

NO. **35** RAMAKRISHNA ROAD  
COLOMBO 06.

UNMATCHED LOCATION | EXCEPTIONAL STYLE | NONSTOP LUXURY



A CONDOMINIUM PROJECT BY



**KELSEY HOMES**

40 Years Housing Excellence

LARGEST PROPERTY DEVELOPER IN SRI LANKA



## Chairman / CEO Message

### Mr. S. Thumilan

ACA, ACCA, ACMA (UK), CGMA (UK), CPA (AUS), MCSI (UK), FMAAT (SL), ACS

Blue Ocean Group of Companies is a real estate conglomerate with a well-balanced portfolio. With our latest acquisition of Kelsey Developments PLC we have now entered the gated housing market. Kelsey Developments PLC is a well-established player in the real estate sector with over 200+ completed projects and over 3000+ satisfied customers during its 40+ year span. With such an esteemed company, becoming the newest member of the group, it marks a historic milestone and further strengthens our presence in the real estate market and complements its capabilities to serve its clientele while creating greater value for customers, business partners and team members.

The dynamic Blue Ocean Group of Companies, has evolved over the years to become a versatile conglomerate, and adopts an inspired namesake from the "Blue Ocean Strategy"; one that describes growth and profit. With a diverse portfolio to its name that includes its flagship brand Blue Ocean, the Group takes bold strides as it strives to uphold a reputation of ethical, innovative and constructive practices not only in Sri Lanka. The core business philosophy behind the Company is the "Blue Ocean Strategy," which generally refers to "the creation by a company of a new, uncontested market space that makes competitors irrelevant and that creates new consumer value, often while decreasing costs." In other words, creating and taking a completely new concept to the market, by lowering costs, thereby delivering an affordable product to existing and new customers, while eliminating competition.

Blue Ocean Group of Companies is a dominant force in the growth of Sri Lanka's construction industry with its multifaceted organizations in construction, engineering and design. The Group's proven track record of excellence can be attributed to its emphasis on innovation, strategy and sustainable growth.. With the support of its construction arm Link Engineering (Pvt) Ltd the Blue Ocean Group continues to work on its existing high-rise projects in Colombo, Mount Lavinia, Nugegoda, Nuwara Eliya and its gated housing project in Ja-Ela.

In the backdrop of a booming property market, where owners now experience higher appreciation of property values, the credit is due to the Government for implementing favorable policies towards the growth of the economy and in turn increased demand for property. Through Sales and Repurchase Arrangements and with Real Estate Advisory Management the company's objective is to make property investment a moveable liquid asset enabling investors to cash their properties at the prevailing appreciated market price whenever they wish to dispose their acquired properties.

The Group attributes its success to the solid strategic direction devised by qualified and experienced corporate planners with transparent professionalism. As our customer base expands daily locally and globally, we at Blue Ocean Group have a strong vision to be the most respected, ethically sound and socially responsible company and we trust this vision will prevail through our achievements, whilst we will also continue to focus on acquisitions and mergers as well as strategic partnerships as a part of the overall strategic intent to develop value creating real estate products for our beloved customers.

# Vision, Mission, Core Values & Business Principles



## Our Vision

To become the most successful and respected leading business conglomerate in the fields of Real-estate and Construction through related diversification and expand into a multinational corporation.



## Our Mission

We always strive to provide our stakeholders with the highest quality professional services unparalleled by any, through our commitment, ethical & timely services exceeding the expectations of our stakeholders to achieve strong lasting relationships.



## Our Values

Our Key Success to Peak Performance.

- ◆ Integrity - Opened with transparency
- ◆ Quality - Geared with Uncompromised
- ◆ Discipline - The ultimate path to success
- ◆ Flexibility - To gear to meet all contingencies
- ◆ Safety - Assurance with modern technological apparatus
- ◆ Service - With emphasis on excellence

# Our Core Business Principles

## Team Spirit :

" We as a set of people striving and believe in our skills and abilities in achieving company goals."

## Customer Delight :

" We are committed to achieve "customer delight" by providing services beyond the customer needs & expectation."

## Building of Partnership :

"We strongly believe that supplier chain partnership plays a major role in our commitment to cost effective solutions that benefits our customers. We will take every possible opportunity that encourages building of supplier co-operation."

## Resource Management :

"We strongly believe that required resources should be ready available and effectively managed to ensure timely completion of projects."

## Consistency of Project Performance :

"We strongly believe that consistency of project performance and service delivery should be preserved at all time to achieve company goals."





Rooftop Swimming Pool

# No. 35, Ramakrishna Road Typical Floor Plan

**05**  
CAR PARK FLOORS

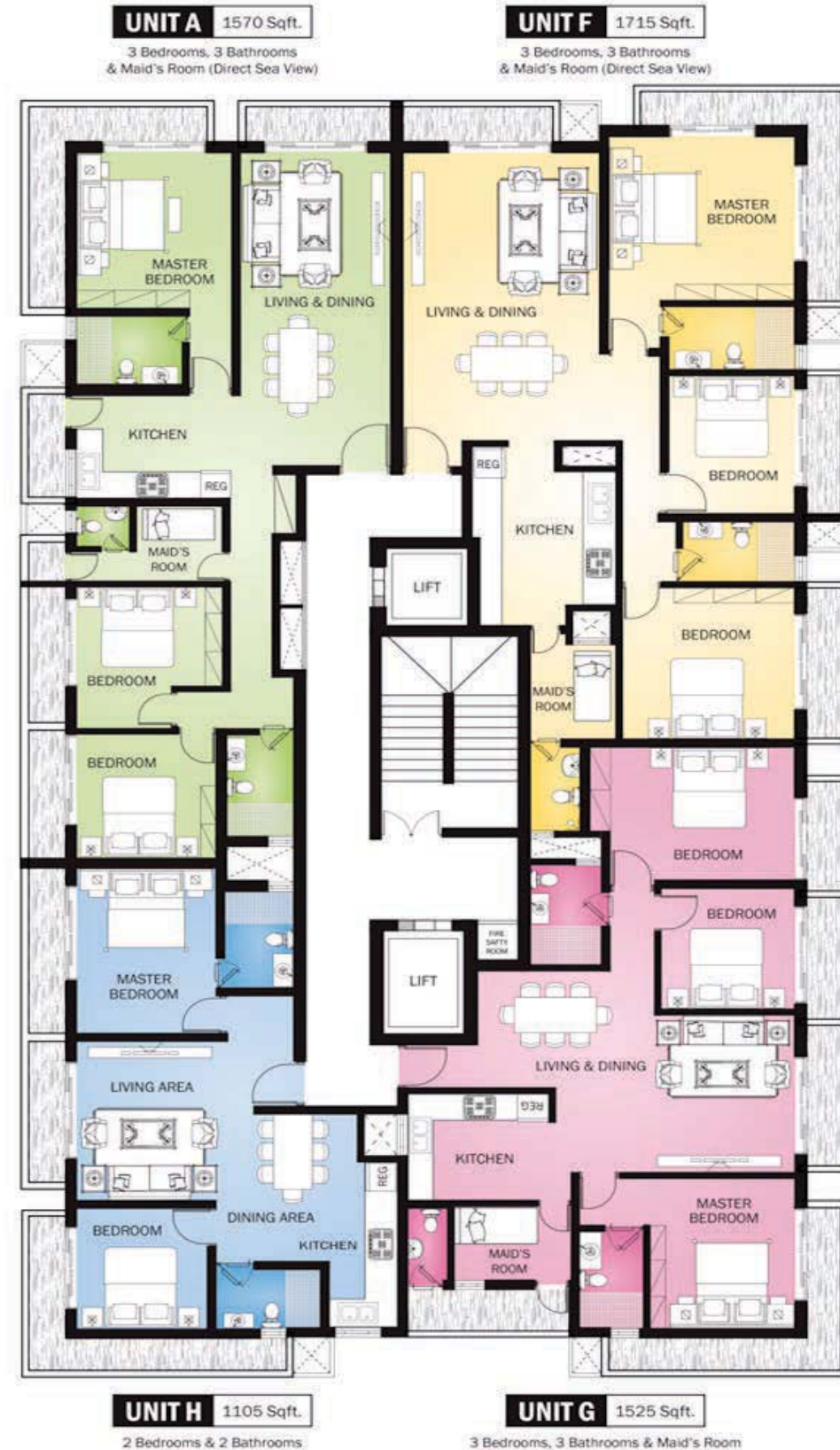
**53**  
UNITS

**12**  
FLOORS

01<sup>st</sup>-05<sup>th</sup> Residential Floors

53 Units Comprised with 3 & 2 Bedroom Units

06<sup>th</sup>-12<sup>th</sup> Residential Floors



Rooftop Swimming Pool

12th Floor Residential

11th Floor Residential

10th Floor Residential

9th Floor Residential

8th Floor Residential

7th Floor Residential

6th Floor Residential

5th Floor Residential

4th Floor Residential

3rd Floor Residential

2nd Floor Residential

1st Floor Residential

3rd Level Car Park

2nd Level Car Park

1st Level Car Park

Ground Floor (Car Park)

Basement (Car Park)



Ramakrishna Road Side



12th Floor Residential

11th Floor Residential

10th Floor Residential

9th Floor Residential

8th Floor Residential

7th Floor Residential

6th Floor Residential

5th Floor Residential

4th Floor Residential

3rd Floor Residential

2nd Floor Residential

1st Floor Residential

3rd Level Car Park

2nd Level Car Park

1st Level Car Park

Ground Floor (Car Park)

Basement (Car Park)

# DISCOVER THE LOCATIONS THAT EMBRACES THE ULTIMATE LUXURIOUS LIVING

FROM SRI LANKA'S LARGEST CONDOMINIUM DEVELOPER

**OUR ONGOING AND UPCOMING PROJECTS**



**NO.06**

**19th Lane, Colombo 03.**  
FIRST CLASS LUXURY CONDO

**11**  
FLOORS

**66**  
UNITS

**05**  
LEVEL  
CAR PARK



**NO.15A**

**Layards Road, Colombo 04.**  
FIRST CLASS LUXURY CONDO

**11**  
FLOORS

**55**  
UNITS

**03**  
LEVEL  
CAR PARK



**NO.02**

**Glenfall Road, Nuwara Eliya.**  
FIRST CLASS LUXURY CONDO

**04**  
FLOORS

**12**  
UNITS

**GROUND**  
LEVEL  
CAR PARK



**NO. 34/2**

**De Seram Road, Mount Lavinia.**  
BUSINESS CLASS LUXURY CONDO

**10**  
FLOORS

**70**  
UNITS

**05**  
LEVEL  
CAR PARK



**KELSEY PALACE**

Discover the Art of Luxurious Living

**NO.358**

**High Level Road, Nugegoda.**  
BUSINESS CLASS LUXURY CONDO

**10**  
FLOORS

**120**  
UNITS

**03**  
LEVEL  
CAR PARK



**CENTRAL PARK**

JA-ELA

**Central Park Ja-Ela, Luxury Villas**  
The Largest Gated Housing Development

**350+**  
RESIDENTIAL  
UNITS

**3BR**  
**4BR**

**40+**  
AMENITIES

# DISCOVER THE LOCATIONS THAT EMBRACES THE ULTIMATE LUXURIOUS LIVING

FROM SRI LANKA'S LARGEST CONDOMINIUM DEVELOPER

**OUR ONGOING AND UPCOMING PROJECTS**



**NO.30**

**Hotel Road, Mount Lavinia.**

BUSINESS CLASS LUXURY CONDO

**09**  
FLOORS

**54**  
UNITS

**03**  
LEVEL  
CAR PARK



**NO.35**

**Ramakrishna Road, Colombo 06**

BUSINESS CLASS LUXURY CONDO

**10**  
FLOORS

**45**  
UNITS

**04**  
LEVEL  
CAR PARK



**NO.01**

**Havelock Place, Colombo 05.**

FIRST CLASS LUXURY CONDO

**09**  
FLOORS

**41**  
UNITS

**05**  
LEVEL  
CAR PARK



**NO.56/1**

**Bahirawakanda Path, Kandy**

FIRST CLASS LUXURY CONDO

**05**  
FLOORS

**20**  
UNITS

**02**  
LEVEL  
CAR PARK



**NO.107**

**Kandy Road, Infront of Old Park, Jaffna.**



**No. 775/11/A**

**Alisandris Mawatha, Malabe.**



CENTRAL PARK  
JA-ELA

# KELSEY CENTRAL PARK (PVT) LIMITED CENTRAL PARK HOUSING PROJECT - JA-ELA

Central park Ja-ela, offers a repertoire of unparalleled services and 40+ amenities that includes a fully equipped Gymnasium, Out door pool, Club house, Natural ponds, Garden areas, Jogging track, Yoga studio, Day care center, Open kids play areas, Wellness Center, Supermarket and Cafe amid a relaxing and beautiful atmosphere.



**KELSEY HOUSE**  
3 BEDROOM

1525 SQFT



**KELSEY VILLAS**  
3-4 BEDROOMS

1960 SQFT / 2360 SQFT



**FAMILY VILLAS**  
3 BEDROOMS

TYPE A - 980 SQFT  
TYPE B - 1020 SQFT  
TYPE C - 965 SQFT  
TYPE D - 1870 SQFT  
TYPE E - 1900 SQFT



**HARMONY PARK**  
HOUSING COMPLEX

TYPE I - 1275 SQFT  
TYPE II - 830 SQFT  
TYPE III - 1300 SQFT  
TYPE IV - 1325 SQFT

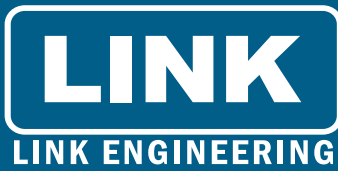
**WHERE LEISURE IS REDEFINED, YOUR GATEWAY TO MODERN LIVING.**

**40+**  
**AMENITIES**



**The Largest Gated Housing Development**

[www.kelsey.lk](http://www.kelsey.lk)



Link Engineering is a renowned construction legend with over 41+ years of excellence and has been accredited with the highest national construction grading by Construction and Industrial Development Authority (CIDA) in Sri Lanka. We have been recognized with many awards for their construction excellence over the years. We continue to hold their unbeaten records and determine to achieve more for the future.

## LINK ENGINEERING : HONORS THE PROMISE FOR ITS CONSTRUCTION EXCELLENCE

CIDA AWARD WINNER | C1 CONTRACTOR | 41+ YEARS OF CONSTRUCTION EXCELLENCE



FACULTY OF BIO SYSTEM TECHNOLOGY  
UNIVERSITY OF JAFFNA - KILINOCHCHI



HERITANCE KANDALAMA HOTEL  
AT DAMBULLA



PALLEKELE DANCING SCHOOL  
AT KANDY



WATER BOARD BUILDING  
AT MALIGAKANDA



COURT COMPLEX  
AT CHAVAKACHCHERI



FACULTY OF ENGINEERING  
UNIVERSITY OF JAFFNA



FACULTY OF AGRICULTURAL  
UNIVERSITY OF JAFFNA



ROAD DEVELOPMENT DEPARTMENT - JAFFNA



CLINICAL TRAINING AND RESEARCH CENTRE  
MEDICAL FACULTY - UNIVERSITY OF JAFFNA

The company also has been recognized as an award winning construction Industry of its wide range of construction excellence in the field of building developments such as...

Hotels & Resorts

Residential Villas

Auditoriums & Reception Halls

Luxury Condominiums

High Rise Multiplexes

Bank & Office Complexes

# OUR PAST ACHIEVEMENTS SINCE 2011



**No 45, Alfred House Gardens,  
Colombo 03.**



**No.08, Jayasinghe Road,  
Colombo 05.**



**No. 06, De Alwis Avenue,  
Mount Lavinia.**



**No.31, De Alwis Place,  
Dehiwala.**



**No. 502, Havelock Road,  
Colombo 05.**



**No.73, Gregory's Road,  
Colombo 07.**



**No.121, Inner Flower Road,  
Colombo 03.**



**No.15, Lillian Avenue,  
Mount Lavinia.**



**No.19, Barnes Avenue,  
Mount Lavinia.**



**No. 23, Moor's Road,  
Colombo 06**



**No.25, Frankfurt Place,  
Colombo 04.**



**No. 22, Boswell Place,  
Colombo 06.**



**No. 05, Railway Avenue,  
Nugegoda.**



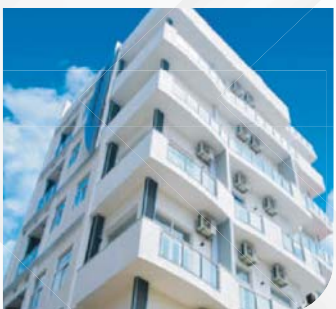
**No. 37/3, Beach Road,  
Mount Lavinia.**



**No. 30, Siripala Road,  
Mount Lavinia.**



**No. 18, Retreat Road,  
Colombo 04.**



**No. 142/4, Galle Road,  
Colombo 03.**



**No. 03, College Avenue,  
Mount Lavinia.**



**No. 48, Templers Road,  
Mount Lavinia.**



**No. 01, Samudra Mawatha,  
Mount Lavinia.**



# NEARBY LANDMARKS



**Shanmugas Restaurant**  
Walking Distance



**Ramakrishna Mission**  
Walking Distance

# NEARBY LANDMARKS



**Informatics Institute**  
50 M

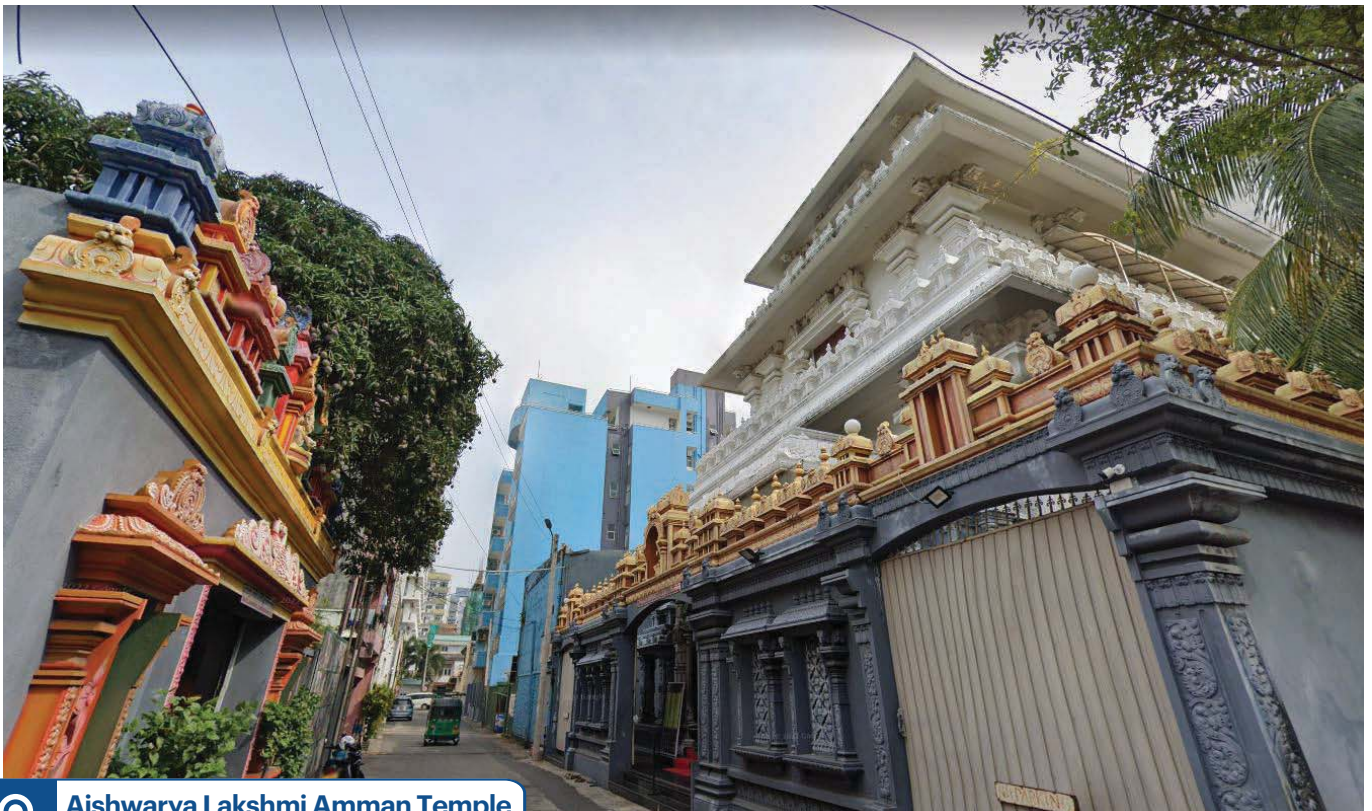


**Colombo-Jaffna Bus Station**  
150 M

# NEARBY LANDMARKS



**Savoy Premiere**  
350 M



**Aishwarya Lakshmi Amman Temple**  
400 M

# 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 lightning 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.



**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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