

MANY
REASONS
BUT REALLY
JUST ONE

YOUR VERY OWN
PIECE OF
PARADISE



43^{BY THE SEA}

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.

MANY
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BUT REALLY
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03



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.

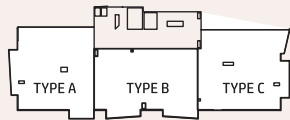


Welcome to a one-of-a-kind residence, where breathtaking views, contemporary interiors come together with nature own daily show to create an unforgettable living experience. With its homely amenities and unrivalled location, this is a place that puts the best of everything right at your doorstep.



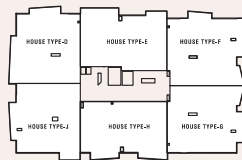


THE LAYOUTS



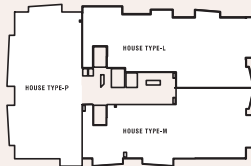
MAZZANINE FLOOR

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



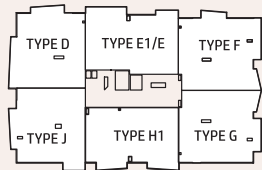
2ND TO 10TH FLOORS

- 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



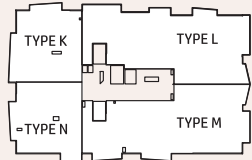
12TH FLOOR

- TYPE L – OCEANIC SUITE | 4 BEDROOM | 3,061 SQFT
- TYPE M – OCEANIC SUITE | 4 BEDROOM | 2,939 SQFT
- TYPE P – OCEANIC SUITE | 4 BEDROOM | 3,062 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

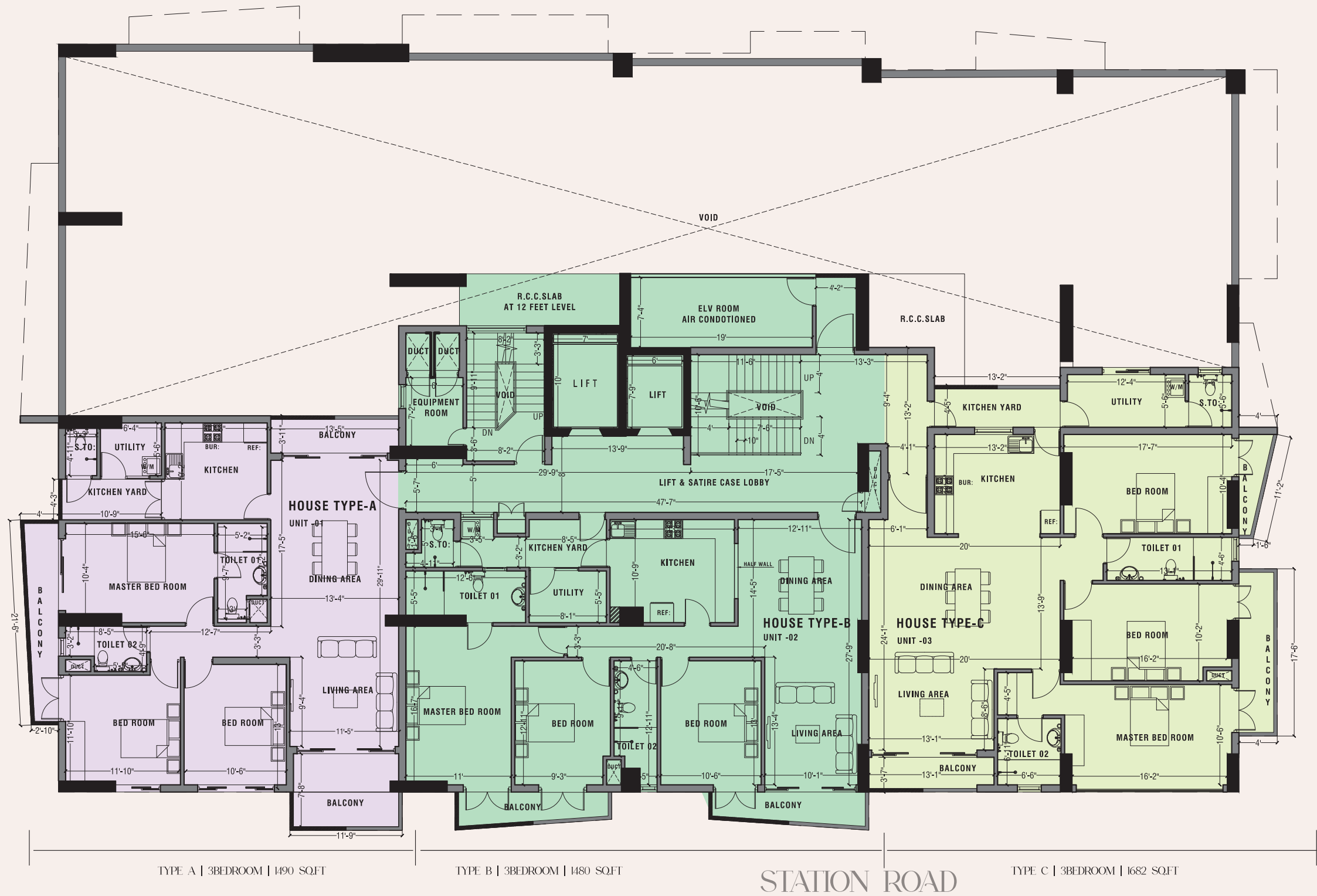


11TH FLOOR

- 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

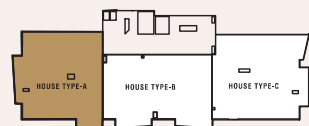
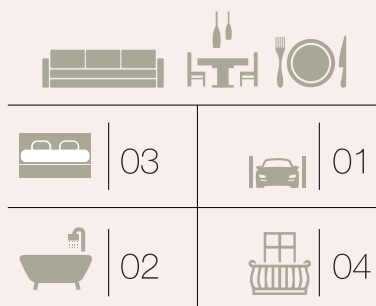
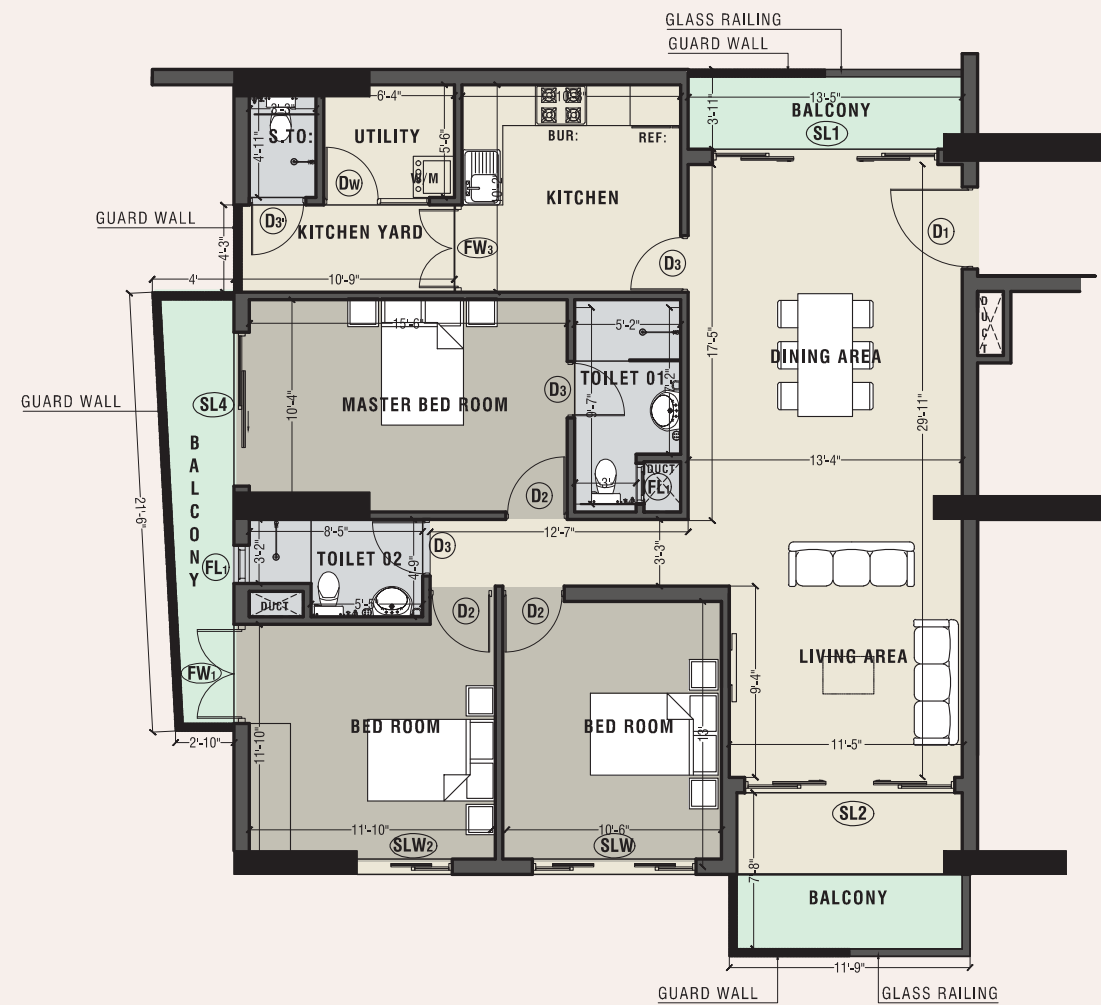


MEZZANINE FLOOR PLAN



MARINE DRIVE

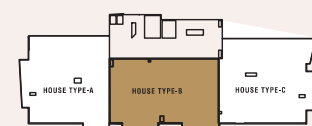
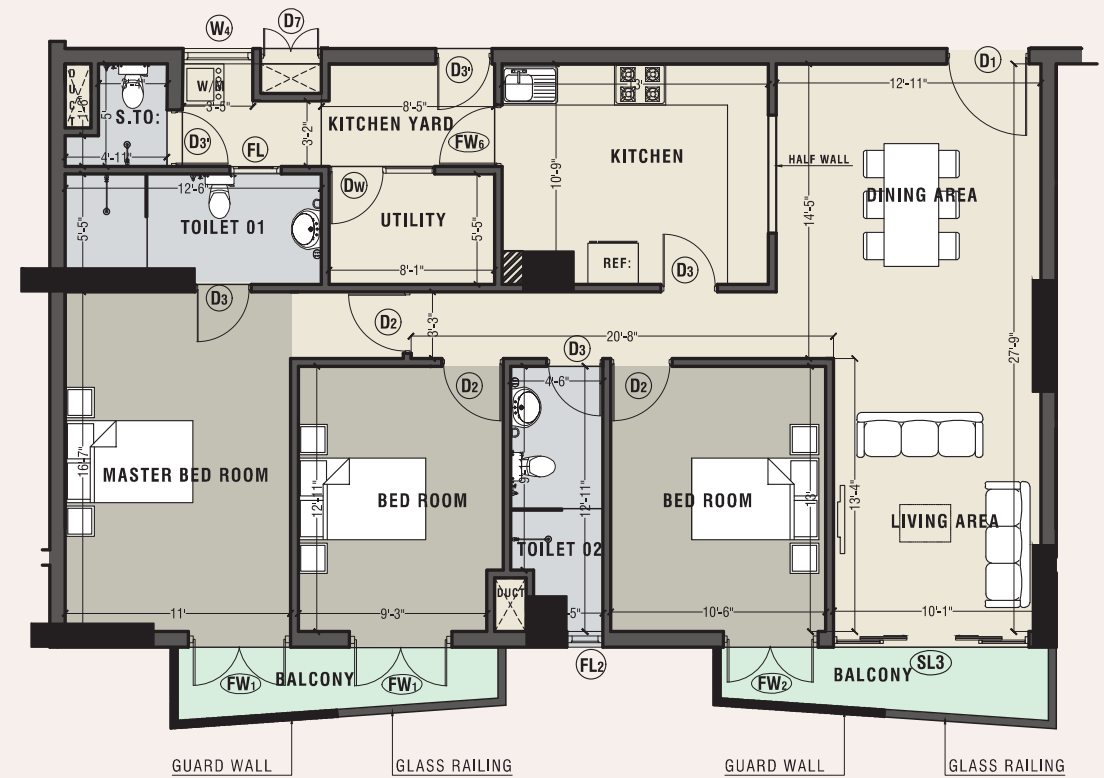
STATION ROAD



MEZZANINE FLOOR PLAN
HOUSE TYPE - A

FLOOR AREA - 1,490 SQ.FT

MARINE DRIVE
OCEAN



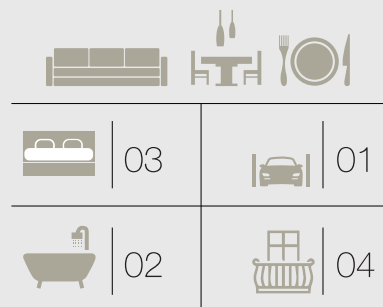
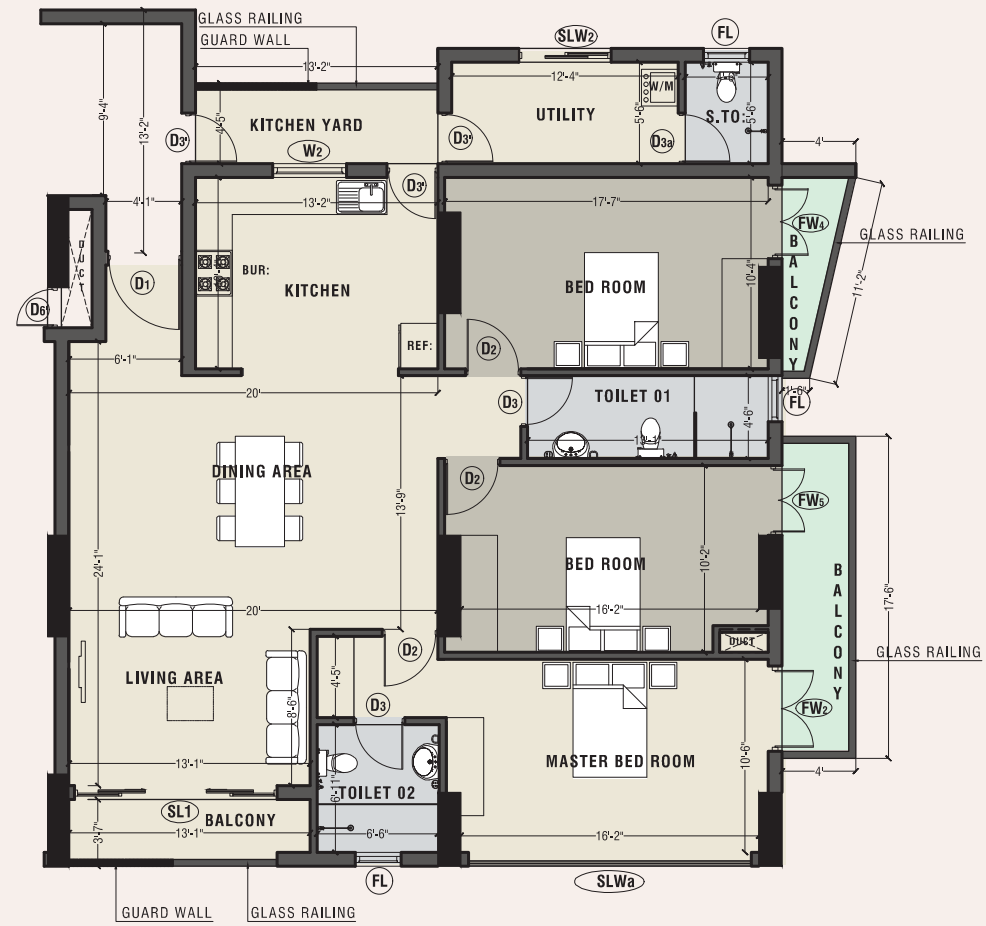
MEZZANINE FLOOR PLAN
HOUSE TYPE - B

FLOOR AREA - 1,480 SQ.FT

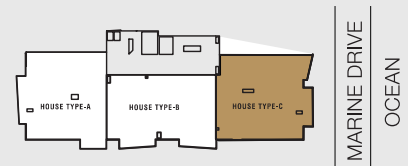
MARINE DRIVE
OCEAN



• SEPERATE SERVICE ENTRANCE

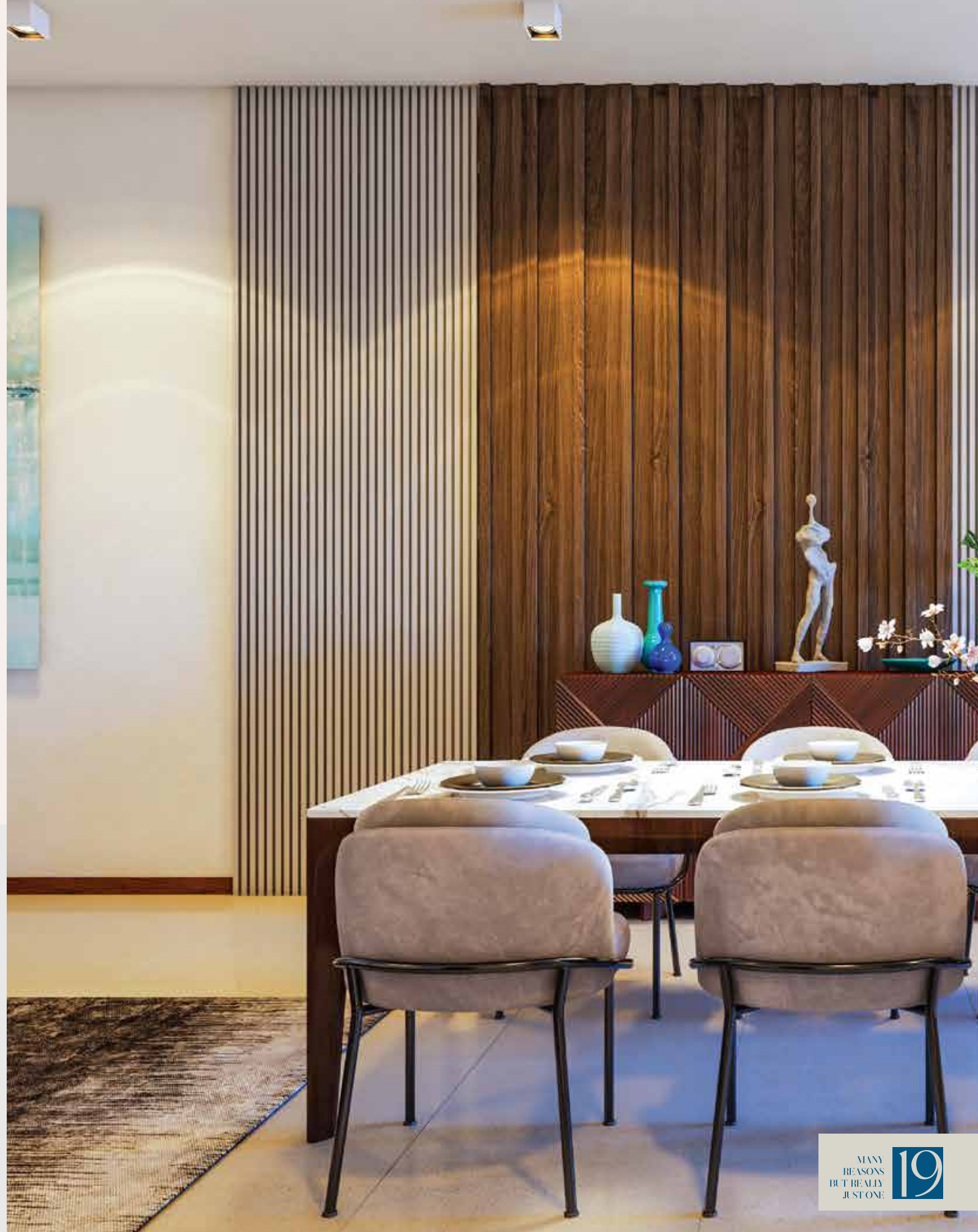


- SEPERATE SERVICE ENTRANCE

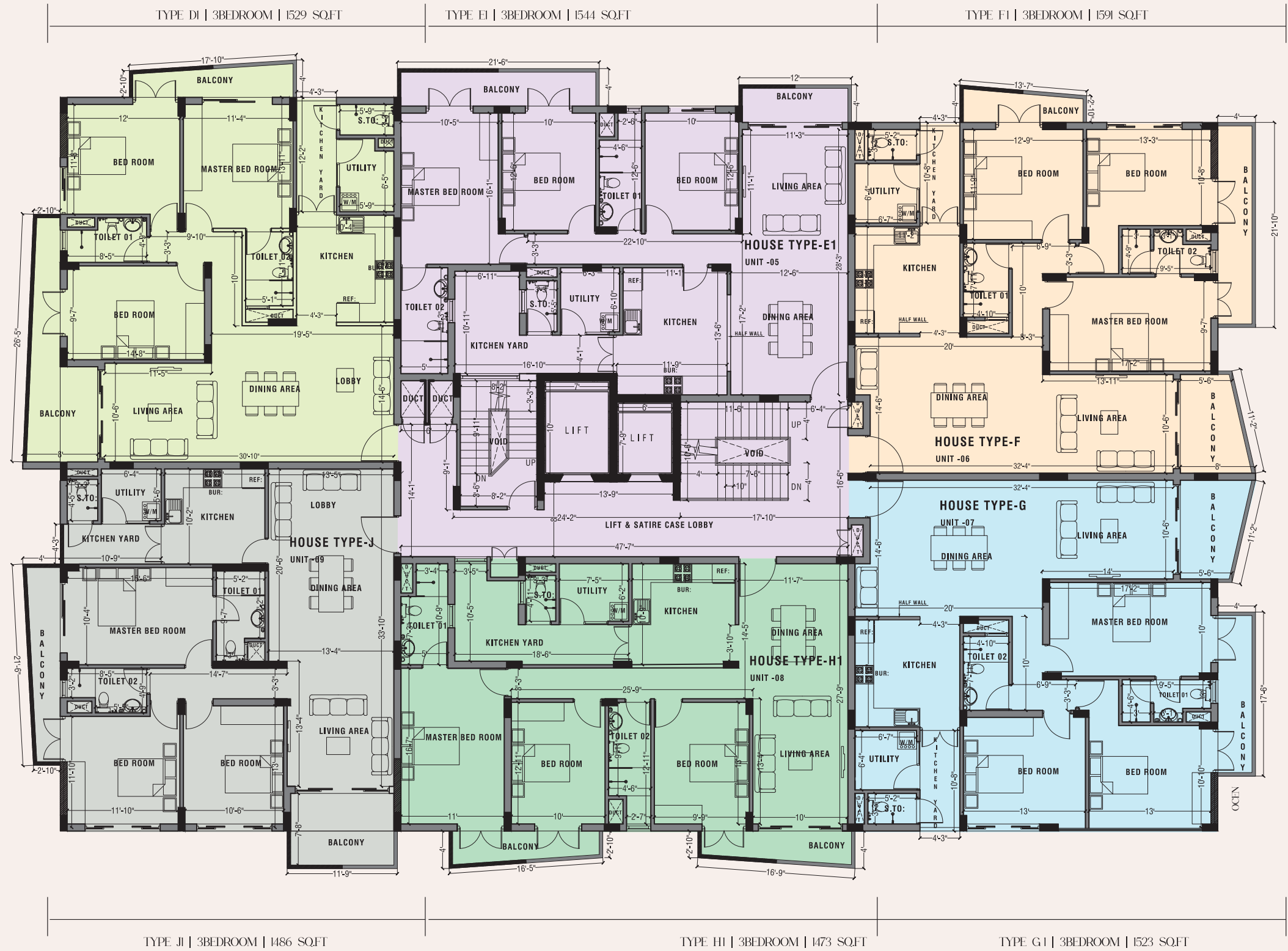


MEZZANINE FLOOR PLAN
HOUSE TYPE - C

FLOOR AREA - 1,682 SQ.FT

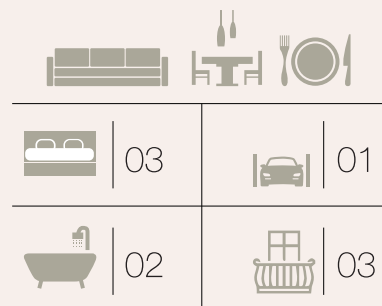
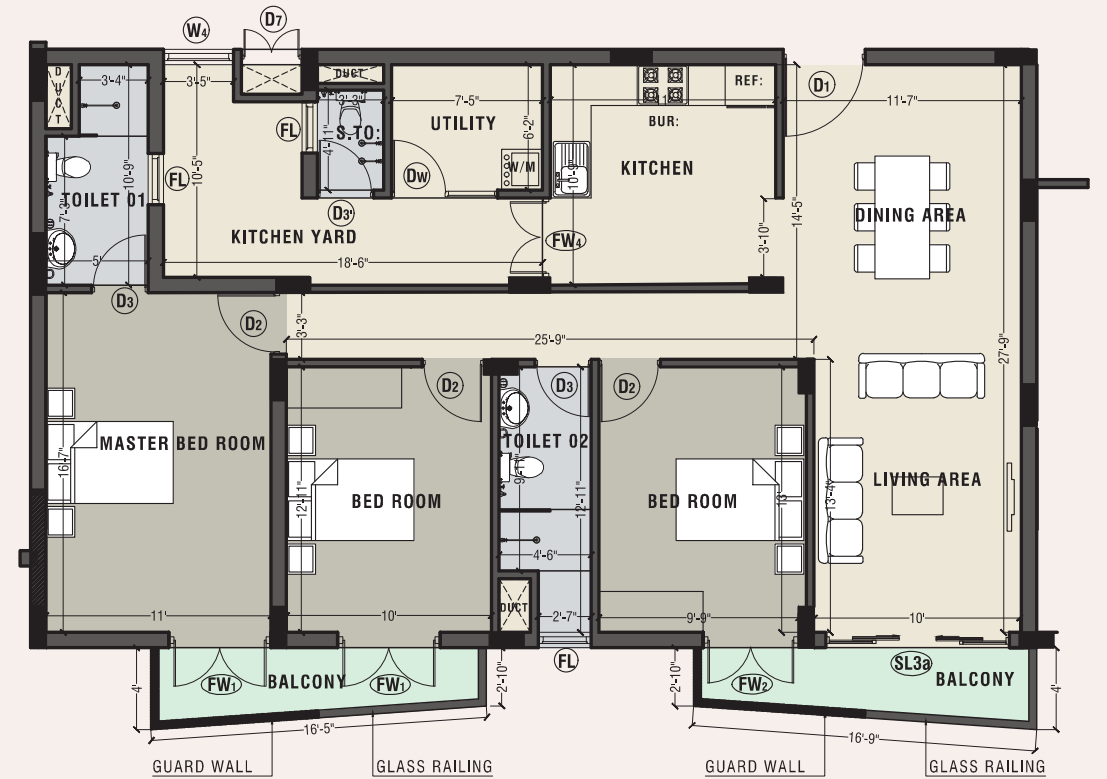
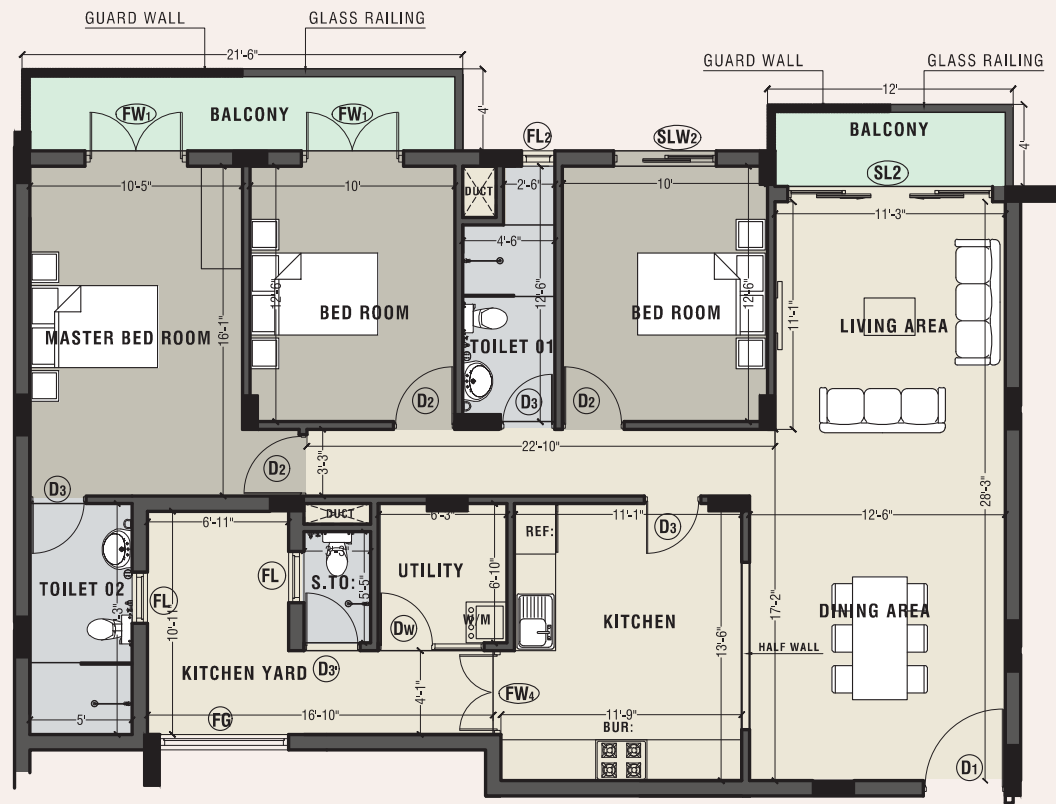


FIRST FLOOR PLAN



MARINE DRIVE

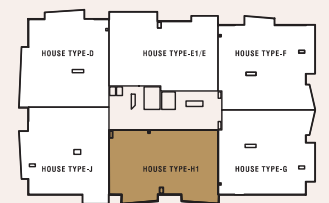
STATION ROAD



FIRST FLOOR PLAN
HOUSE TYPE - E1

FLOOR AREA - 1,544 SQ.FT

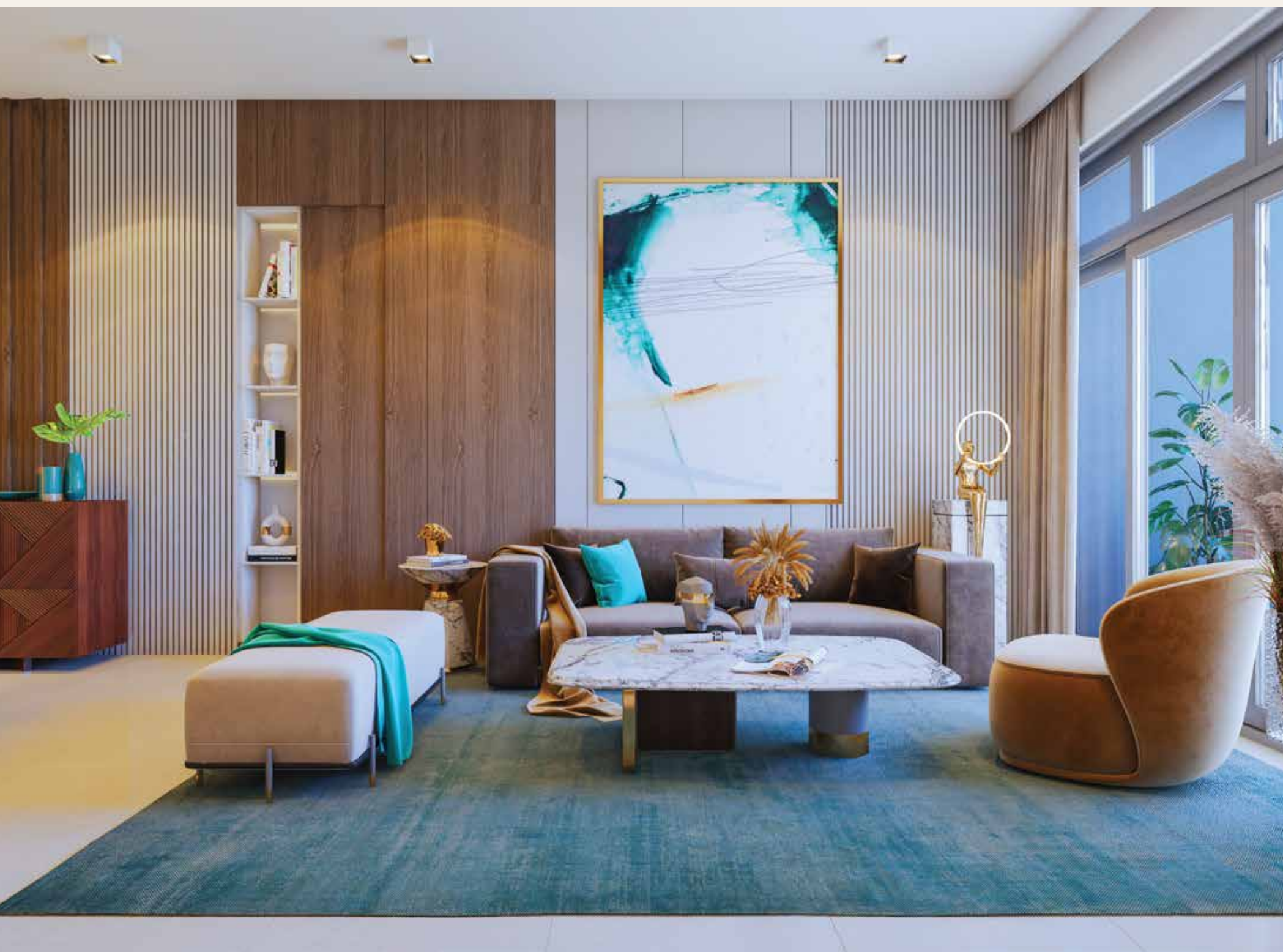
MARINE DRIVE
OCEAN



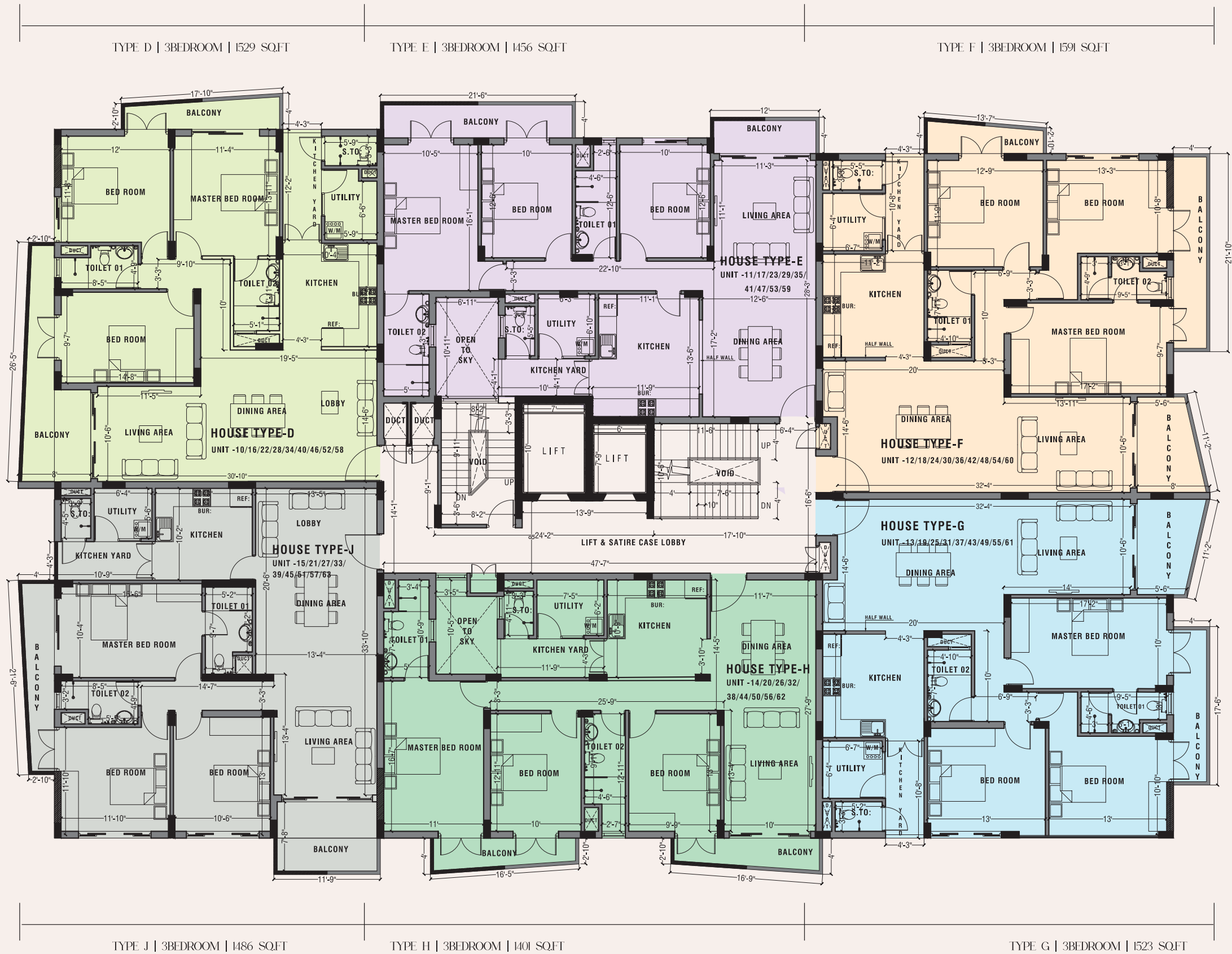
FIRST FLOOR PLAN
HOUSE TYPE - H1

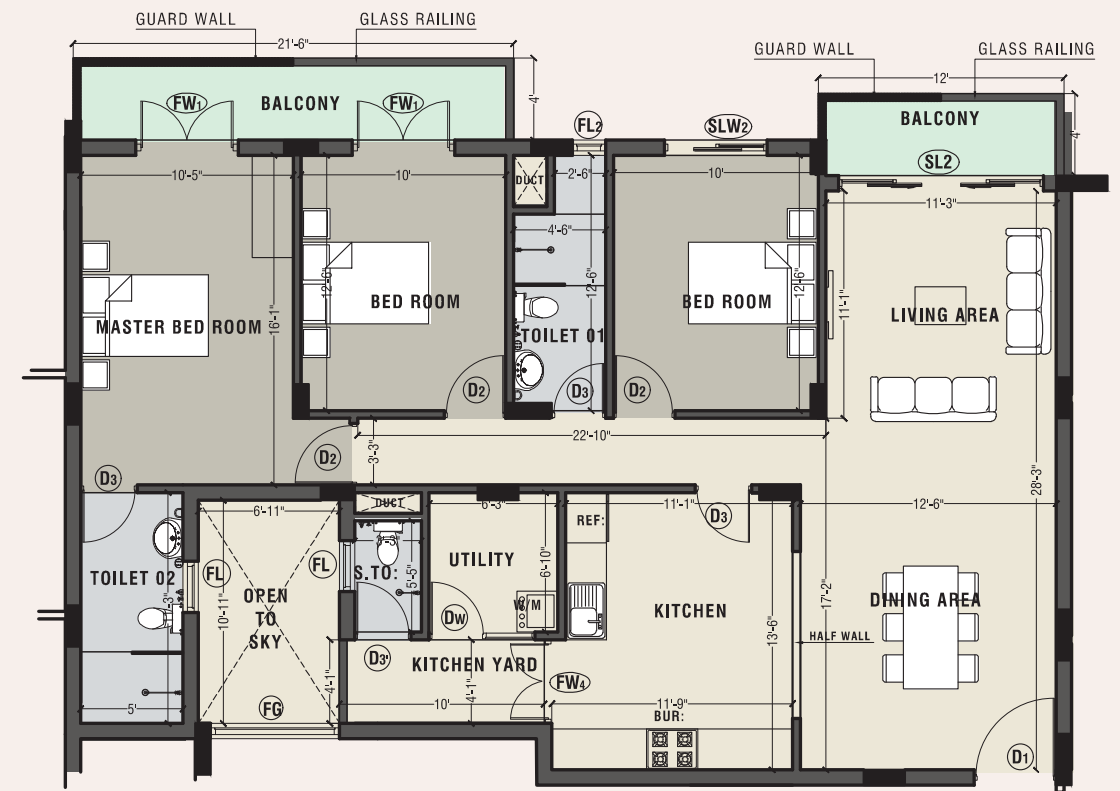
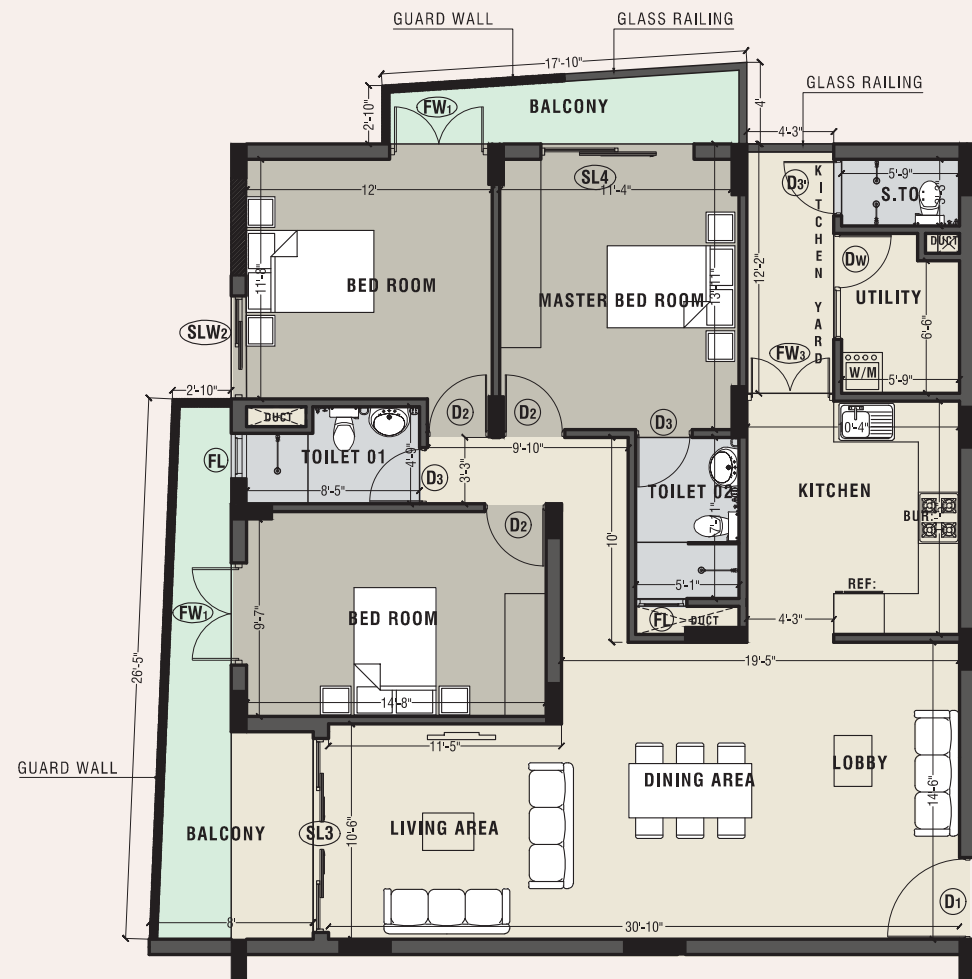
FLOOR AREA - 1,473 SQ.FT

MARINE DRIVE
OCEAN

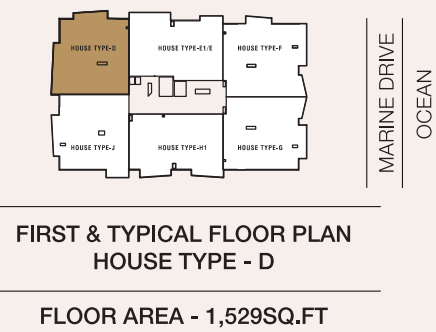


MANY REASONS BUT REALLY
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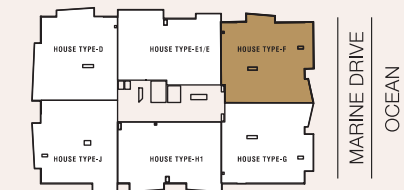
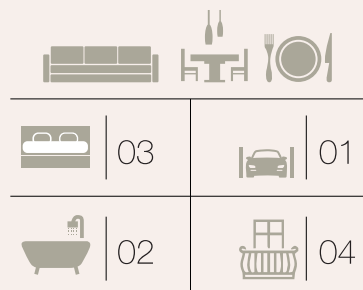
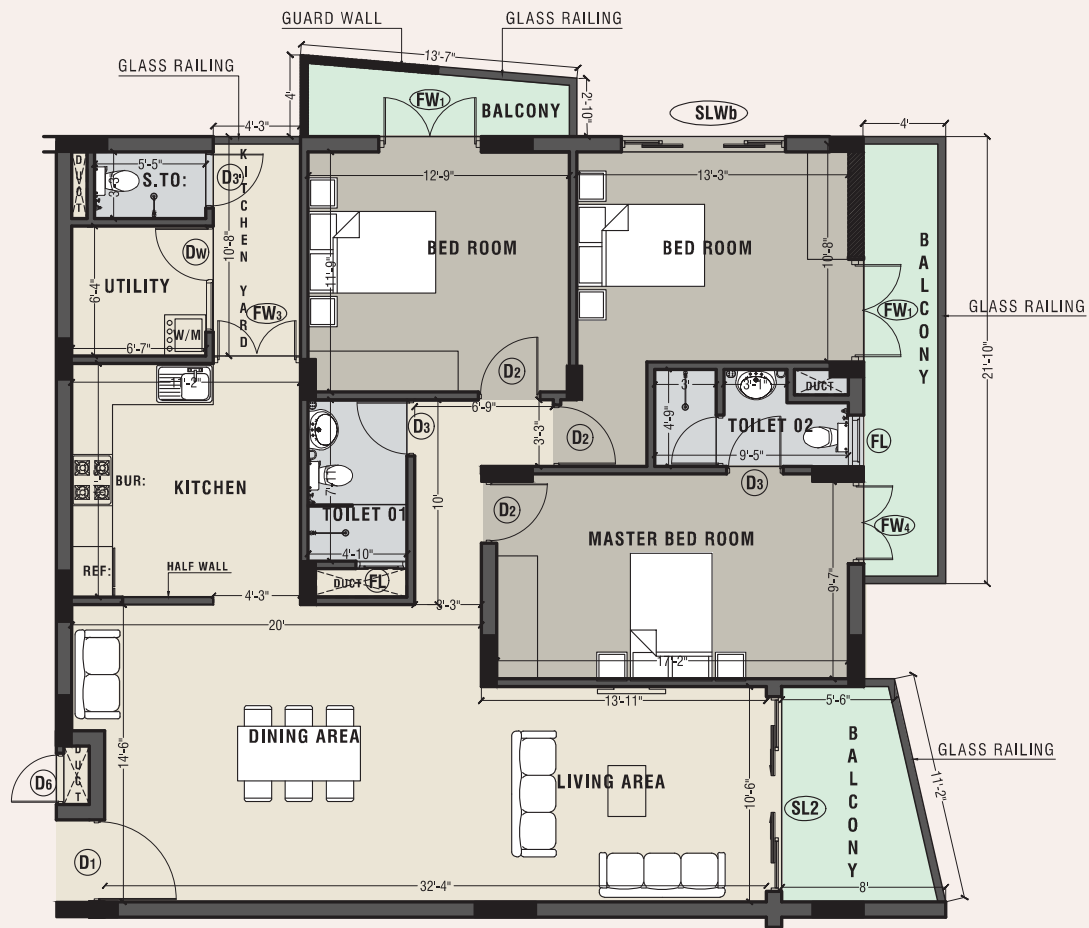




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	02		04

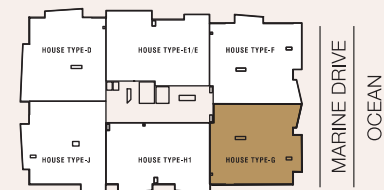


	03		01
	02		03



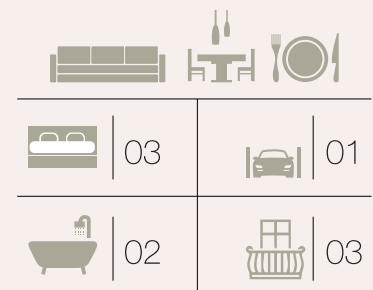
FIRST & TYPICAL FLOOR PLAN
HOUSE TYPE - F

FLOOR AREA - 1,591 SQ.FT

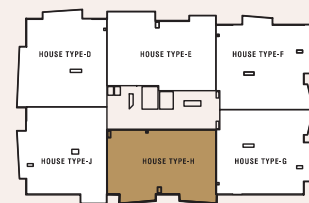
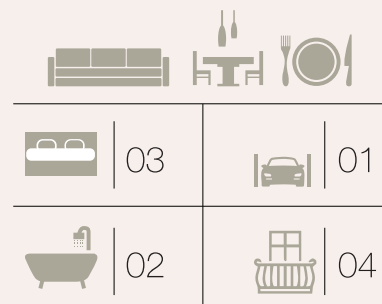
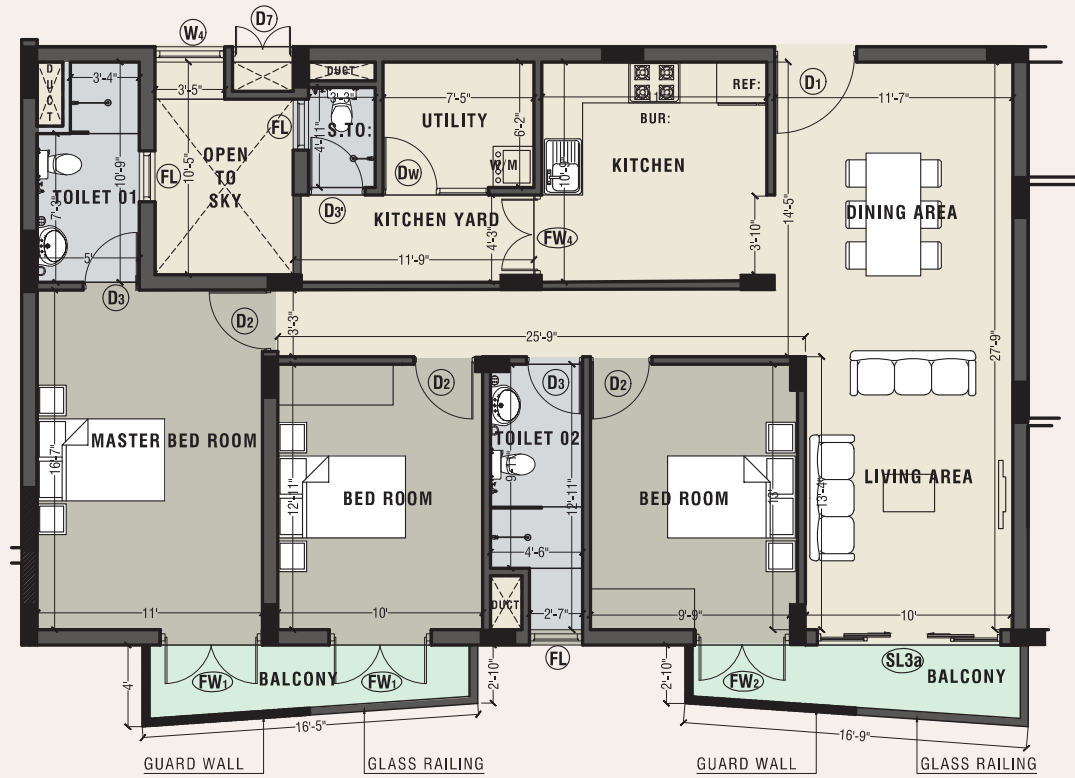


FIRST & TYPICAL FLOOR PLAN
HOUSE TYPE - G

FLOOR AREA - 1,523 SQ.FT



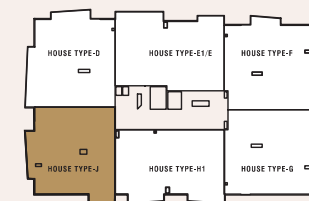
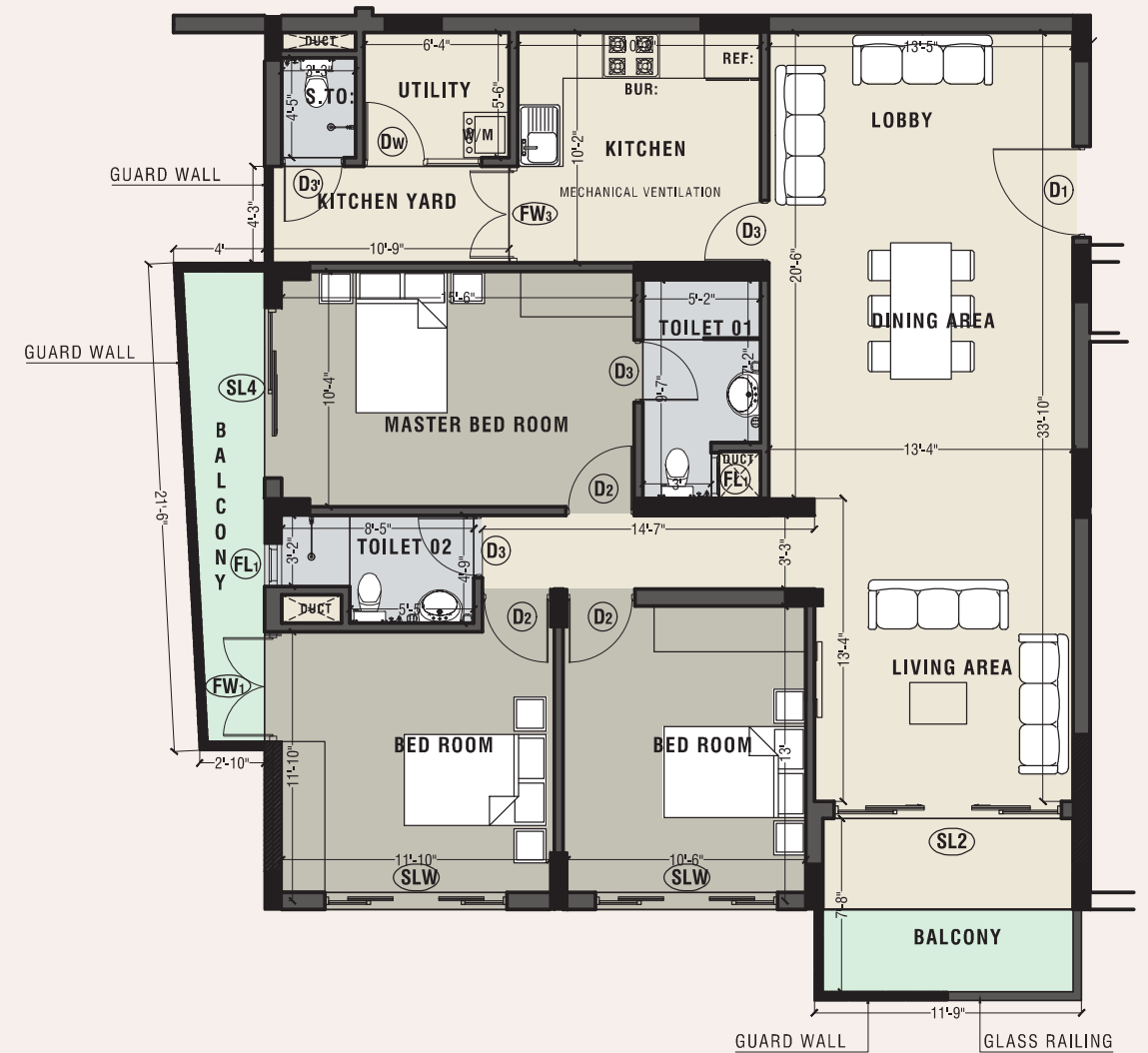




TYPICAL FLOOR PLAN
HOUSE TYPE - H

FLOOR AREA - 1,401 SQ.FT

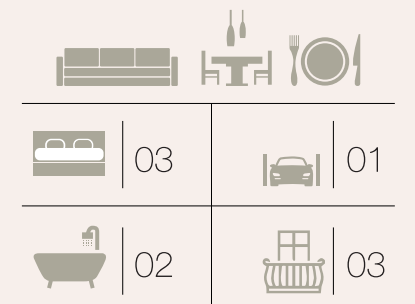
MARINE DRIVE
OCEAN

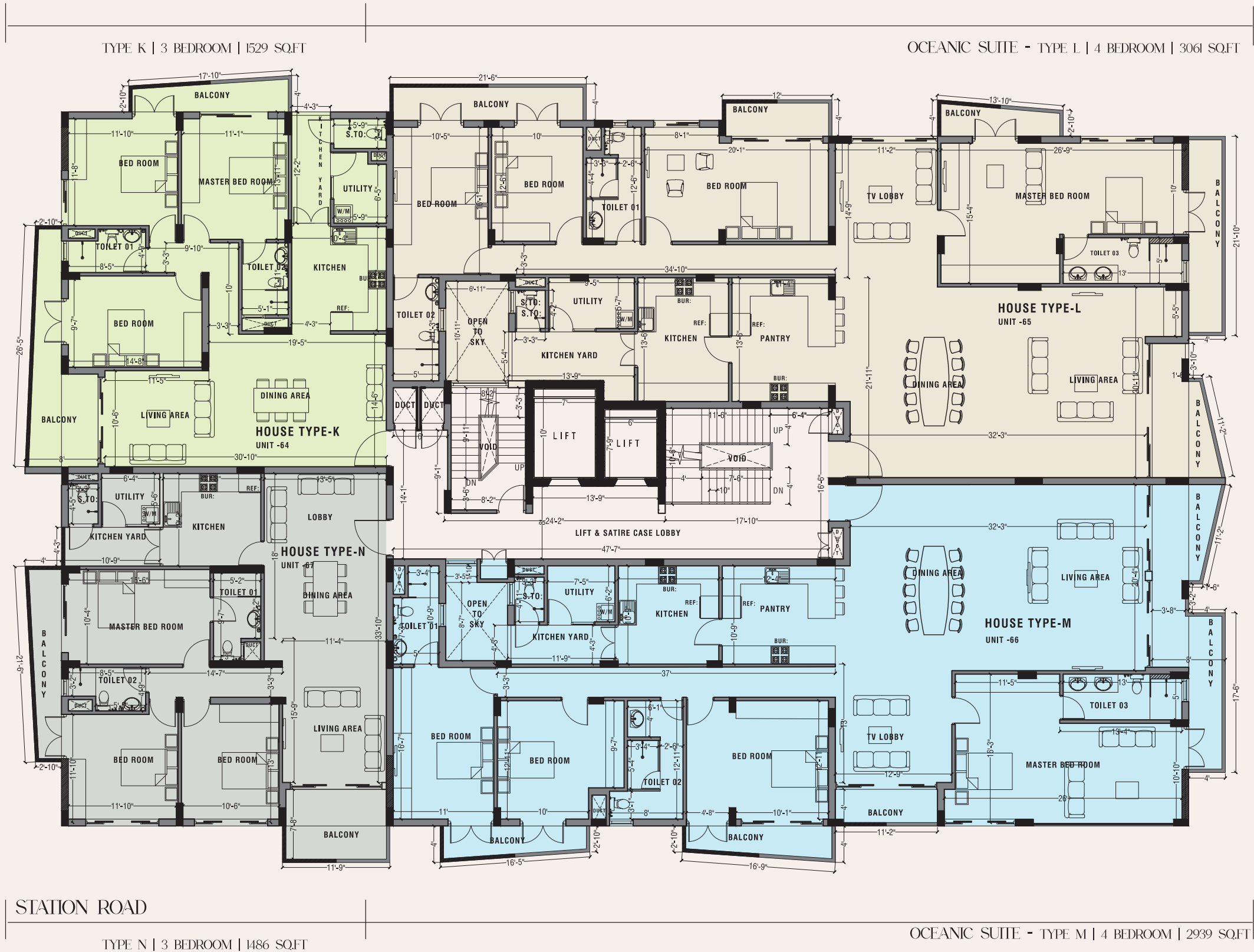


FIRST & TYPICAL FLOOR PLAN
HOUSE TYPE - J

FLOOR AREA - 1,486 SQ.FT

MARINE DRIVE
OCEAN

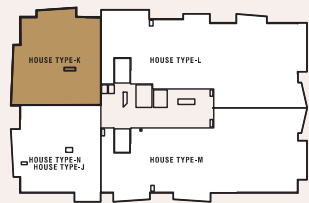
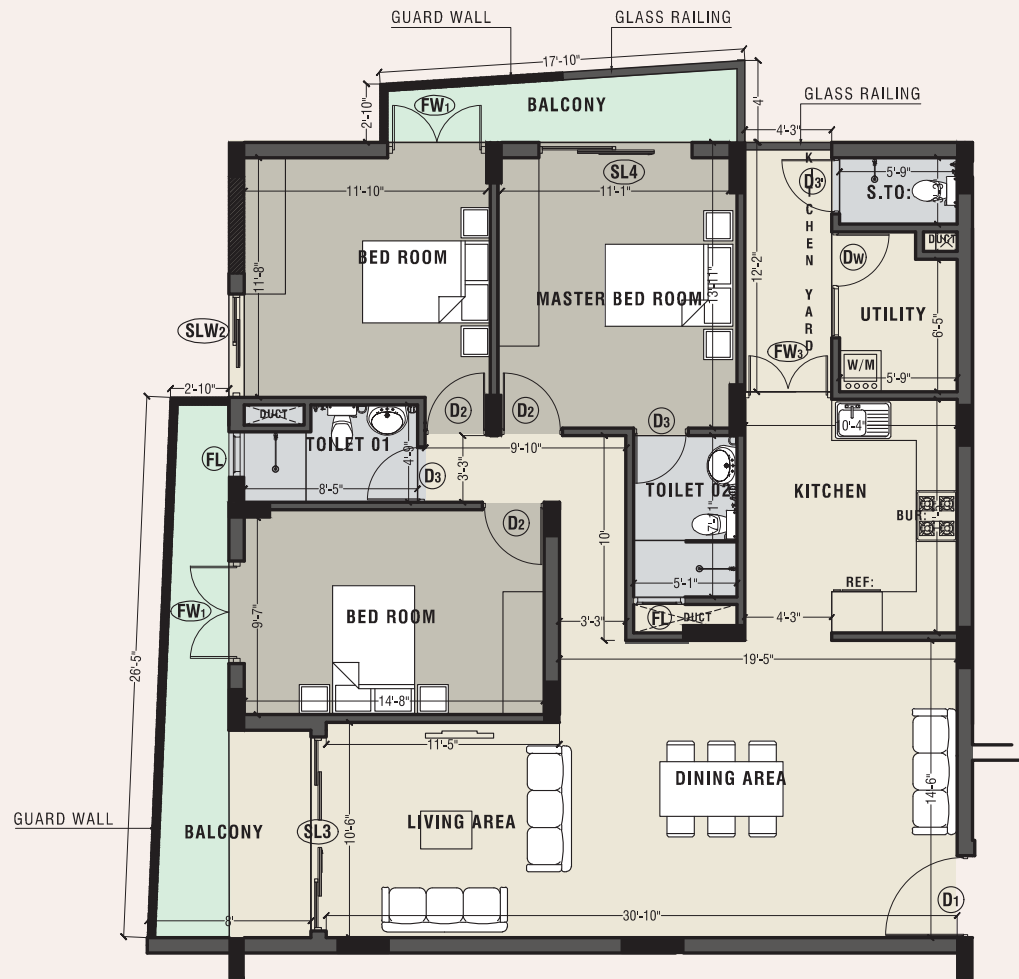






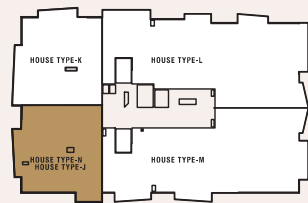
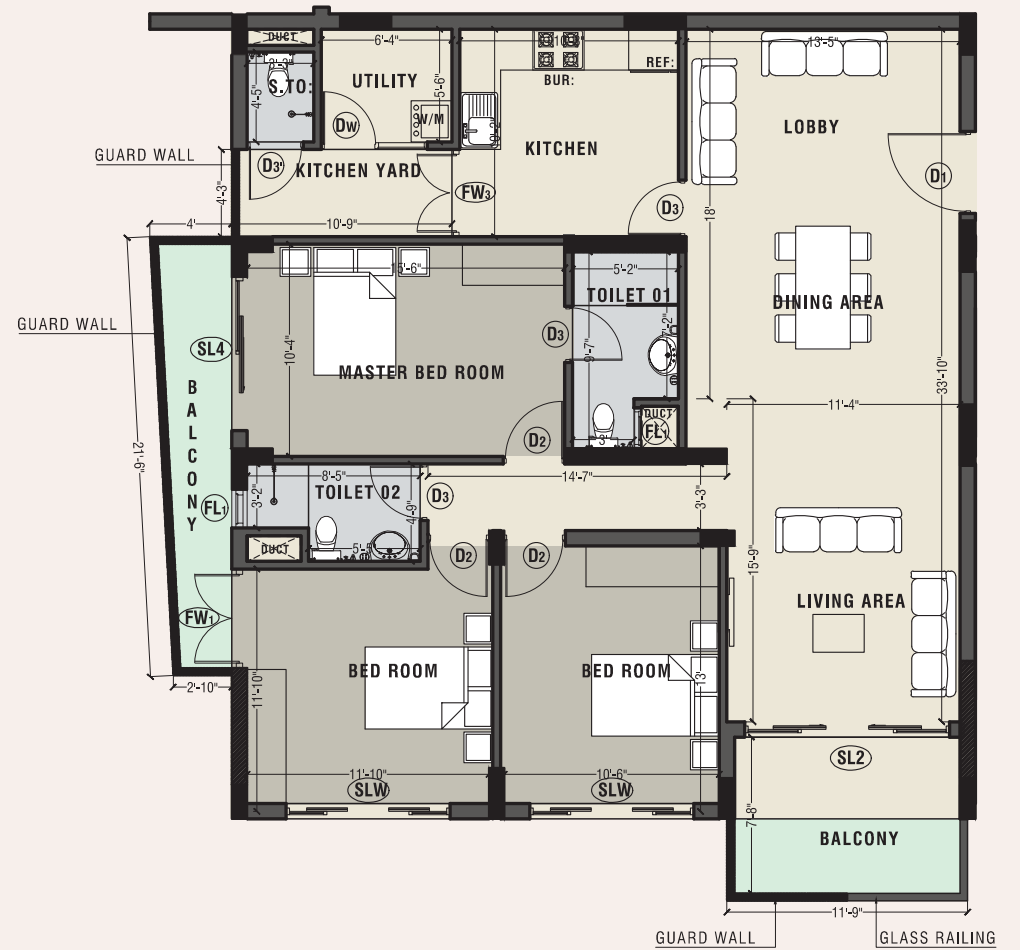
Imagine stepping out onto your balcony to take in the stunning views. Whether you're looking for a peaceful retreat or an exciting beach adventure, this is the perfect place to make your dreams a reality. Recognize the calming ocean waves that beckon you to call this place your new home.





11TH FLOOR PLAN
HOUSE TYPE - K

FLOOR AREA 1,529 SQ.FT



11TH FLOOR PLAN
HOUSE TYPE - N

FLOOR AREA - 1,486 SQ.FT

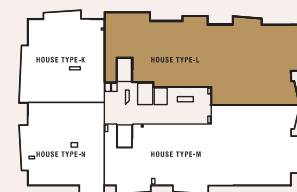


	03		01
	02		04



	03		01
	02		03

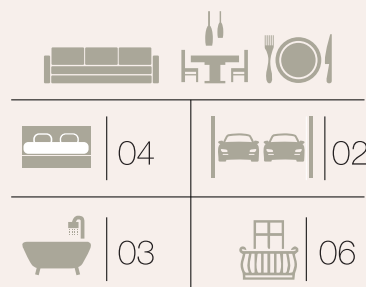




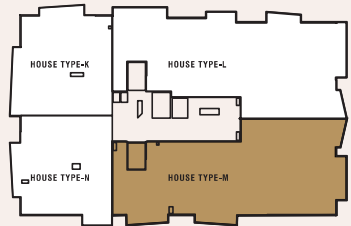
MARINE DRIVE
OCEAN

11TH FLOOR PLAN
HOUSE TYPE - L

FLOOR AREA - 3,061 SQ.FT



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



11TH FLOOR PLAN
HOUSE TYPE - M

FLOOR AREA - 2,939 SQ.FT

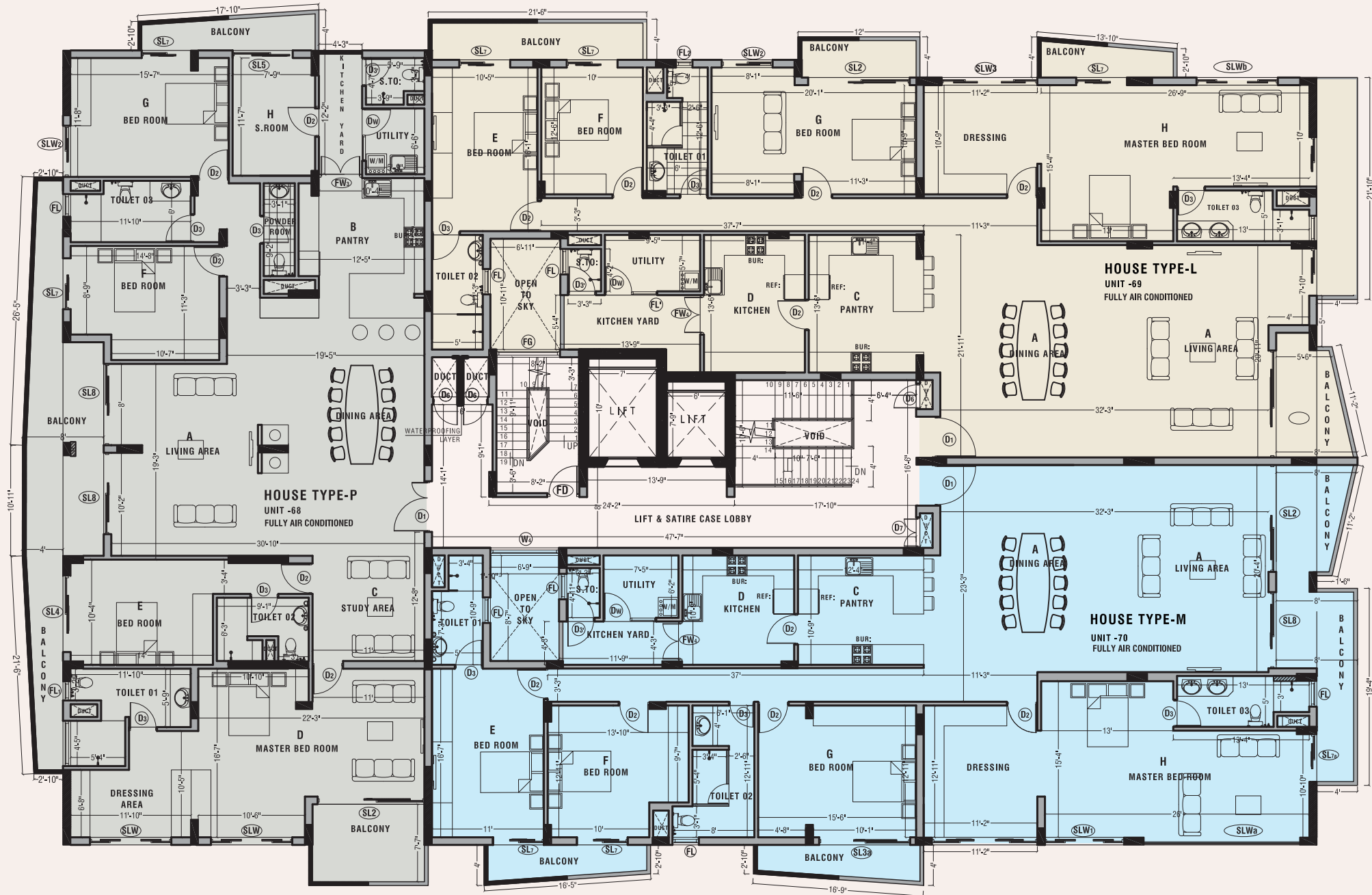
	04		02
	03		06



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



OCEANIC SUITE - TYPE P | 4 BEDROOM | 3062 SQ.FT

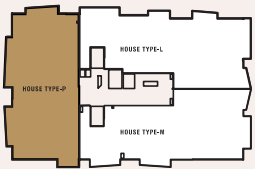
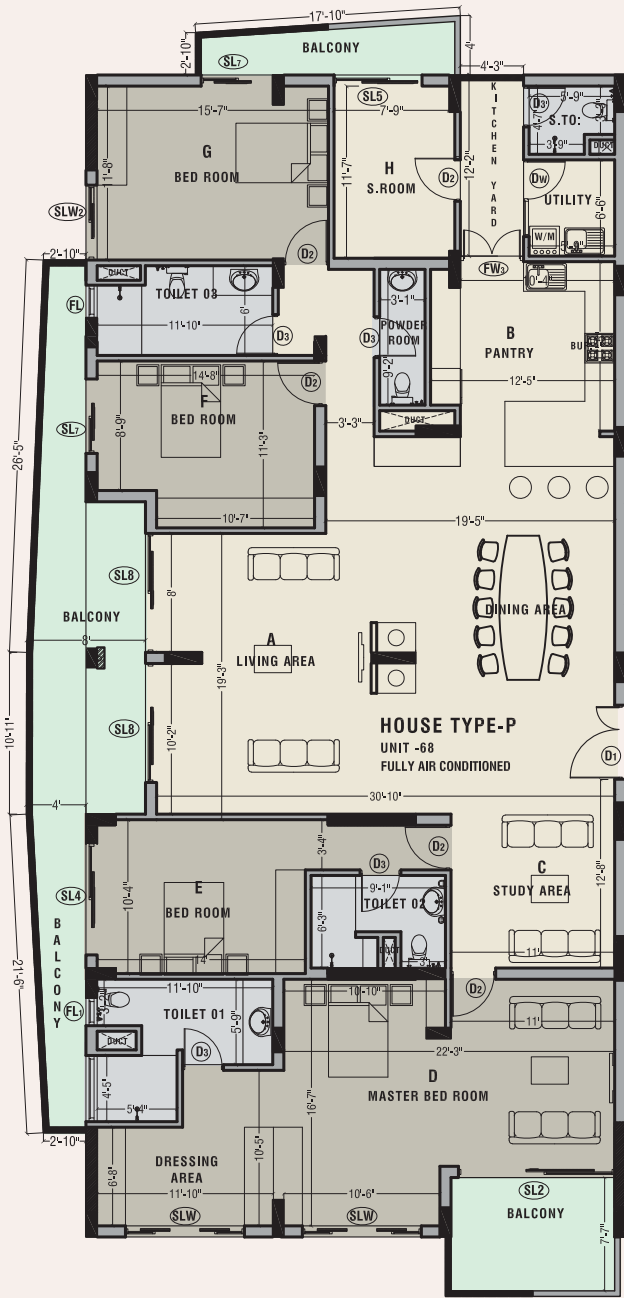


OCEANIC SUITE - TYPE M | 4 BEDROOM | 2939 SQ.FT

STATION ROAD

MARINE DRIVE

OCEANIC SUITE



12TH FLOOR PLAN
HOUSE TYPE - P

FLOOR AREA - 3,062 SQ.FT



	04		02
	03		06



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
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



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.

