

# KEY FEATURES AND SPECIFICATIONS

A whole range of recreational facilities awaits your indulgenc:



## GENERAL SPECIFICATIONS

### Electricity:

- Three phase 30 A /230V electricity.

### Stand by Power:

- 24 hours' power backup will be provided.

### Elevator:

- Two elevator will be provided.

### Communication & Security System:

- Intercom facility from apartment to 'Central Security Control System.
- CCTV Central Surveillance System will be installed including each Common Lobby area and car park floors.

### 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.

### Recreational Facilities:

- Rooftop Swimming Pool.
- Modern Fitness Center.
- Function Area.
- Barbecue pavilion in the Rooftop.

### Car park & Driveway:

- Individual reserved car parking for each resident.

## APARTMENT SPECIFICATIONS

### Flooring:

- Porcelain tile finish or Timber wooden floor finish. (\* Conditions Apply)

### Doors:

- High quality wooden doors with standard locking system.

### Windows:

- Powder coated aluminum glazed windows.

### Air Conditioning:

- Split type Air Conditioners provided for master bed room and Ceiling fans will be provided as per the electrical provision .

### Light Fittings:

- Imported LED Light fittings.

### Television:

- TV provisions for living area and Master Bedroom will be provided with one LED TV.

### Telephone System:

- Telephone outlets to living and master bedroom.

## KITCHEN SPECIFICATIONS

- Stones counter tops embedded with pantry cupboards.
- Two Bowls Stainless Steel Sink with Chrome Mixer Tap.
- Oven and Stainless Steel Cooker hob enclosed with Cooker hood.
- Washing Machine in the Kitchen.



## BATHROOM SPECIFICATIONS

- All bathrooms are equipped with imported wash basin & Water closet.
- Wall tiles up to the ceiling level with neat designs to provide enough space.
- All accessories such as Shaver Socket, Soap Holder, Towel Rails, and Toilet Paper Holder are included



# LOCATION MATTERS, DISCOVER THE LOCATION THAT EMBRACES THE EXTRAORDINARY.

NO. 35, RAMAKRISHNA ROAD, COLOMBO 06, SRI LANKA.

10 RESIDENTIAL FLOORS | 45 UNITS | 03 CAR PARKS



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 are 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.

**LINK** Link Engineering (Pvt) Ltd.  
OVER 36 YEARS OF EXCELLENCE

## OUR PAYMENT TERMS

Easy Interest Free Installment Scheme: \*Reservation - LKR 1 Million & \*35% Down Payment  
Bank Loan can be obtained through Tripartite Agreement. (\*Conditions applied)

Head Office:  
32 Galle Road, Dehiwala, Sri Lanka.  
Platinum Office:  
9A De Fonseka Place, Bampalapitya, Colombo 4, Sri Lanka.  
Tel: (94) 777 546 546, 777 121 914 / 924



Int. Branch Office:  
Base point, Dartford Business Park,  
Victoria Road, Dartford, Kent,  
DA1 5FS United Kingdom.  
Tel: (44) 796 096 9684

engineering@link.lk  
www.blueocean.lk



AN ECONOMY CLASS LUXURY  
CONDOMINIUM PROJECT BY

SRI LANKA'S LARGEST PROPERTY DEVELOPER

10+ Located Cities 30+ Condo Projects 1100+ Condo Units

**Blue Ocean**  
GROUP OF COMPANIES



-  Hotels
-  Supermarkets & Shopping Complexes
-  Restaurant
-  Schools / Colleges
-  Cinema

## LOCATION MATTERS

Blue Ocean in Ramakrishna Road brings a luxurious condo that provides the excellent connectivity & social infrastructure, making life absolutely comfortable for all residents.

### About Blue Ocean @ Ramakrishna Road

- Address** : No. 35, Ramakrishna Road, Colombo 05.
- Client** : Blue Ocean Legend (Pvt.) Ltd.  
*(A subsidiary of Blue Ocean Group of Companies)*
- Contractor** : Link Engineering (Pvt.) Ltd.  
*(A subsidiary of Blue Ocean Group of Companies)*
- Designed by** : Blue Ocean Consultancy Bureau  
*(A subsidiary of Blue Ocean Group of Companies)*

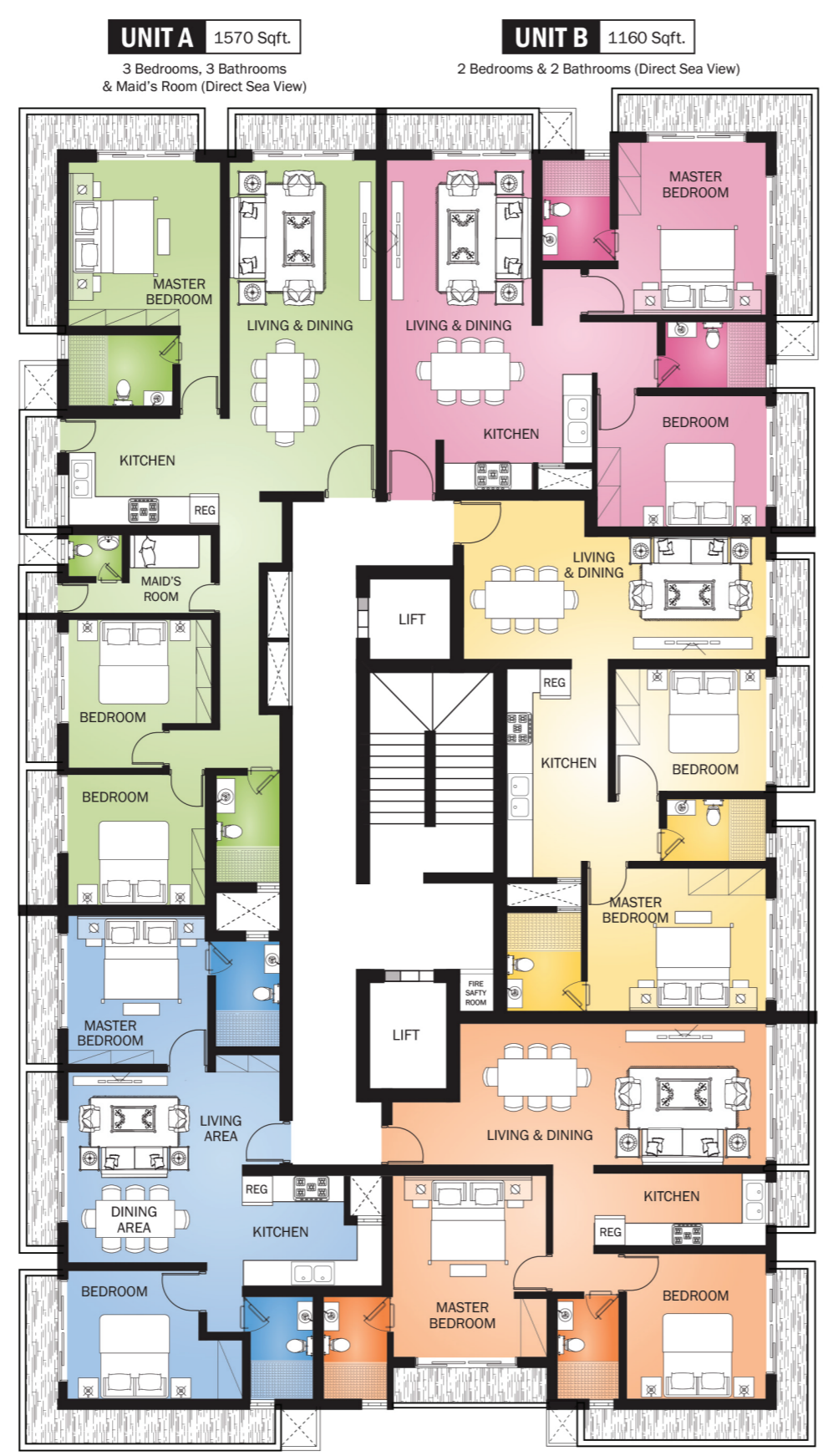
- Title** : Free Hold
- Floors** : 03 Level Car Park + 10 Residential Floors
- Units** : 45 Condo Units
- Sizes** : Unit A (1570 Sq.Ft)  
Unit B (1160 Sq.Ft)  
Unit C (1065 Sq.Ft)  
Unit D (1195 Sq.Ft)  
Unit E (1055 Sq.Ft)  
Unit F (1715 Sq.Ft)  
Unit G (1525 Sq.Ft)  
Unit H (1105 Sq.Ft)

SEA SIDE

# Typical Floor Plan

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

45 Units comprised With 3 & 2 Bedroom Units



**UNIT A** 1570 Sqft.  
3 Bedrooms, 3 Bathrooms & Maid's Room (Direct Sea View)

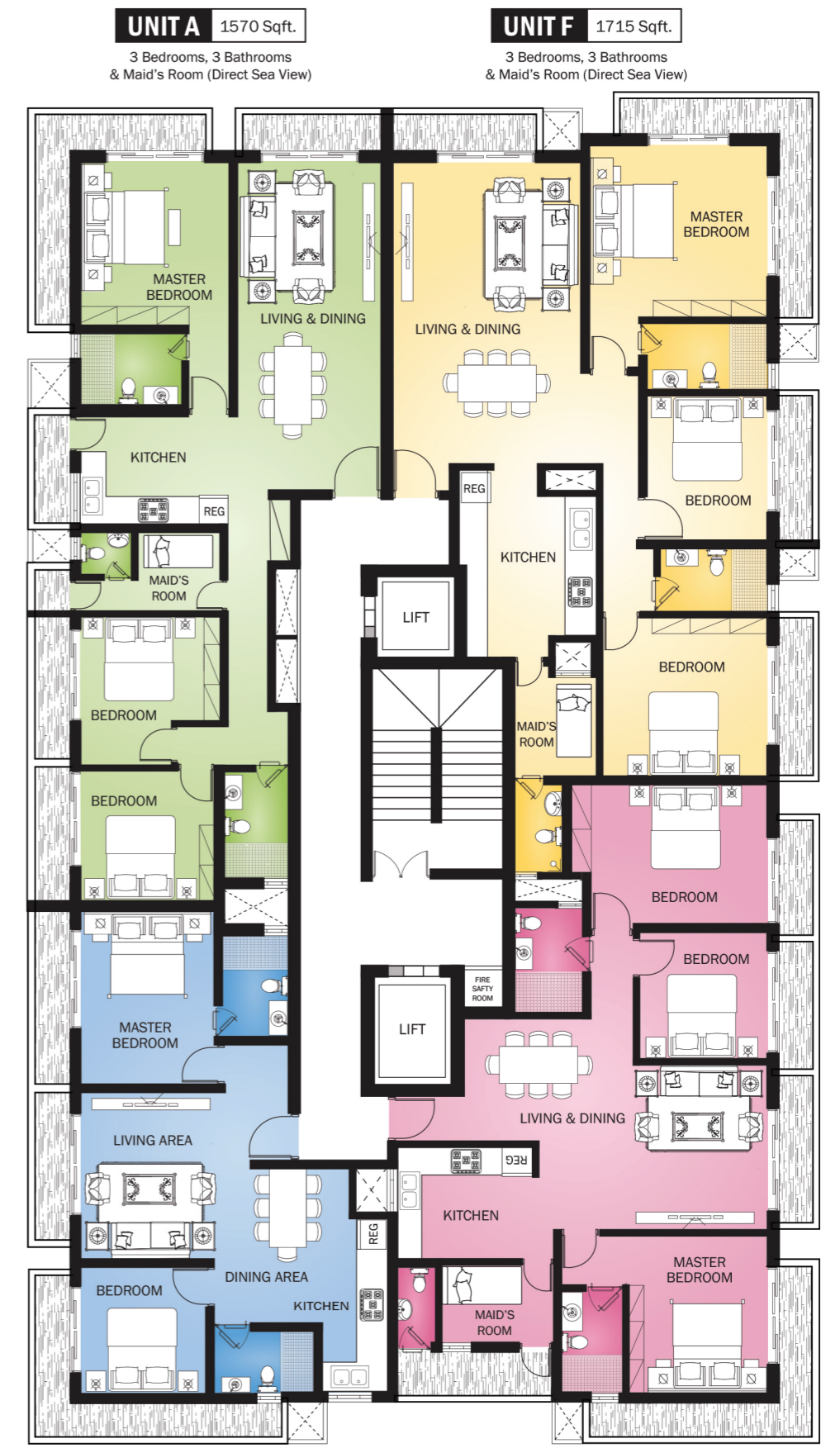
**UNIT B** 1160 Sqft.  
2 Bedrooms & 2 Bathrooms (Direct Sea View)

**UNIT C** 1065 Sqft.  
2 Bedrooms & 2 Bathrooms

**UNIT D** 1195 Sqft.  
2 Bedrooms & 2 Bathrooms

**UNIT E** 1055 Sqft.  
2 Bedrooms & 2 Bathrooms

06<sup>th</sup> - 10<sup>th</sup> Residential Floors



**UNIT A** 1570 Sqft.  
3 Bedrooms, 3 Bathrooms & Maid's Room (Direct Sea View)

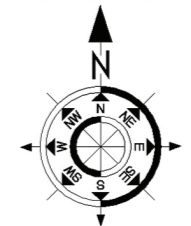
**UNIT C** 1065 Sqft.  
2 Bedrooms & 2 Bathrooms

**UNIT E** 1055 Sqft.  
2 Bedrooms & 2 Bathrooms

**UNIT F** 1715 Sqft.  
3 Bedrooms, 3 Bathrooms & Maid's Room (Direct Sea View)

**UNIT G** 1525 Sqft.  
3 Bedrooms, 3 Bathrooms & Maid's Room

**UNIT H** 1105 Sqft.  
2 Bedrooms & 2 Bathrooms



Ramakrishna Road - Road Side