

43 BY
THE
SEA

MARINE
DRIVE

MANY REASONS BUT REALLY
JUST ONE



PIECE OF
PARADISE

YOUR VERY OWN



MARINE DRIVE

43 By the Sea Marine Drive is the ultimate blend of city and beach living, offering unparalleled convenience right at your fingertips. Located in the heart of the city and just steps away from the sandy shore, this stunning property puts you within easy reach of everything you could desire. Two -minutes away from Dehiwala Town and a stone throw away from rail, bus and numerous road access routes, enjoy connectivity to anywhere. As the sun goes down and the vibrant Colombo nightlife takes over, enjoy your perfect home in paradise.



43 BY THE SEA

Discover a residence that sets itself apart with its breathtaking views, contemporary interiors, and signature built environment. Our property is more than just a place to call home – it's an unforgettable living experience that will leave you feeling inspired and invigorated.

Wake up to the refreshing scent of the ocean and unwind at the end of the day as you watch the sun set over the water – a truly unforgettable experience. Discover everyday why this is the perfect place to call home.



Welcome to a one-of-a-kind residence, where breathtaking views, contemporary interiors come together with nature own daily show to create an unforgettable living experience. With its homely amenities and unrivalled location, this is a place that puts the best of everything right at your doorstep.



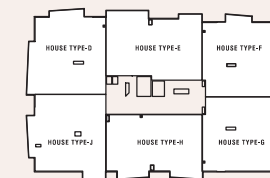


THE LAYOUTS



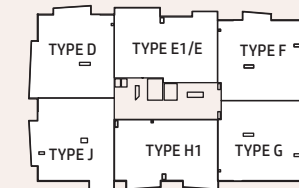
MAZZANINE FLOOR

- **TYPE A** | 3 BEDROOM | 1,490 SQFT
- **TYPE B** | 3 BEDROOM | 1,480 SQFT
- **TYPE C** | 3 BEDROOM | 1,682 SQFT



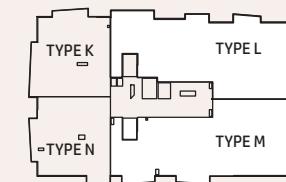
2ND TO 10TH FLOORS

- **TYPE D** | 3 BEDROOM | 1,529 SQFT
- **TYPE E** | 3 BEDROOM | 1,456 SQFT
- **TYPE F** | 3 BEDROOM | 1,591 SQFT
- **TYPE G** | 3 BEDROOM | 1,523 SQFT
- **TYPE H** | 3 BEDROOM | 1,401 SQFT
- **TYPE J** | 3 BEDROOM | 1,486 SQFT



1ST FLOOR

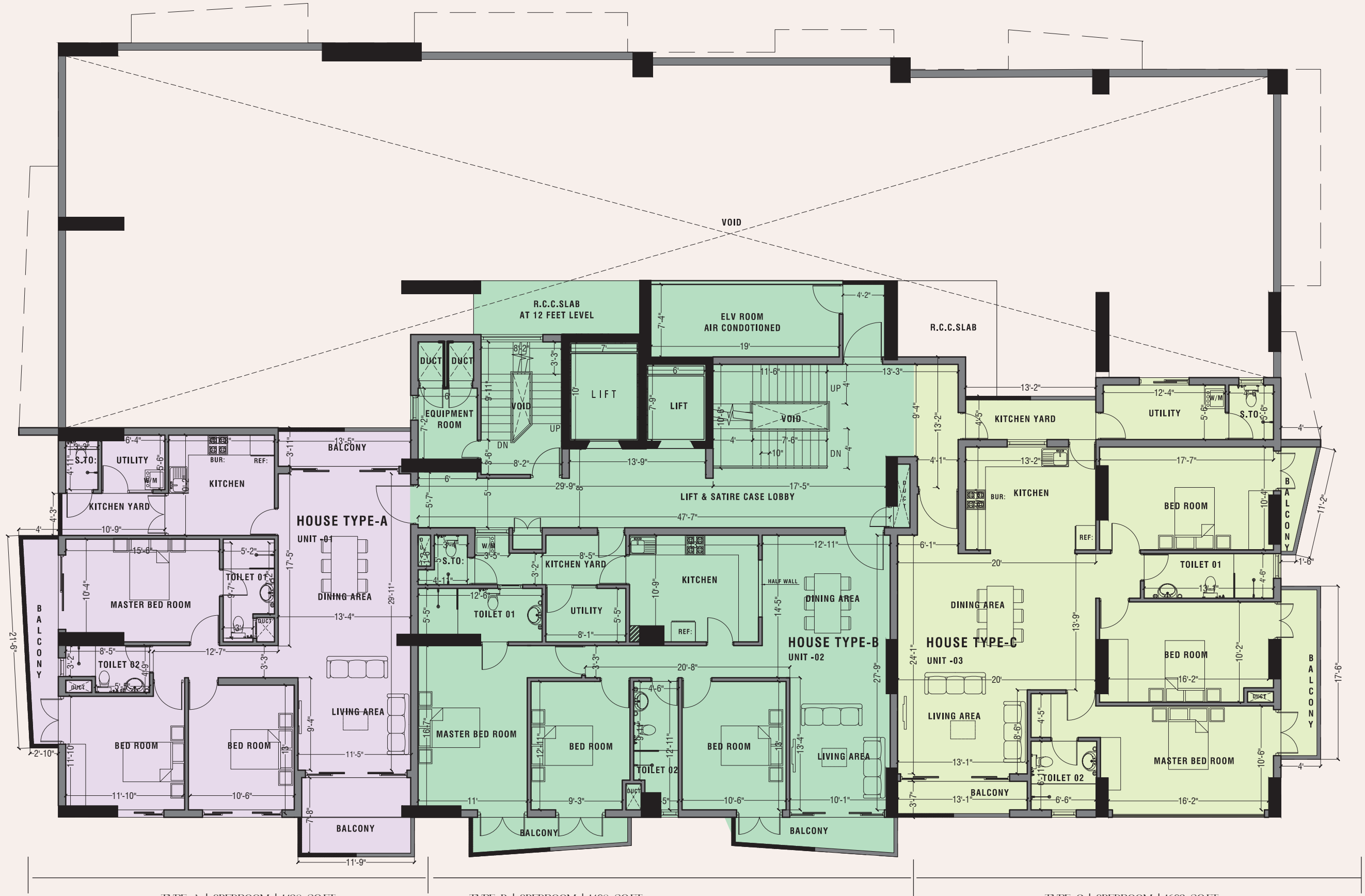
- **TYPE D1** | 3 BEDROOM | 1,529SQFT
- **TYPE E1** | 3 BEDROOM | 1,544 SQFT
- **TYPE F1** | 3 BEDROOM | 1,591 SQFT
- **TYPE G1** | 3 BEDROOM | 1,523 SQFT
- **TYPE H1** | 3 BEDROOM | 1,473 SQFT
- **TYPE J1** | 3 BEDROOM | 1,486 SQFT



11TH FLOOR

- **TYPE K** | 3 BEDROOM | 1,529 SQFT
- **TYPE L** – OCEANIC SUITE | 4 BEDROOM | 3,061 SQFT
- **TYPE M** – OCEANIC SUITE | 4 BEDROOM | 2,939 SQFT
- **TYPE N** | 3 BEDROOM | 1,486 SQFT

MEZZANINE FLOOR PLAN



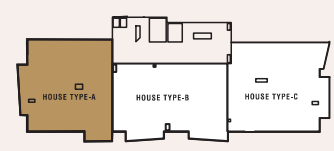
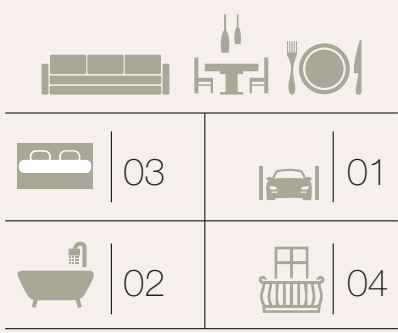
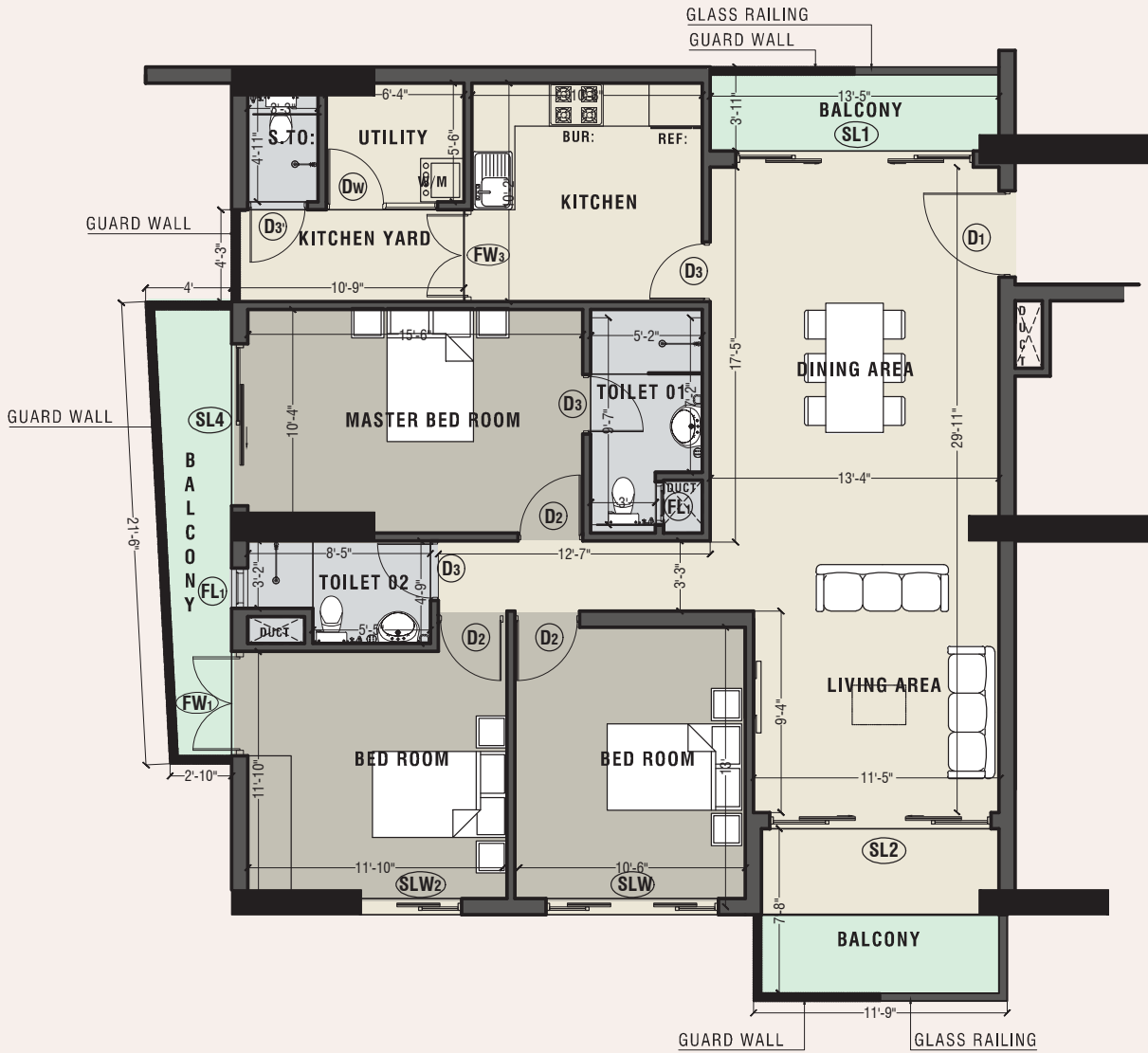
TYPE A | 3BEDROOM | 1490 SQFT

TYPE B | 3BEDROOM | 1480 SQFT

STATION ROAD

TYPE C | 3BEDROOM | 1682 SQFT

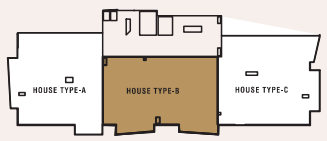
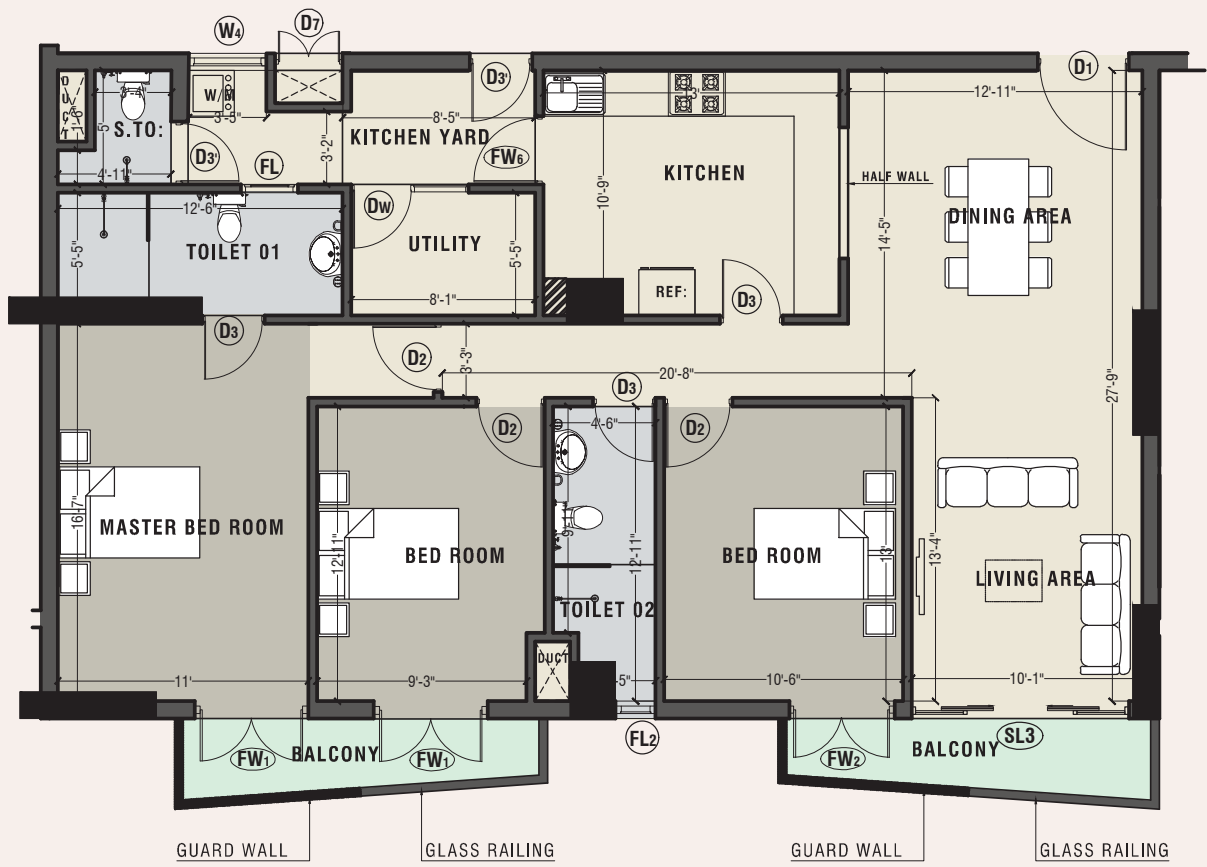
MARINE DRIVE



MARINE DRIVE
OCEAN

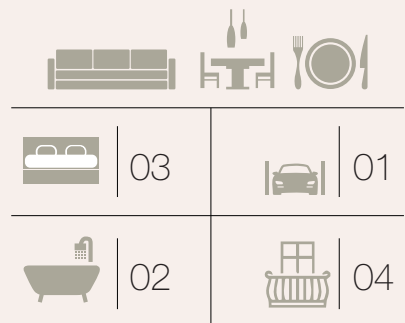
**MEZZANINE FLOOR PLAN
HOUSE TYPE - A**

FLOOR AREA - 1,490 SQ.FT

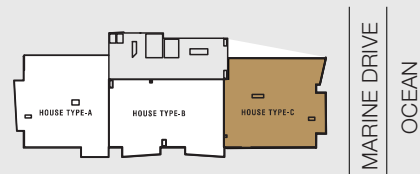
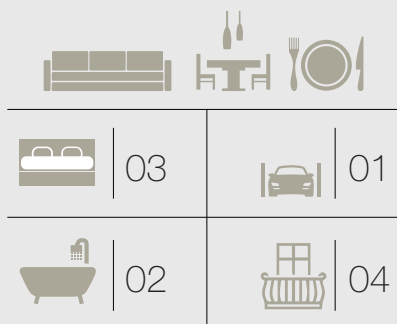
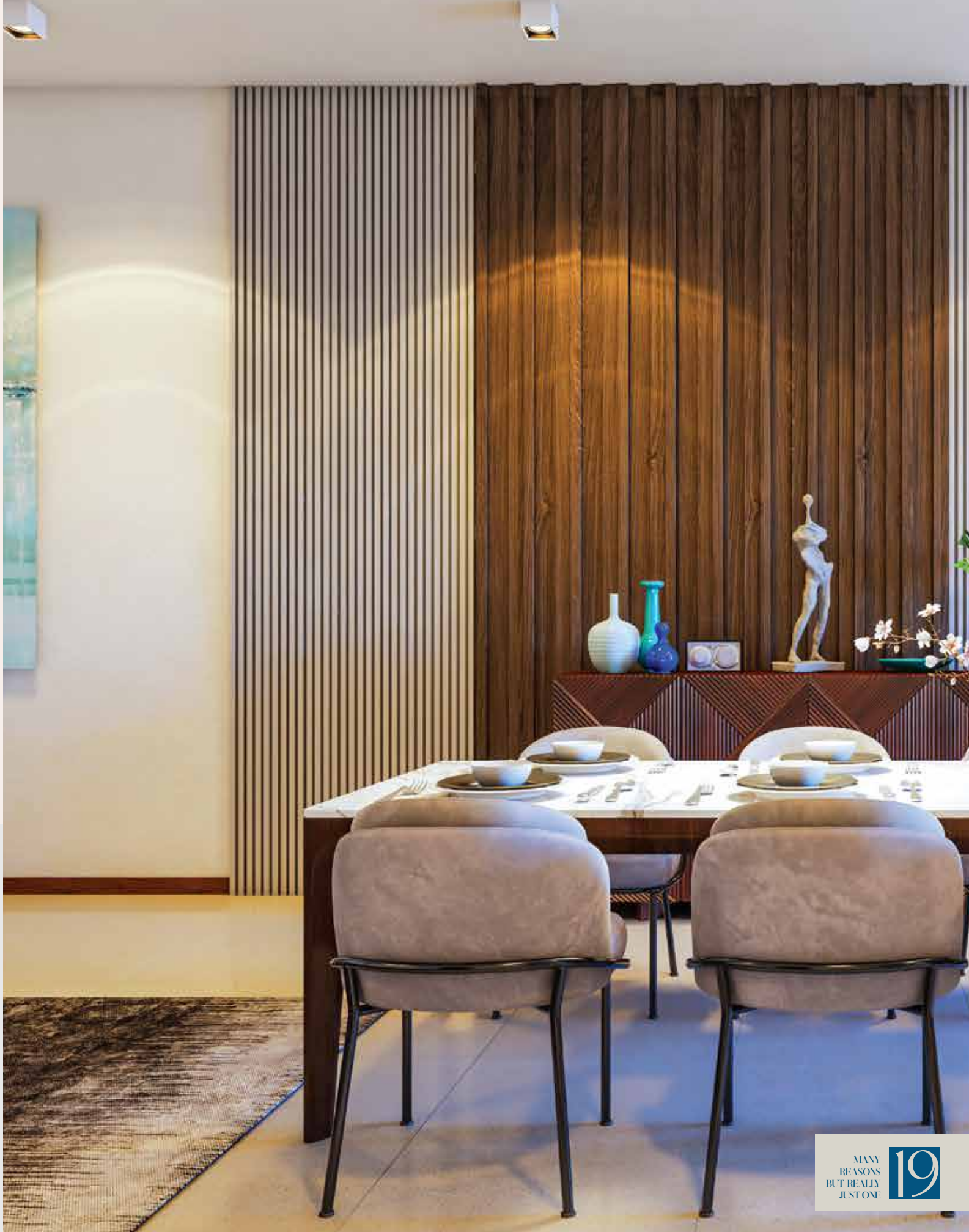
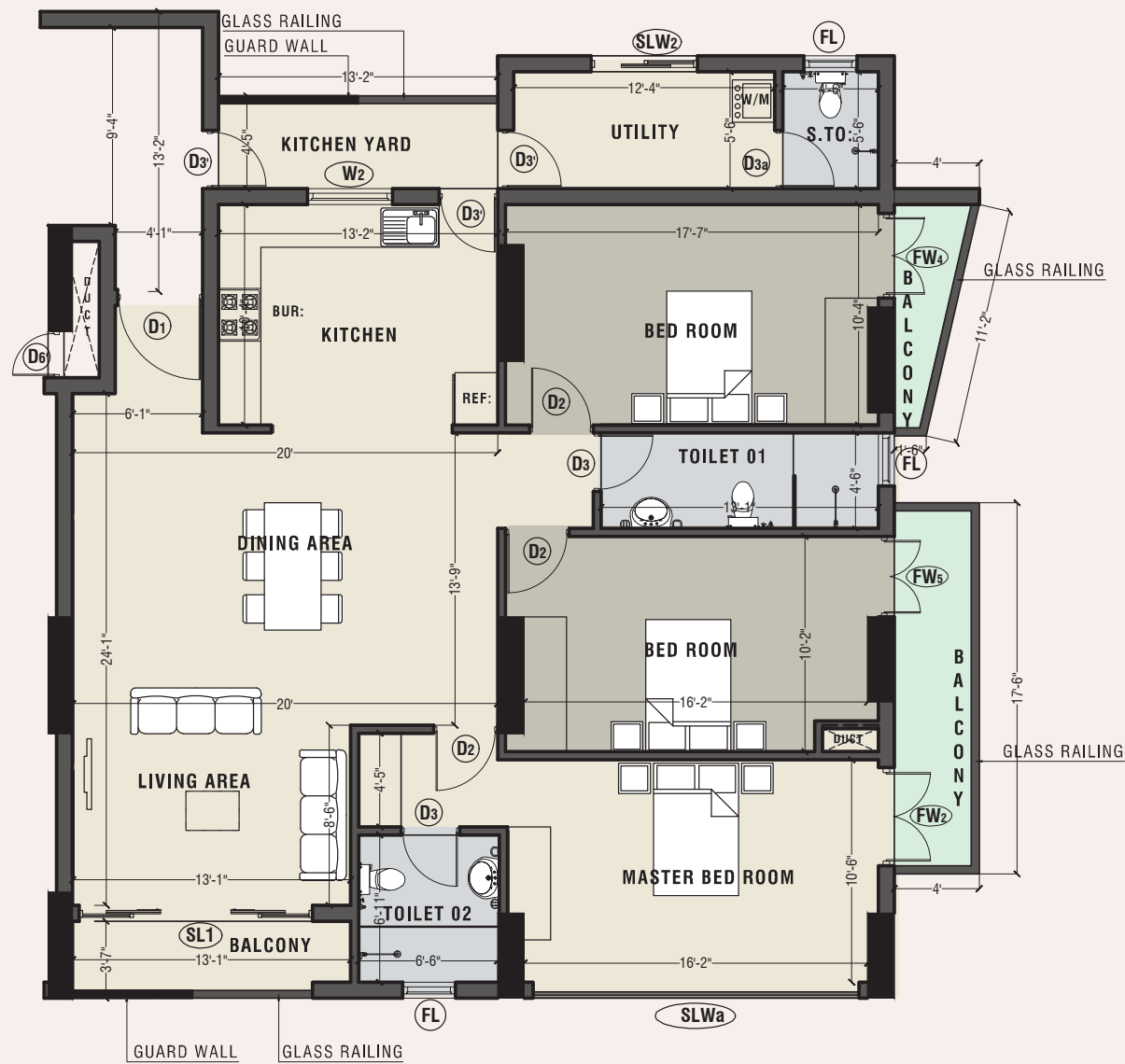


**MEZZANINE FLOOR PLAN
HOUSE TYPE - B**

FLOOR AREA - 1,480 SQ.FT



• SEPERATE SERVICE ENTRANCE

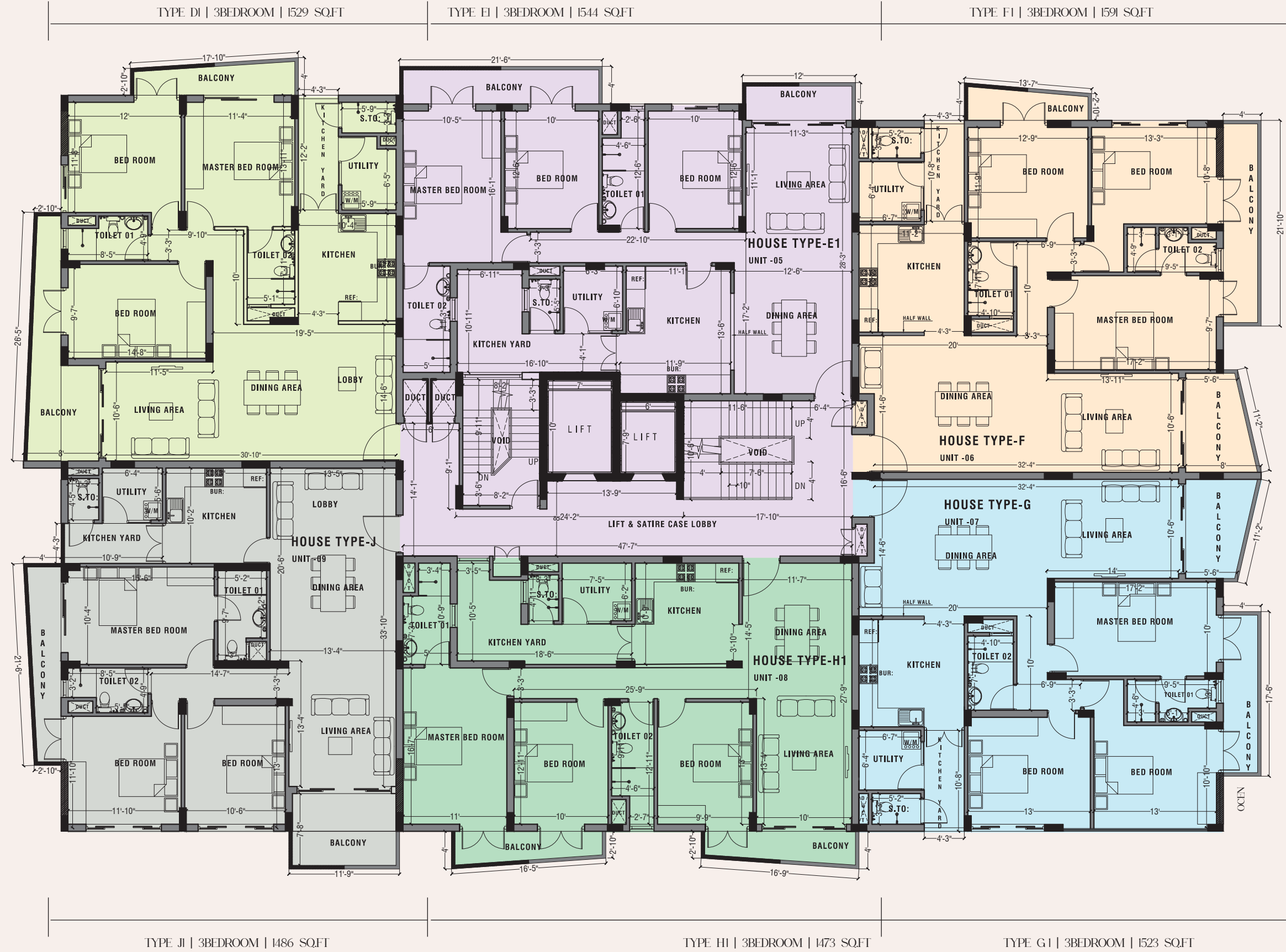


MEZZANINE FLOOR PLAN
HOUSE TYPE - C

FLOOR AREA - 1,682 SQ.FT

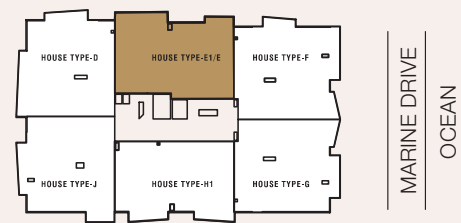
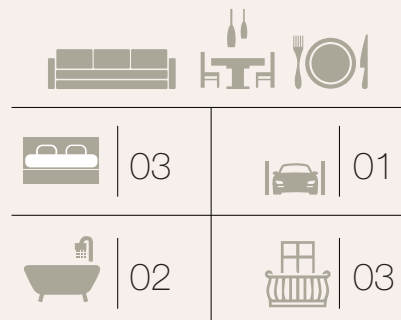
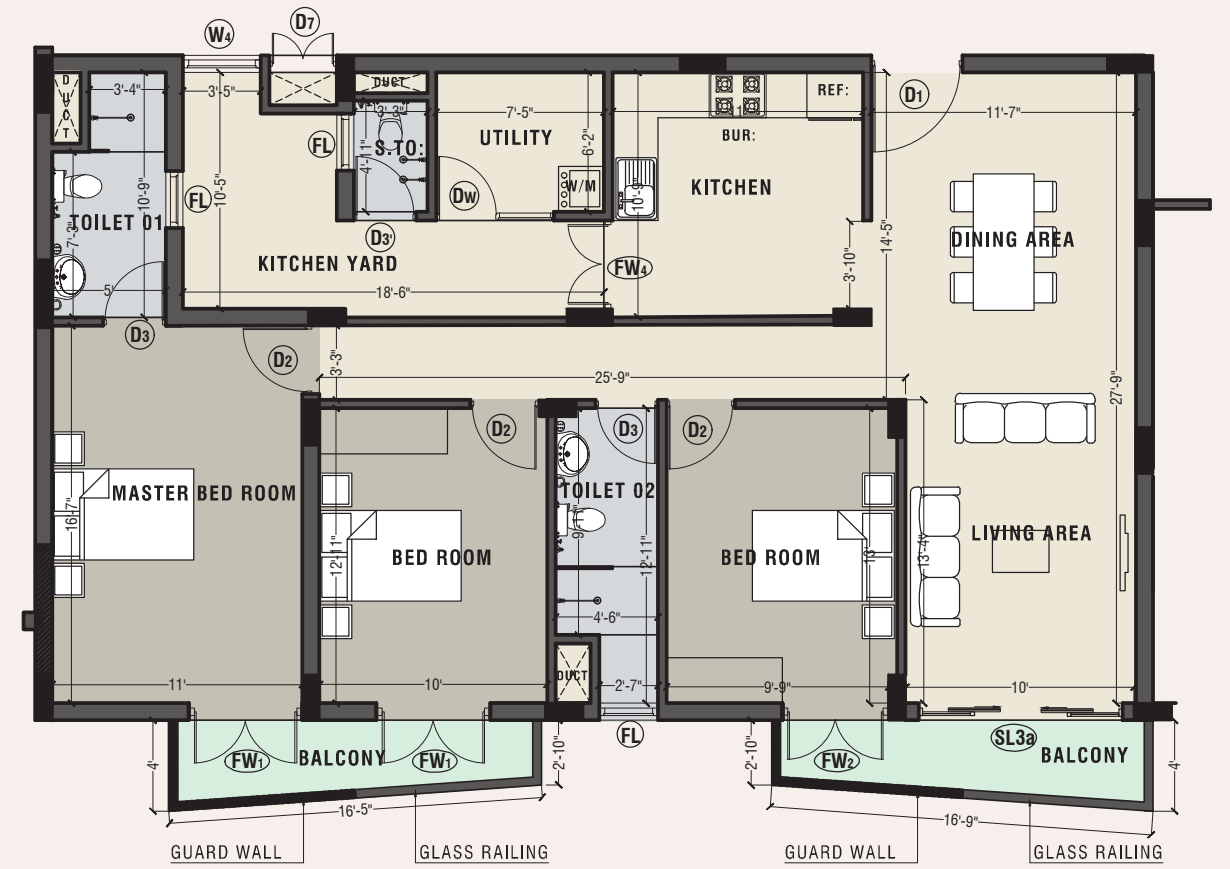
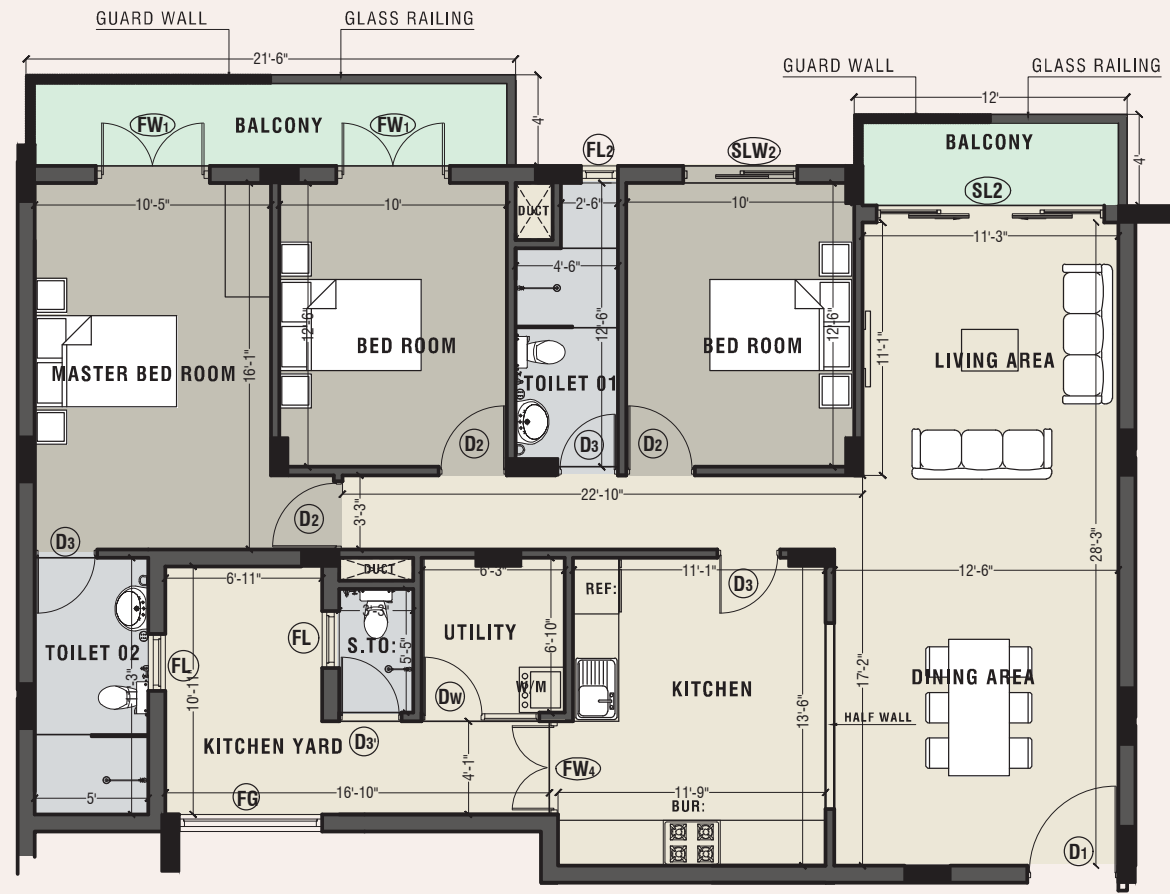
• SEPERATE SERVICE ENTRANCE

FIRST FLOOR PLAN

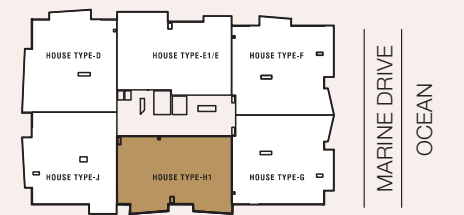
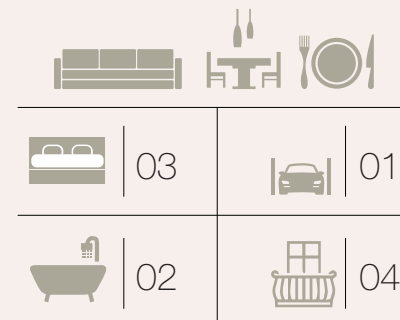


MARINE DRIVE

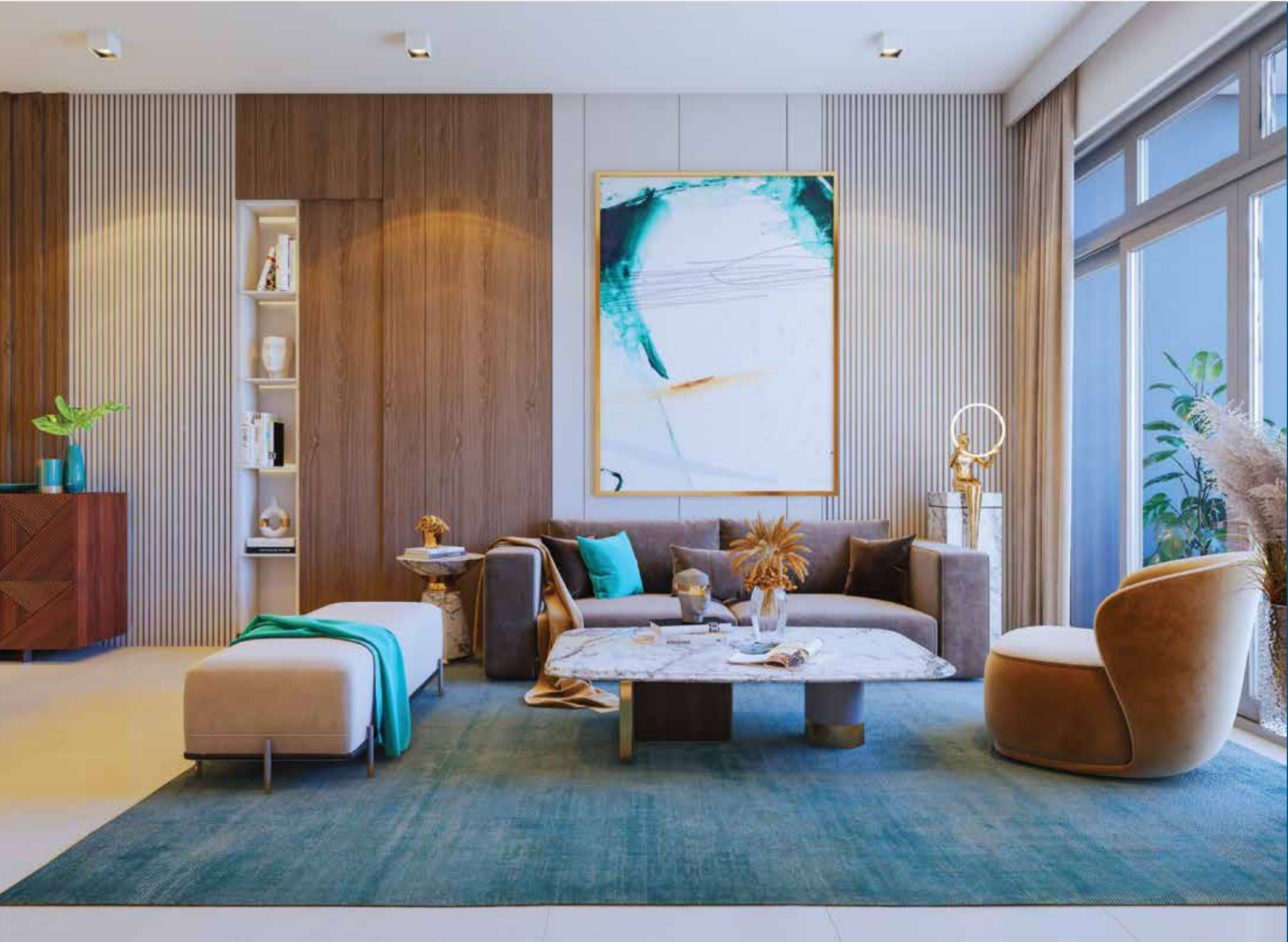
STATION ROAD



FIRST FLOOR PLAN
HOUSE TYPE - E1
FLOOR AREA - 1,544 SQ.FT



FIRST FLOOR PLAN
HOUSE TYPE - H1
FLOOR AREA - 1,473 SQ.FT



MANY REASONS BUT REALLY
JUST ONE

TYPE D | 3BEDROOM | 1529 SQ.FT

TYPE E | 3BEDROOM | 1456 SQ.FT

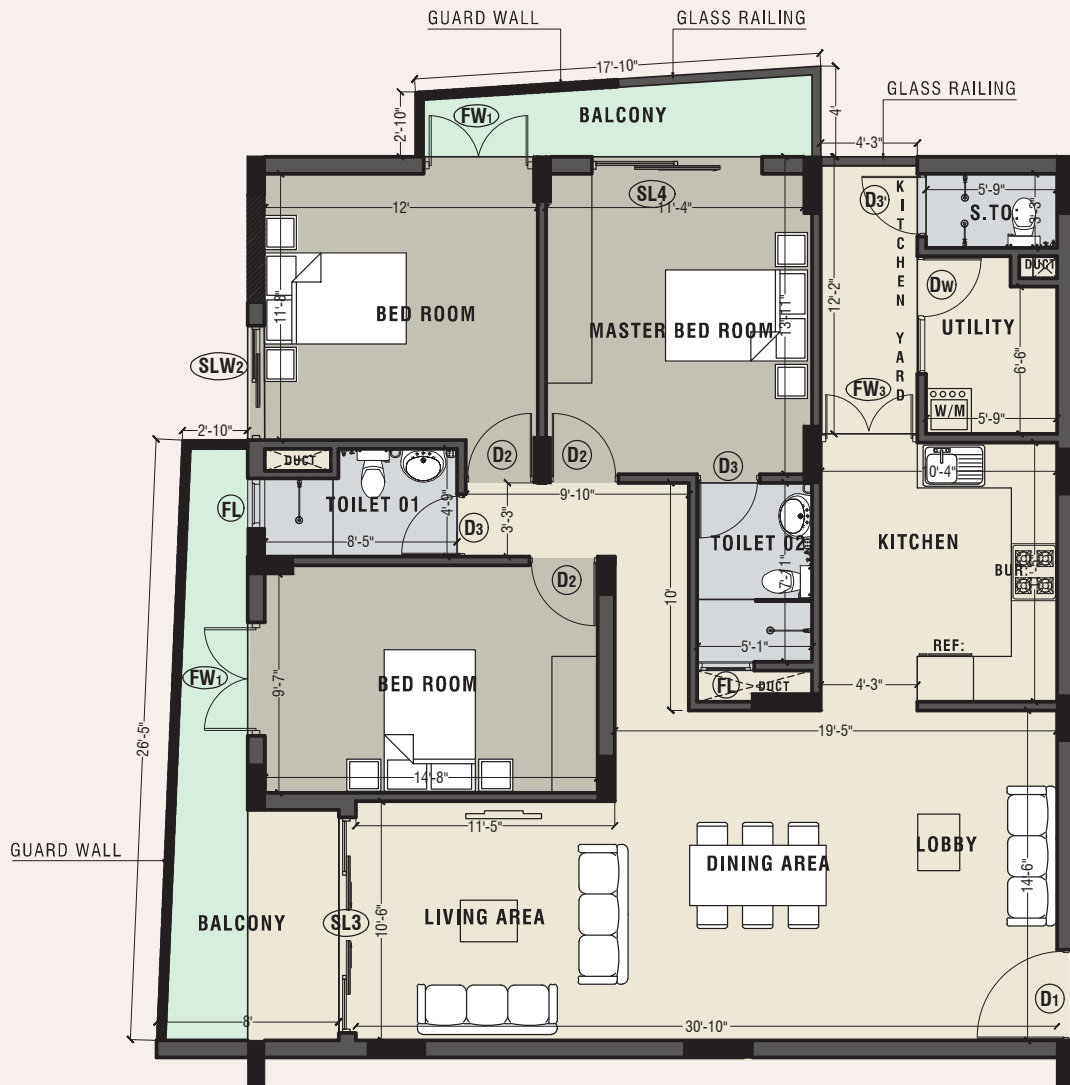
TYPE F | 3BEDROOM | 1591 SQ.FT



TYPE J | 3BEDROOM | 1486 SQ.FT

TYPE H | 3BEDROOM | 1401 SQ.FT

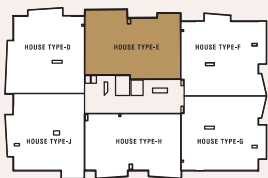
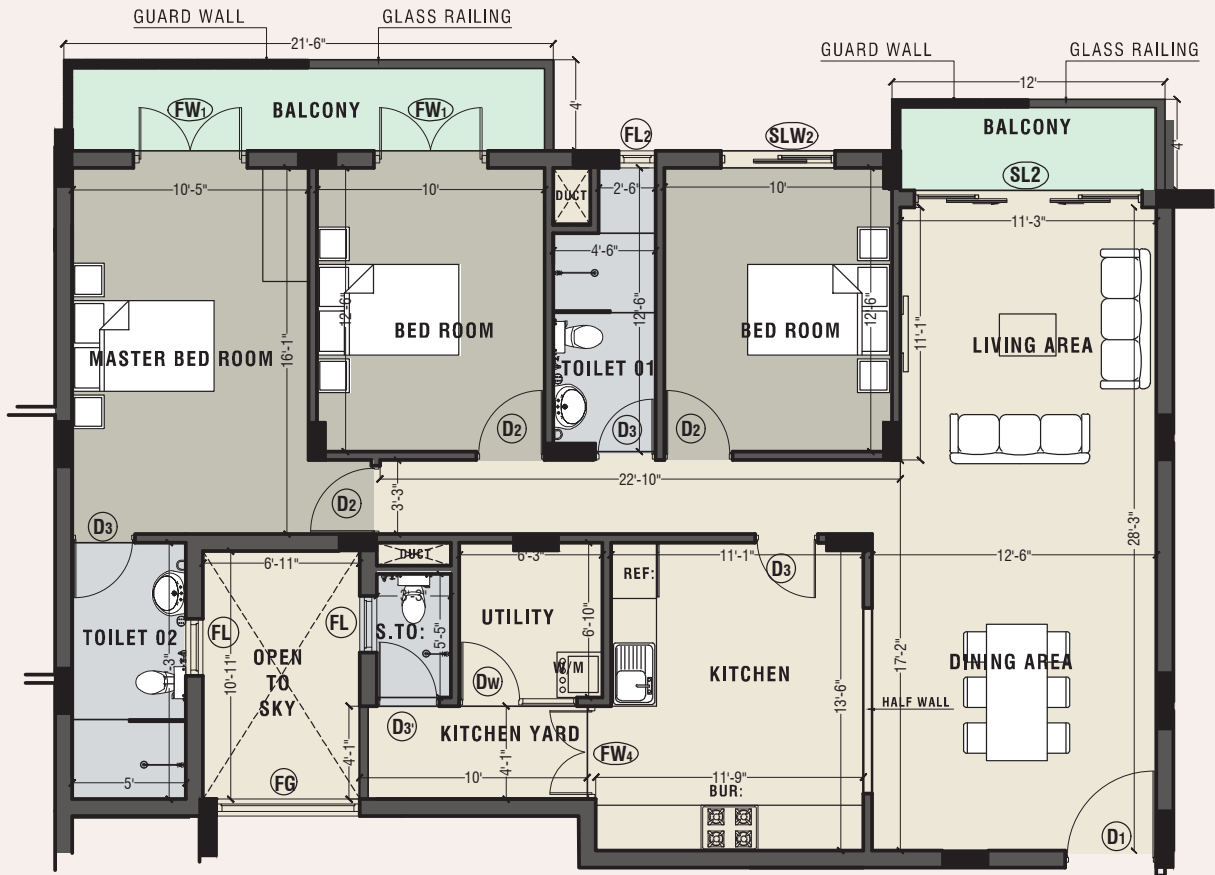
TYPE G | 3BEDROOM | 1523 SQ.FT



MARINE DRIVE
OCEAN

FIRST & TYPICAL FLOOR PLAN
HOUSE TYPE - D

FLOOR AREA - 1,529SQ.FT



MARINE DRIVE
OCEAN

TYPICAL FLOOR PLAN
HOUSE TYPE - E

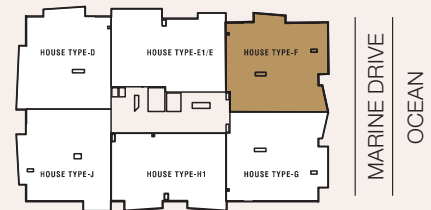
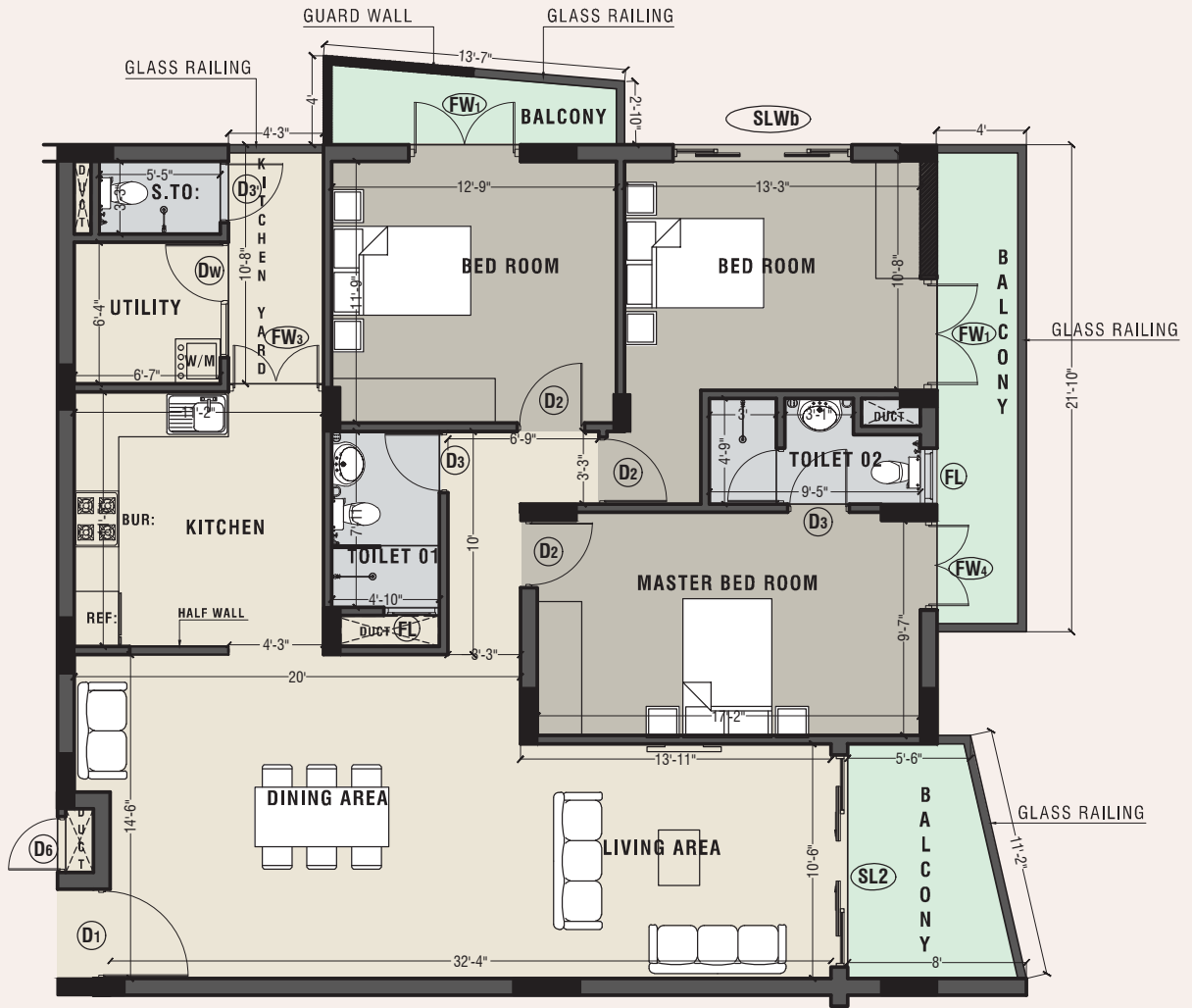
FLOOR AREA - 1,456 SQ.FT



	03		01
	02		03

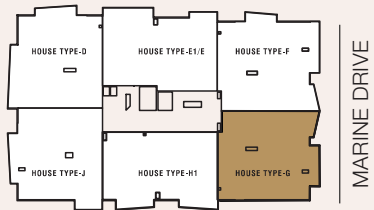
MANY
REASONS
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FIRST & TYPICAL FLOOR PLAN
HOUSE TYPE - F

FLOOR AREA - 1,591 SQ.FT



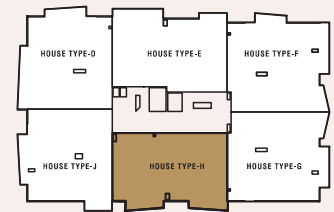
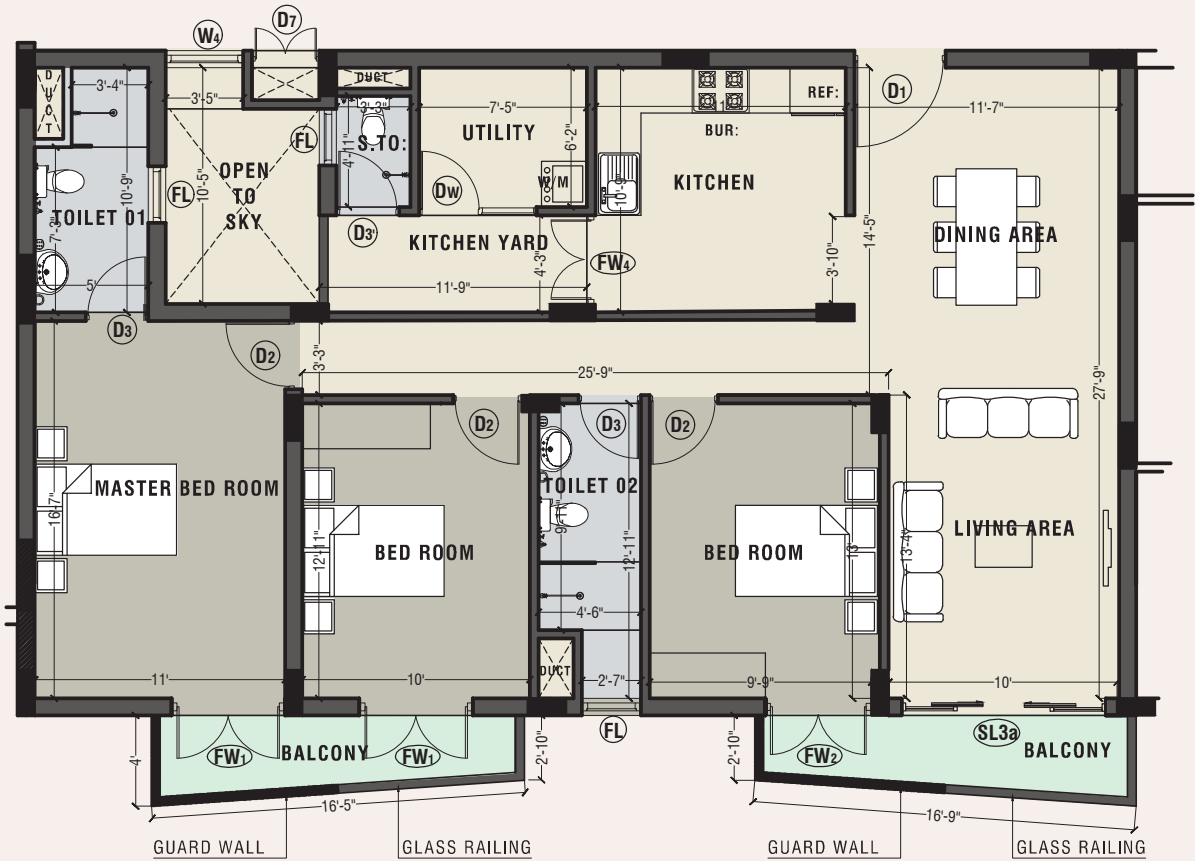
FIRST & TYPICAL FLOOR PLAN
HOUSE TYPE - G

FLOOR AREA - 1,523 SQ.FT



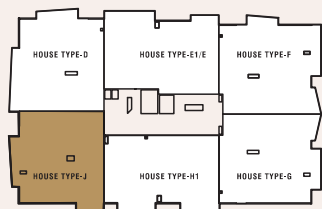
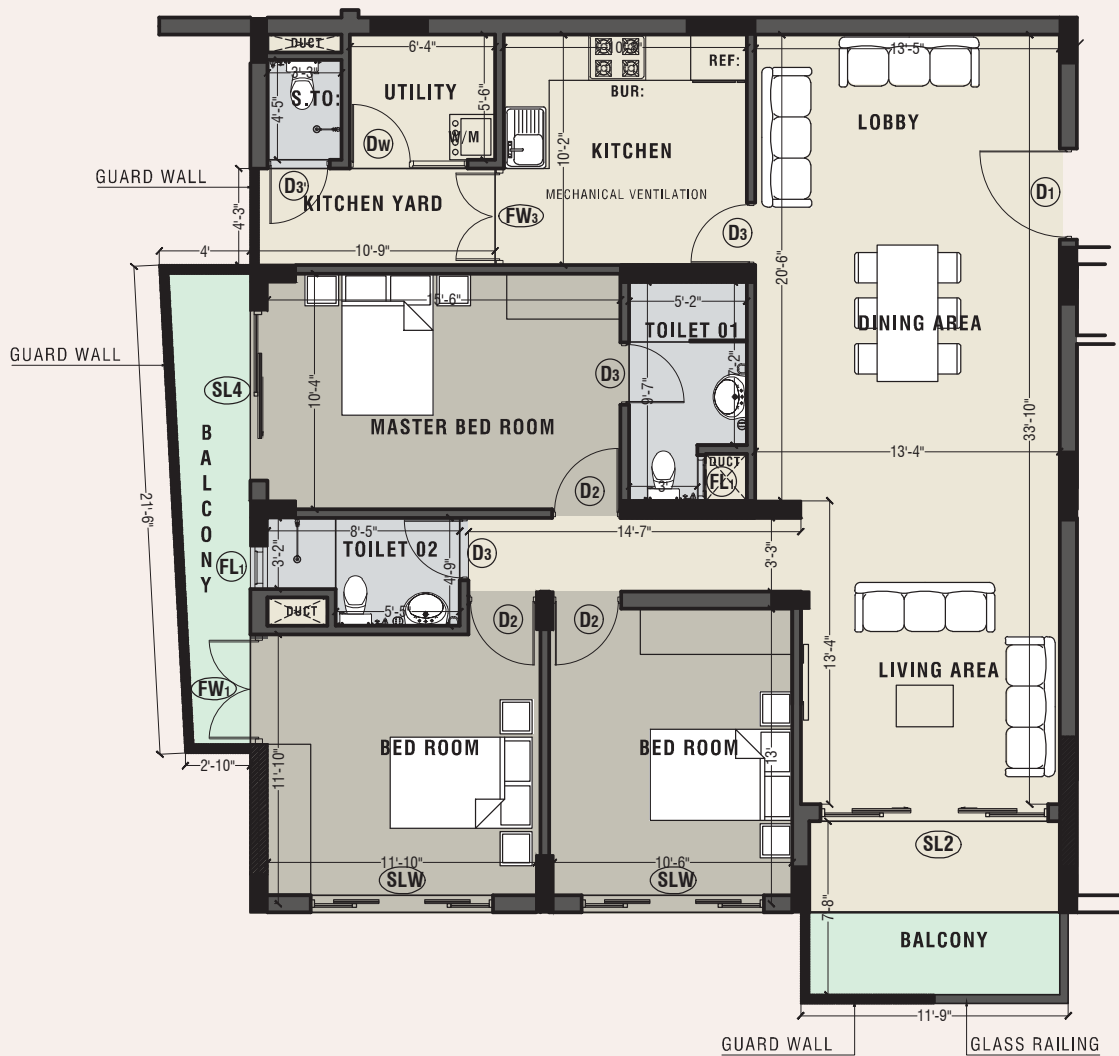
	03		01
	03		01
	02		03





TYPICAL FLOOR PLAN
HOUSE TYPE - H

FLOOR AREA - 1,401 SQ.FT



FIRST & TYPICAL FLOOR PLAN
HOUSE TYPE - J

FLOOR AREA - 1,486 SQ.FT



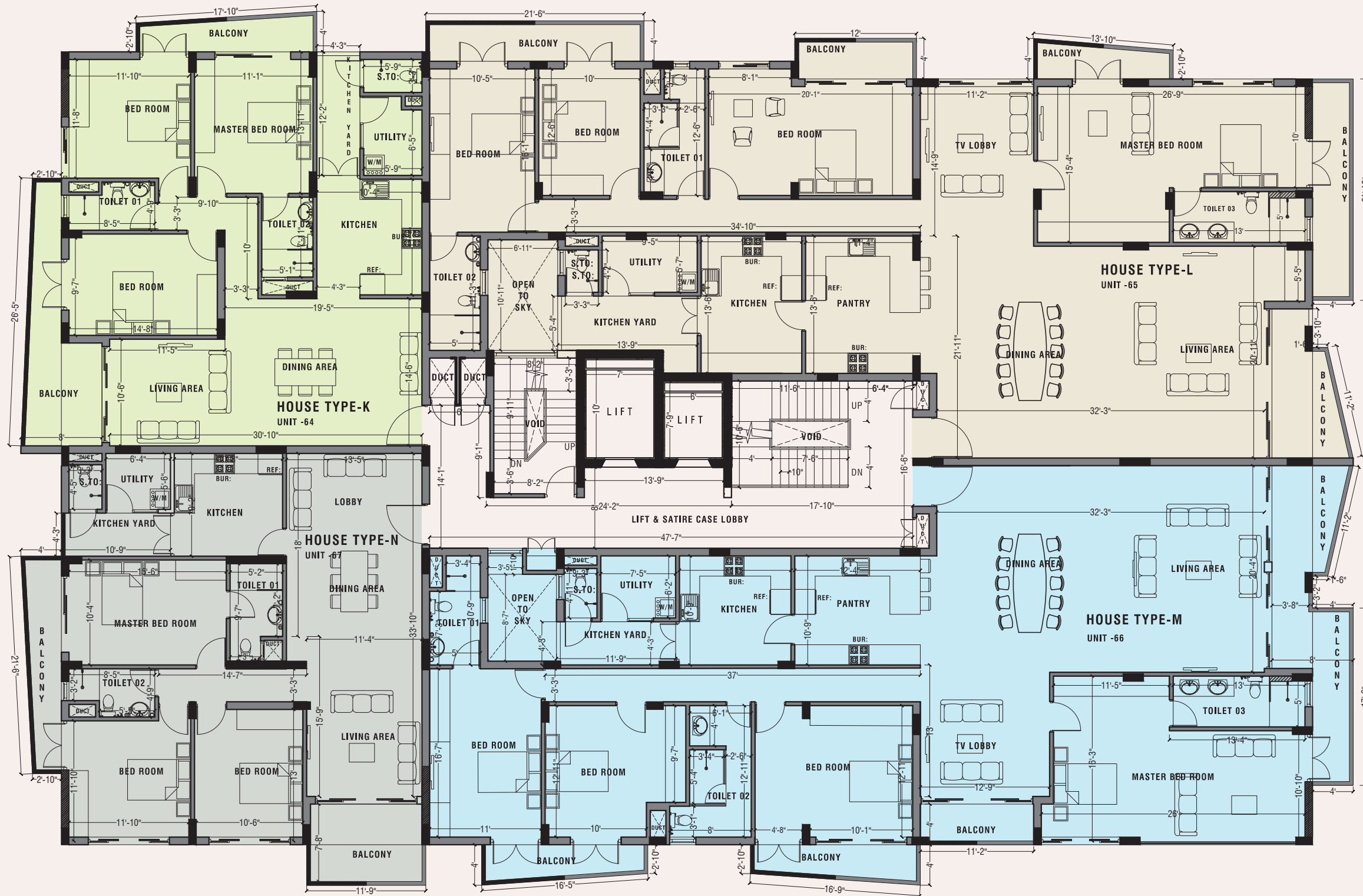
	03		01
	03		01
	02		03

MANY REASONS
BUT REALLY
JUST ONE



TYPE K | 3 BEDROOM | 1529 SQ.FT

OCEANIC SUITE - TYPE L | 4 BEDROOM | 3061 SQ.FT



STATION ROAD

TYPE N | 3 BEDROOM | 1486 SQ.FT

OCEANIC SUITE - TYPE M | 4 BEDROOM | 2939 SQ.FT

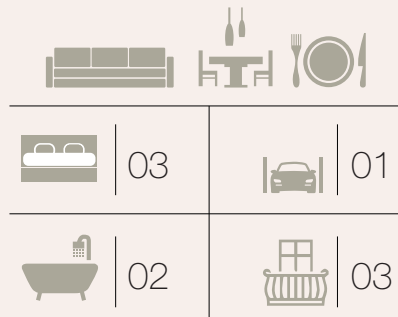
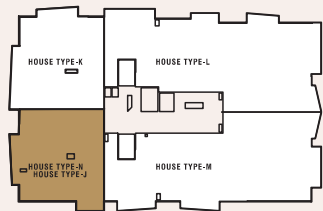
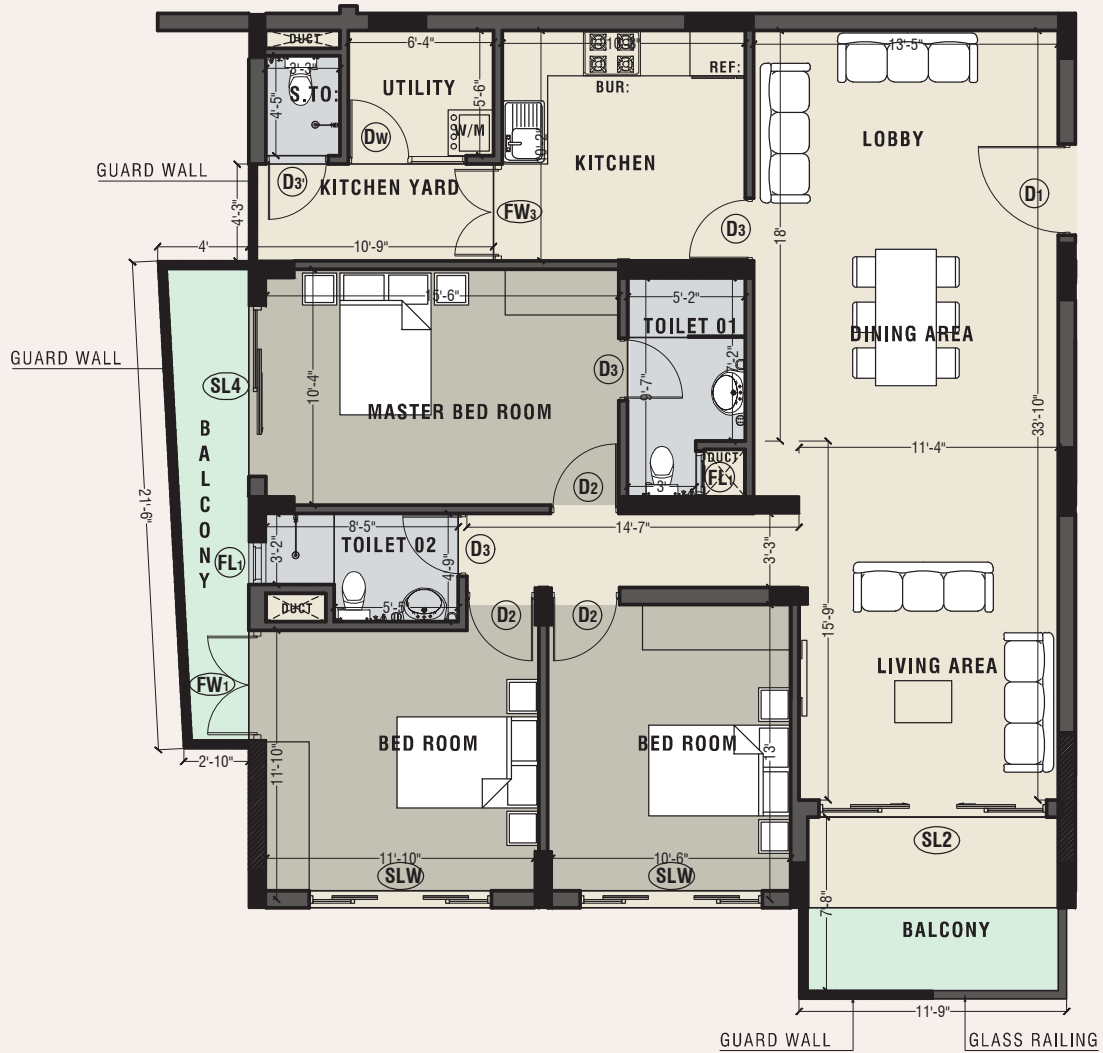
STATION ROAD

MARINE DRIVE



Imagine stepping out onto your balcony to take in the stunning views. Whether you're looking for a peaceful retreat or an exciting beach adventure, this is the perfect place to make your dreams a reality. Recognize the calming ocean waves that beckon you to call this place your new home.

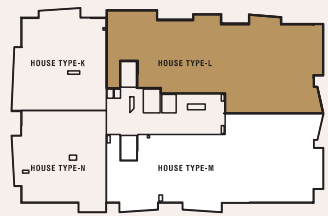




**11TH FLOOR PLAN
HOUSE TYPE - N**

FLOOR AREA - 1,486 SQ.FT

OCEANIC SUITE



MARINE DRIVE
OCEAN

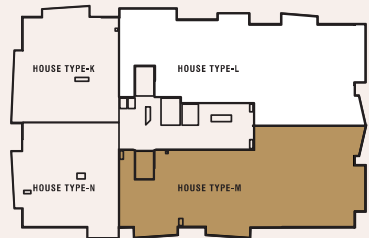
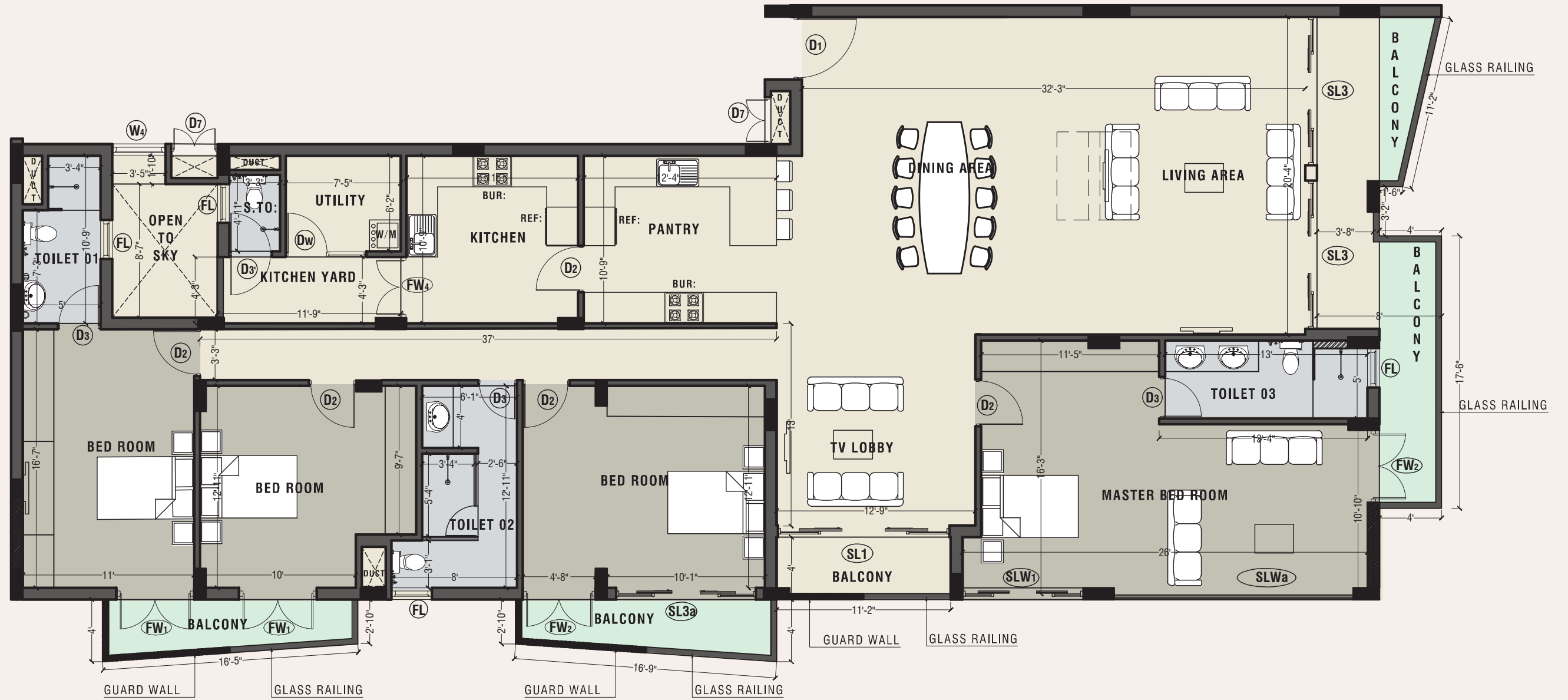
11TH FLOOR PLAN
HOUSE TYPE - L

FLOOR AREA - 3,061 SQ.FT

	04		02
	03		06







- TV LOBBY
- KITCHEN YARD
- WET KITCHEN
- SEPERATE MAIDS QUARTERS



11TH FLOOR PLAN
HOUSE TYPE - M

FLOOR AREA - 2,939 SQ.FT

	04		02
	03		06



- TV LOBBY
- KITCHEN YARD
- WET KITCHEN
- SEPERATE MAIDS QUARTERS



MANY
REASONS
BUT REALLY
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VISITORS LOBBY & LOUNGE



ACCESS CONTROLLED ENTRY



SKY LOUNGE



LARGE ROOFTOP TERRACE



LARGE KIDS AND ADULTS SWIMMING POOL



FULLY EQUIPPED GYM



SOCIAL ROOM



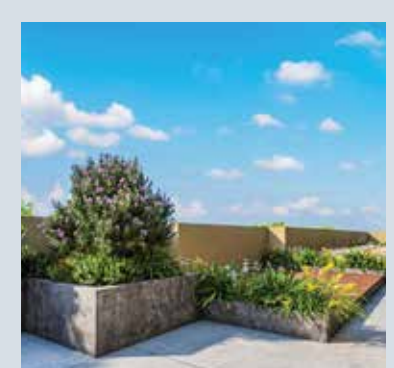
VISITORS PARKING



24 HOURS SECURITY



YOGA DECK



SKY GARDEN

Sub Structure	Rafter foundation with RCC framed structure as per Structural Engineer's recommendation
Super Structure	RCC Columns, Beams, Slabs and Masonry walls (Cement Block walls) to satisfy the design requirement
Floor Finishes	
Living, Dining, Pantry and all bedrooms	High quality porcelain/ceramic tiles
Balcony	Non-slippery high quality porcelain / ceramic tiles
Bathrooms	Non-slippery porcelain / Ceramic 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 laid up to ceiling hight
Pantry	Fully fitted modern design pantry cupboards (excluding kitchen appliances) SS Sink with drainer and swan neck tap Granite worktop with tiled back splash
Bathrooms	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
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
Water Supply	Connection from National Water Supply & Drainage Board , Underground Sump and Overhead Storage Tanks

Electrical works	30AMP Three 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 all Bed rooms & Living area
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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
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UNRIVALLED CONVENIENCE

Dehiwala Town Center
02 Minutes Drive

SUPER MARKETS

- Cargills Food City – 1 Minute Walk
- Keells Super Market – 8 Minutes Drive
- Laugfs Super – 3 Minutes Drive
- SPAR Super Market – 3 Minutes Drive

RESTAURANTS

- Baracuda – 5 Minutes Drive
- Pink Salt – 5 Minutes Drive
- Beach House Bistro – 7 Minutes Drive
- The 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 – 1 Minute Walk

BANKS

- HNB – 1 Minute Walk
- Seylan – 1 Minute Walk
- Sampath – 1 Minute Walk
- NSB Bank – 1 Minute Walk
- Peoples Bank - 1 Minute Walk
- NTB Bank – 4 Minutes Drive
- Commercial Bank – 4 Minutes Drive

SCHOOLS

- HFC - 5 Minutes Drive
- St.Peters College - 7 Minutes Drive
- Presbyterian Girls School- 2 Minutes Walk
- Co/Dehiwala Tamil Maha Vidyalayam – 3 Minutes Walk
- S. Thomas College – 7 Minutes Drive





EXPERTISE UNMATCHED

PROMISES DELIVERED



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.



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ANOTHER PROJECT BY PRIME GROUP

 **PRIME**
RESIDENCIES