

A woman with long brown hair, wearing a light-colored halter top and white pants, stands on a balcony with a glass railing. She is holding a glass of champagne and looking out over a tropical beach with palm trees and the ocean under a clear sky.

Come Home to the Beach

82 luxurious condominiums on the beach of Nilaveli, Trincomalee. An investment as sure as the rising sun!

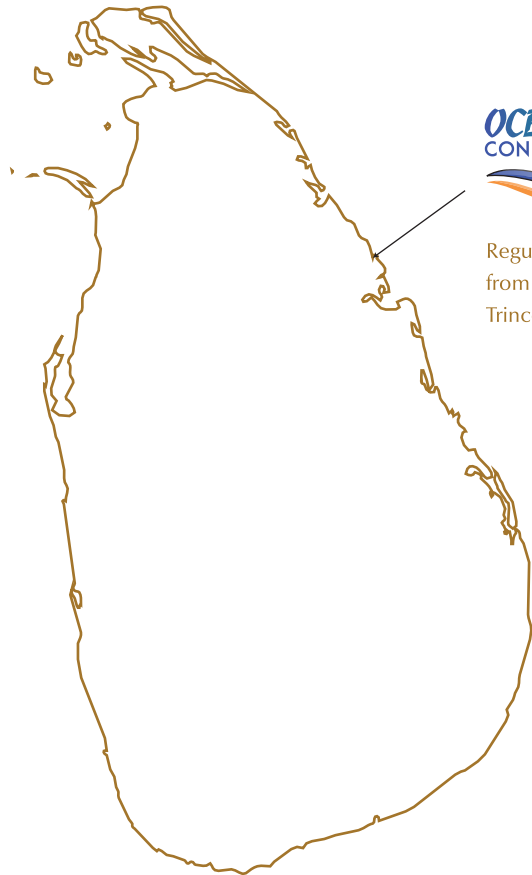
Sri Lanka's
First

Oceanfront
Condominium
Property



Redefining Beach Living

The first of its kind, Oceanfront Condos present a luxurious oceanfront option for those looking for a place to call home. Get away from bustling work life and enjoy gorgeous ocean view, spacious living spaces, and tranquil natural surroundings, with 82 condominiums in 6 identical building footprints located only 5 hours away from the Capital of Sri Lanka. Oceanfront Condos Nilaveli has been perfected to the finest detail surfacing the exquisite Nilaveli coast which carries an exceptional ROI for its prestigious owners. Our dedicated rental management team is ready to manage your apartment in order to provide a better service and bring best returns on your investment.



Regular Flights available
from Colombo to
Trincomalee - China Bay

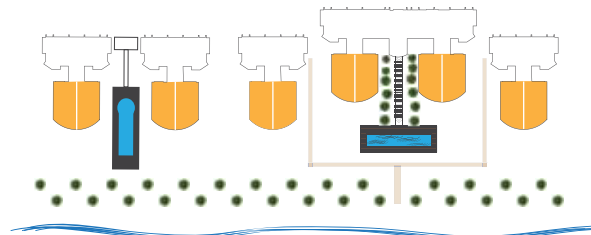
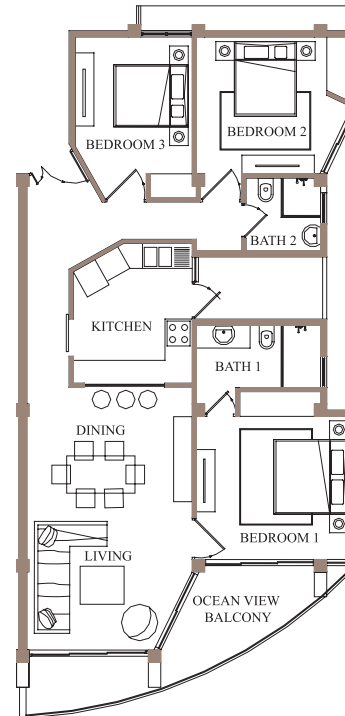




Floor Plans

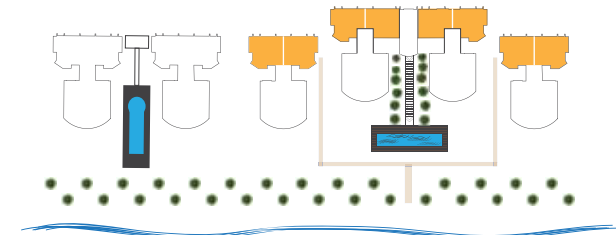
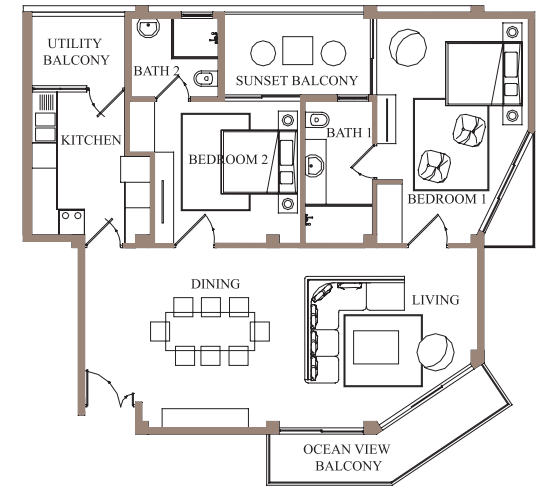


TYPE A - 3 BEDROOM
120.24 SQM / 1294.25 SQFT



Ocean & Beach

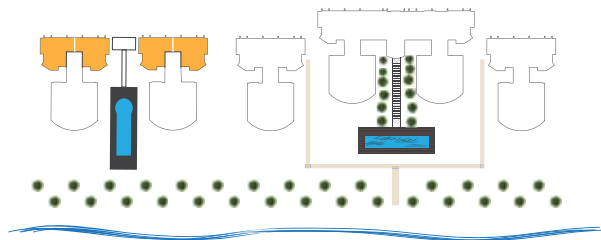
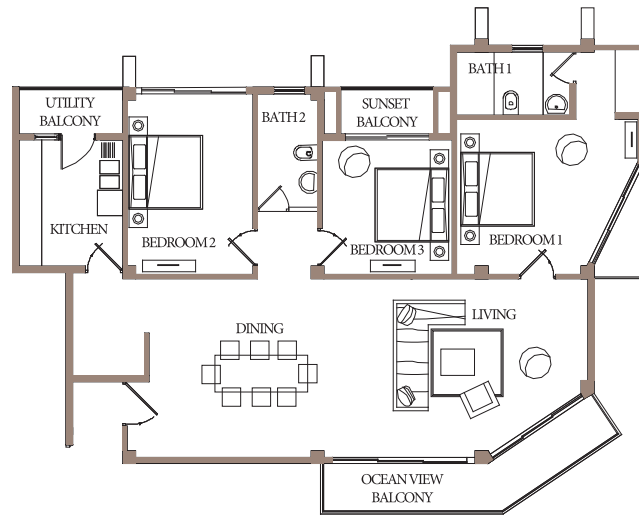
TYPE B - 2 BEDROOM
109.73 SQM / 1181.12 SQFT



Ocean & Beach

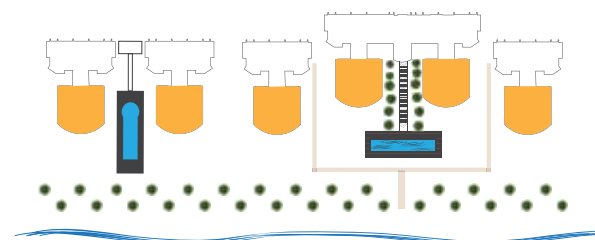
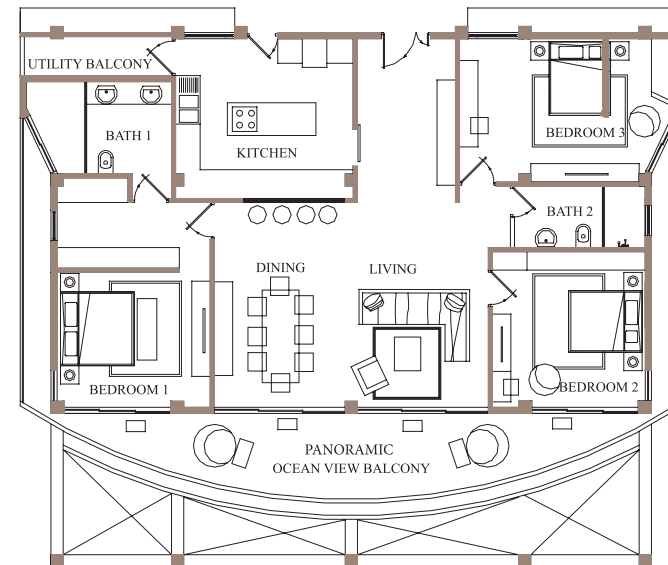
The above plans are subject to change as may be approved by the relevant authority. Areas are approximate measurements and subject to final survey. Plans are not to scale.

TYPE B2 - 3 BEDROOM
129.57 SQM / 1394.67 SQFT



Ocean & Beach

**TYPE D - 3 BEDROOM
(PENTHOUSE)**
190.27 SQM / 2048 SQFT

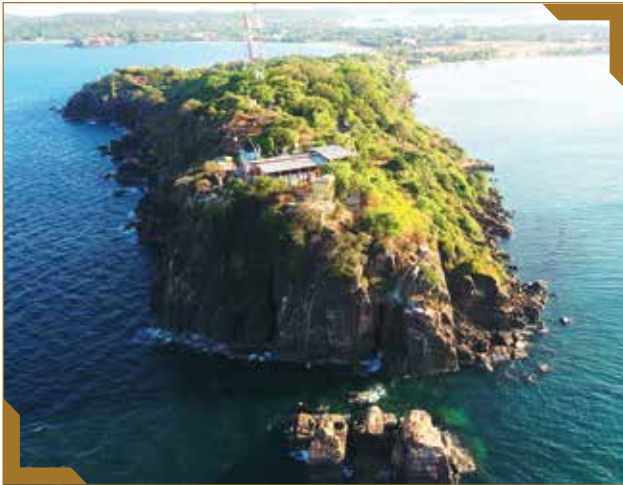


Ocean & Beach

Places of Interest

Nilaveli, Trincomalee

(14 Km from Trincomalee)



Fort Frederick / Koneswaram Temple /
Lover's Leap / Trincomalee Harbour



Pigeon Island National Park

Fort Frederick

Built by the portuguese in 1623 using the remains of the koneswaram Hindu Temple, it was rebuilt by the Dutch in 1665 and renamed as Fort Frederick until the British took over in 1782. Currently utilized as a military Camp for the Sri Lanka Army's Gajaba Regiment

Koneswaram Temple

Named the Temple of a Thousand Pillars, Koneswaram is a classical medievil Hindu temple originally built in 205BC. Adam's Peak at the head of the Mahaweli River, and the Koneswaram Temple at it's mouth, symbolizes the flow of the Ganges River from Lord Shiva's head to feet. Following its destruction in 1622, many of its sculptures were re-discovered underwater by archaeologists such as Arthur C. Clarke. The sheer cliff face located at the eastern edge is popularly known as "Lover's Leap".

Harbour

Trincomalee is the 2nd largest natural harbour in the world. Originally used by the Chola army in 900AD, it was constantly fought over between the Sri Lanka and South Indian kings. Over the centuries it had been occupied by the Portuguese, Dutch, French and British naval fleets. During World War II, while the British naval fleet was anchored in the harbour, Japanese war planes planes attachked and sunk several British warships.

Pigeon Island National Park

Named after the "Rock Pigeon" species which has colonized the island, Pigeon Island was designated as a sanctuary in 1963, and was formerly used as a shooting range during the colonial era. The island is home to blacktip reef Shark as well as Hawksbill, Green, and Olive Ridley turtles. Over 100 species of coral and 300 species of reef fish have been identified here

Things to do in Nilaveli & Trincomalee



Whale Watching



Playing Golf



Diving & Snorkeling

Whales

Blue whales, sperm whales, humpback, brydes whales, spinner dolphins and bottlenose dolphins can be seen in the area. Although Blue Whales are best seen between May & September, Sri Lanka is one of few places where these giants can be seen all year round.

Property Features & Facilities

FEATURES

14Km from Trincomalee
Just 100m away from main road
land extend - 12,000m²
125m beach front
Green front beach reservation
Crafted to experience ocean view from all condos

FACILITIES

Freshwater Swimming pool
Gymnasium
Café
Service provider / Facilitator for condominium rental

Specifications

WALLS

Masonry block and plaster. External weatheshield paint, internal emulation paint.

CEILINGS

Gypsum board ceiling with metal framework

FLOORS

porcelain tiles in sitting and dining areas. Ceramic tiles in living areas. Natural timber floors in bedrooms. Ceramic tiles in Type 'B' bedroom.

DOORS

Solid TImber paneled door for main door and Engineered timber doors for interior

WINDOWS

White powder coated aluminium frames (120 microns) with tinted glass.

KITCHEN

Composite wood cabinet with granite top (Except Type B).

BATHROOM

- Ceramic floor tiles & ceramic wall tiles up to ceiling level
- Glass shower cubicles and ceramic fittings.

BALCONY

- Tempered glass with handrails at the front balcony
- Type B : Galvanized steel with marine paint.

ROOF TOP

PENTHOUSE has access to rooftop and jacuzzi

ELECTRICITY

3 phase grid power connection and standby generator.

TELEVISION, TELECOMMUNICATION, INTERCOM & DATA

Fiber To The Home (FTTH) facility provided by SLT.

FIRE PROTECTION & DETECTION SYSTEM

Wet riser system with hose reels. Smoke detectors in kitchen and fire extinguishers on each level.

AIR CONDITIONING & VENTILATION

Ceiling fans are provided in the bedrooms and living area and exhaust fans in the kitchen area.

Condo type : A, C & Penthouse are fully air-conditioned with split type air conditioning system.

ELEVATORS

Elevators are available in each block.

SECURITY SYSTEM

24 Hour gated security system with CCTV camera.

COMMON FACILITIES

Fresh water swimming pool and gymnasium and café.

GARBAGE DISPOSAL

Garbage collection system.

SEWAGE & WASTE WATER DISPOSAL

Sewage treatment plant.



Call us now for more details & registration

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www.oceanfrontnilaveli.com



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