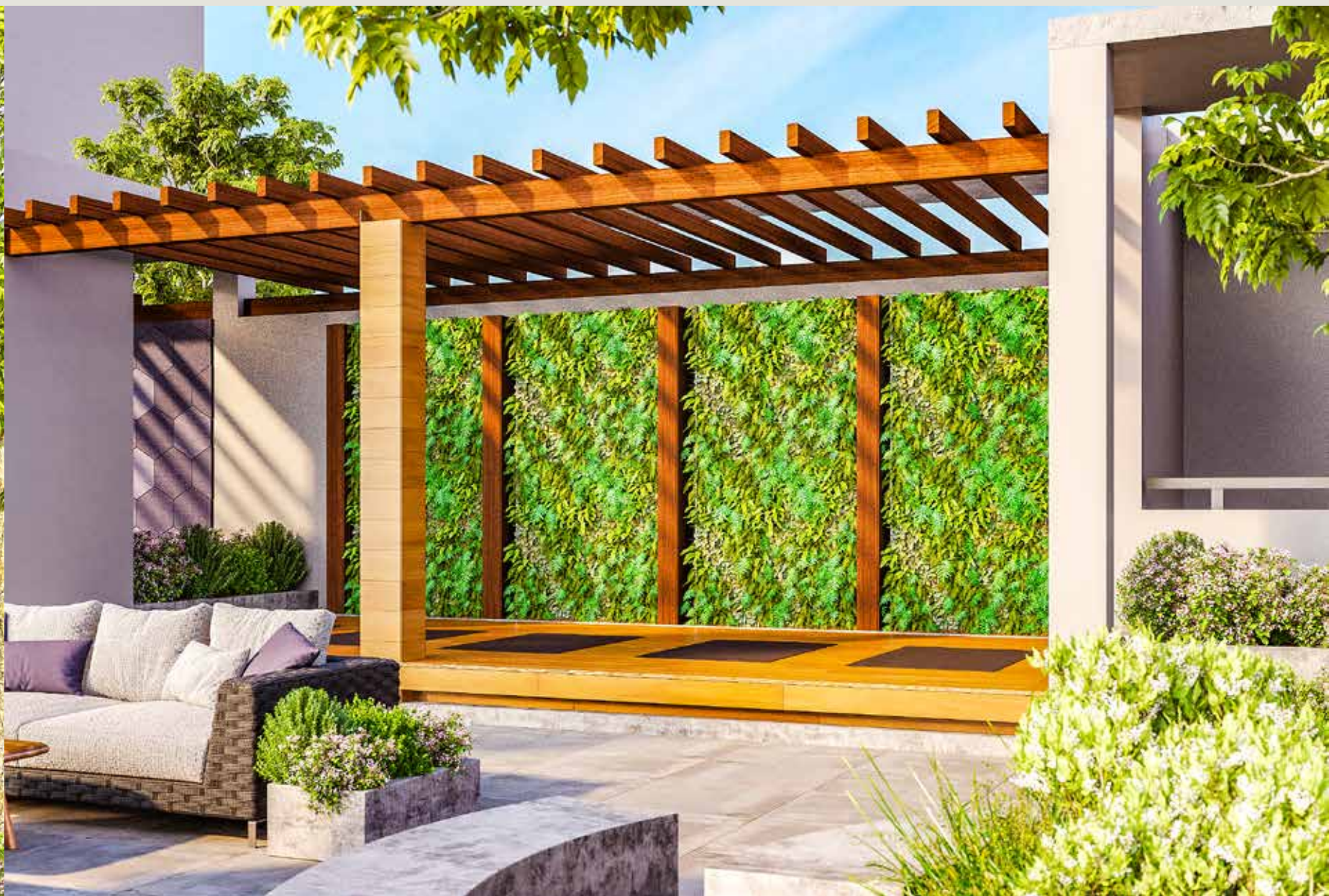


Car Park

01 Reserved Parking slot.



Rooftop - Ocean Bar



Rooftop - Yoga Deck



Rooftop - Kiddies Play Area



Rooftop - Fitness Center



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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

THE DEVELOPER

The Maestro of Real Estate Artistry in Sri Lanka, Prime Group, is architected by its subsidiaries associating lands, homes, and condominiums. Celebrated over 27 years with unparalleled Trust and Excellence, Prime Group is driven by its Evergreen vision 'Committed to Creating a Better Place on Earth', the inspiration behind the excellence, and the passion to enliven customer anticipations.

The condominium property arm of the group Prime Lands Residencies PLC is one of the trusted real estate developers in Sri Lanka that comprises over 47 apartment projects located in Colombo and the suburbs, with 40 projects fully completed and handed over to its residents.

The Grand Ward Place, the latest masterpiece landmark development that sets a new standard for ultra-luxury living in Colombo 07. The successful completion of this project, maintaining the impeccable quality and standards comparable to global luxury brands, showcases Prime Group's remarkable ability to withstand and overcome challenges fulfilling the commitment to its esteemed clients.

Prime Group has been honored with the prestigious title of 'The Best Developer of Sri Lanka' awarded by Asia Property Guru; the most distinguished achievement in the local Real Estate arena for two consecutive years, along with an award for Special Recognition in CSR. Prime Group was also accredited Among Asia's Best Brands and The Best entrepreneur in the year 2018 by Asia One magazine. With a string of recent awards and consistent acknowledgment, Prime Group has earned the reputation as the most respected real estate entity in Sri Lanka, as acknowledged by LMD magazine, alongside numerous other notable accolades.

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 II is now ready for occupancy.

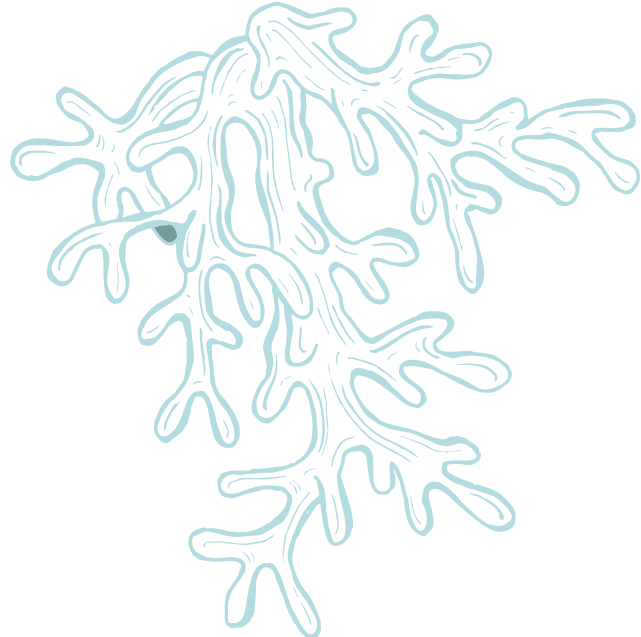
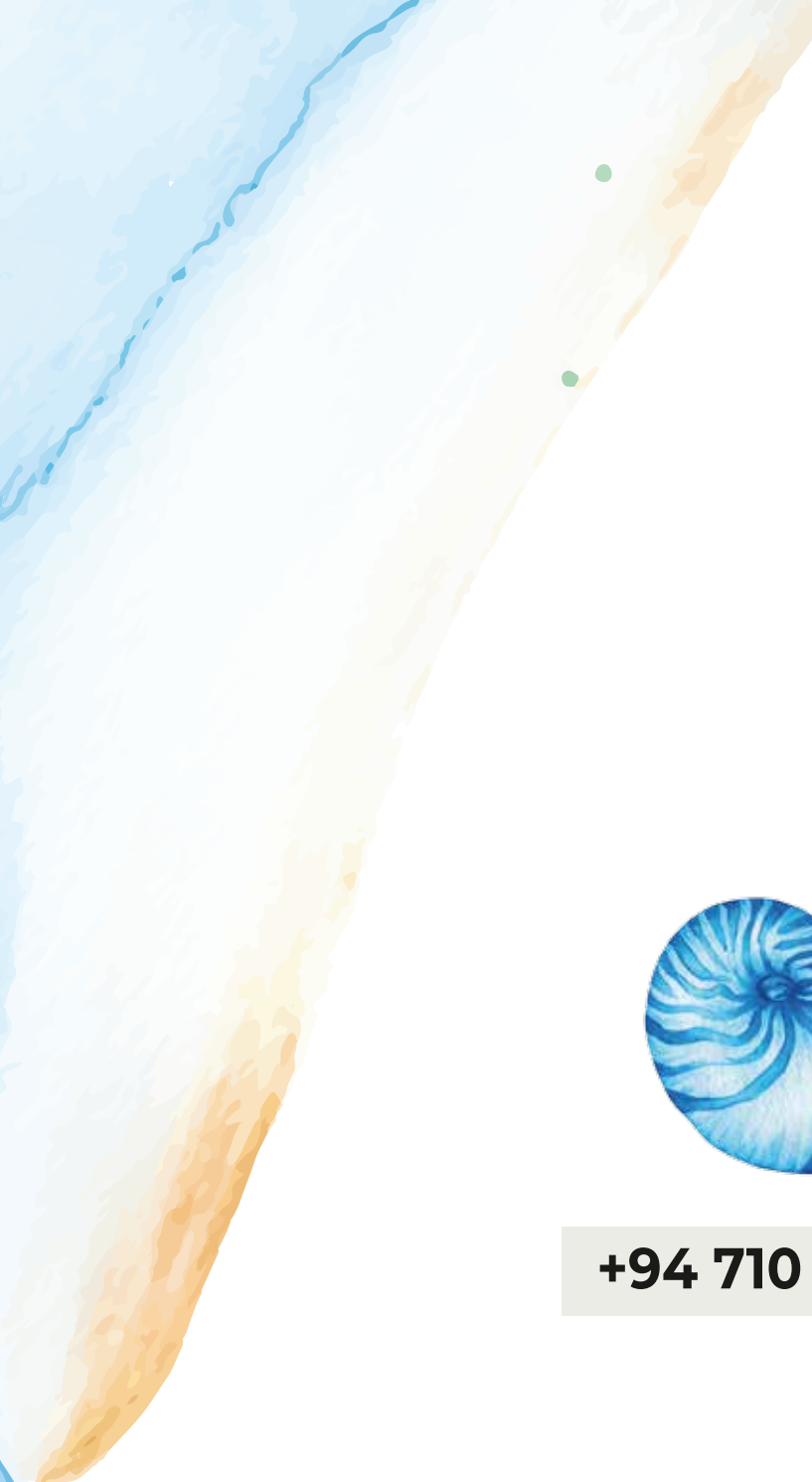
47 Condominium Properties

40 Condominiums Completed & Handed Over

03 Under Construction

+94 710 777 666





+94 710 777 666

