

KEY FEATURES AND SPECIFICATIONS

A whole range of recreational facilities awaits your indulgence



GENERAL SPECIFICATIONS

- Electricity :**
- Individual CEB Electricity Meter will be provided.
- Standby Power :**
- 24 hours power backup will be provided.
- Elevator :**
- Two elevators will be provided.
- Communication & Security System :**
- Intercom facility from apartment to Central Security Control System.
 - CCTV Central Surveillance System will be installed.
- Fire & Light Protection System :**
- Fire Extinguishers, Wet Raises System and "Exit" signs for each floor.
 - Air terminal lightening protection system will be provided.
- Water Supply :**
- Water supply from the main line and metered individually.
 - Ground water sump and overhead water tank provided for water storage.
- Carpark & Driveway :**
- Individual reserved car parking for each resident.

- Recreational Facilities :**
- Swimming pool.
 - Functional Area.
 - Gym
 - BBQ Area on the rooftop.

APARTMENT SPECIFICATIONS

- Flooring :**
- Marble glazed porcelain tile finish or Timber wooden floor finish. (Conditions apply)
- Doors :**
- High quality wooden doors with standard locking system.
- Windows :**
- Rust proof & powder coated aluminium folding windows with clear glass.
- Air Conditioning :**
- Split type air conditioners provided only for master bedroom & ceiling fans will be provided as per the electrical provisions.
- Light Fittings :**
- Imported LED light fittings such as wall lamps, ceiling lamps and chandelier lamps with highly efficient switches.
- Telephone System :**
- Fiber to the home (FTTH) solution will be provided, including Telephone, Intercom, High Speed Broadband.



KITCHEN SPECIFICATIONS

- Granite stone counter tops embedded with seamless pantry cupboards.
- Stainless steel two bowls sink with chrome mixture tap.
- Oven and stainless steel cooker hob enclosed with cooker hood.
- Washing machine.
- Hot water facility for kitchen appliances.



BATHROOM SPECIFICATIONS

- All bathrooms are equipped with wash basins & water closets.
- Wall tiles up to the ceiling level with neat designs to provide enough space.
- Frameless glass shower enclosures with hot water facility for Master bathroom.
- All other accessories such as Soap Dish Holder, Towel Rails, Toilet Paper Holder are included.



NO. 06 **19TH LANE,**
COLOMBO 03.
JUST 5 MINS FROM SHERATON HOTEL, COLOMBO



Disclaimer - ** This is not intended to be an offer to sell or a solicitation of offers to buy real estate from Blue Ocean Group of Companies by residents of any jurisdiction where prohibited by the law. The image is depicted as artist rendering based on current development concepts, which are subject to change without notice. No guarantee is made that the facilities depicted will be built, or of built, will be the same type, size or nature as depicted. All units are unfurnished. Furnishing shown on floor plans and promotional materials are for illustration purposes only. Plans, materials and specifications are subject to architectural and other revision at the sole discretion of the developer. Floor plans shown are not to any particular scale. All dimensions are only approximate.



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SRI LANKA'S LARGEST PROPERTY DEVELOPER



No.06, 19th Lane, Colombo 03.

First Class Luxury Condo

NEARBY LANDMARKS



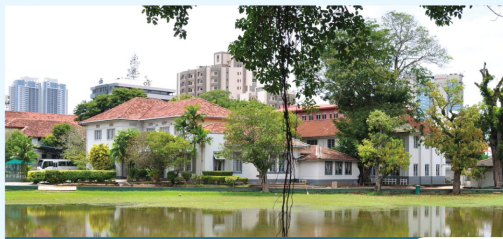
PORT CITY 3 KM



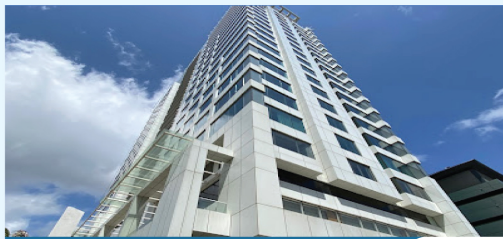
METHODIST COLLEGE 400 M



NATIONAL SAVINGS BANK 150 M



BISHOP COLLEGE 2.4 KM



SHERATON HOTEL - COLOMBO 80M



LIBERTY PLAZA 400M

Typical Floor Plan

01-11 Residential Floors



SEA SIDE

19TH LANE ROAD SIDE



11 Residential Floors



05 Levels of Car park



66 Condo Units

Blue Ocean Luxury Apartments in Colombo 03 at No. 06, 19th Lane, Colombo 03. (Kollupitiya) is an exceptionally designed building, comprising 11 luxurious Residential Floors that can accommodate 66 luxurious apartments. There is an alluring combination of three and two-bedroom luxurious apartments. This apartment is designed by renowned architects to conform to international standards, using premium-quality building materials and best-practice construction techniques to deliver outstanding luxury living spaces. Maximum priority has been given to sea & city views and also to fresh air circulation.