

NO.
358

KELSEY PALACE

HIGHLEVEL ROAD, NUGEGODA.

UNMATCHED LOCATION | EXCEPTIONAL STYLE | NONSTOP LUXURY



A CONDOMINIUM PROJECT BY

Blue OceanTM
GROUP OF COMPANIES

20+ LOCATED CITIES

235+ CONDO PROJECTS

3500+ CONDO UNITS



KELSEY HOMES

40 Years Housing Excellence

LARGEST PROPERTY DEVELOPER IN SRI LANKA



Our Construction Partner

Chairman / CEO Message

Mr. Sivarajah 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.

Link Engineering

A Legendary Construction Tycoon **Since 1981**

A Subsidiary of Blue Ocean Group of Companies

Link Engineering, a subsidiary of Blue Ocean Group of Companies, is one of the first few construction companies in Sri Lanka with experience spanning over four decades. They have been recognized with many awards for their construction excellence over the years. We steer our modern vision in diversified fields and specialized in creating architectural building designs and fully undertake the development of high quality residential, commercial and governmental constructions. Having been recognized with many awards for their construction excellence over the years, Link Engineering has undertaken a number of successful government and non-government projects in the past and continues to forge ahead in its trail blazing journey, The company currently has a number of condominium projects as well as a variety of public and government projects such as hospitals and universities under its wing that have been entrusted to the group and continue to be the construction partner for Kelsey Homes projects.



FACULTY OF BIO SYSTEM TECHNOLOGY
UNI. 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



RDD OFFICE
JAFFNA



**CIDA AWARD WINNER
C1 CONTRACTOR**

40+ YEARS OF CONSTRUCTION EXCELLENCE

Get Connected with us :

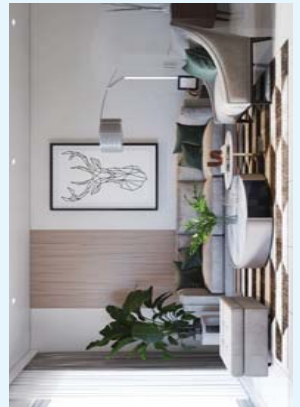


No.358, Kelesy Palace,
 Highlevel Road, Nugegoda.
 Business Class Luxury Condo

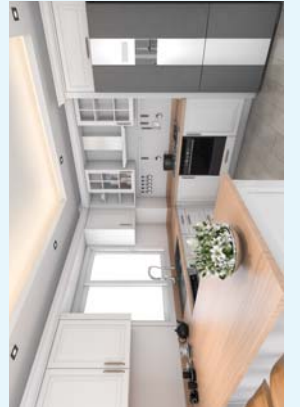
Typical Floor Plan



A WHOLE RANGE OF RECREATIONAL FACILITIES AWAITS YOUR INDULGENCE - EXCEPTIONAL STYLE | NONSTOP LUXURY



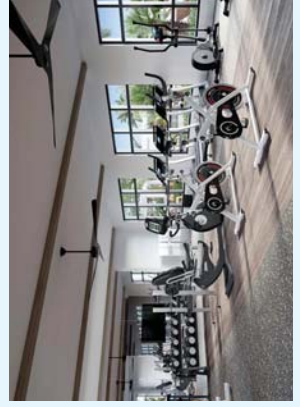
LIVING AREA



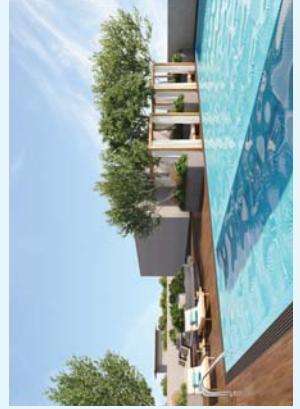
PANTRY



BEDROOM



GYMNASIUM



ROOFTOP

OUR PROGRESSIVE PROJECTS

20+ LOCATED CITIES

235+ CONDO PROJECTS

3500+ CONDO UNITS

SRI LANKA'S LARGEST CONDOMINIUM DEVELOPER

LUXURIOUS LIVING • INVESTMENT PROPERTY • HOLIDAY HOME



**NO.06, 19TH LANE,
COLOMBO 03.**

11 Residential Floors | 66 Units
05 Level Carpark



**NO.30, HOTEL ROAD,
MOUNT LAVINIA.**

09 Residential Floors | 54 Units
03 Level Carpark



**NO.15A, LAYARDS ROAD,
COLOMBO 04.**

11 Residential Floors | 55 Unit
03 Level Carpark



**NO.35, RAMAKRISHNA RD,
COLOMBO 06.**

10 Residential Floors | 45 Units
04 Level Carpark



**NO.02, GLENFALL ROAD,
NUWARA ELIYA.**

05 Residential Floors | 14 Units
Ground Level Carpark



**NO.296/5, PARK ROAD,
COLOMBO 05.**

05 Residential Floors | 10 Units
Ground Level Carpark



**NO. 34/2, DE SERAM ROAD,
MOUNT LAVINIA.**

10 Residential Floors | 70 Units
05 Level Carpark



**NO. 01, HAVELOCK PLACE,
COLOMBO 05.**

09 Residential Floors | 40 Units
03 Level Car Park



**CENTRAL PARK JA-ELA,
LUXURY VILLAS & APARTMENTS**

Spacious Layouts & Premium Facilities
The Largest Gated Housing Development

OUR MEMBER COMPANIES

We Are An Integrated Diversified Corporate Conglomerate



**BLUE OCEAN
CONSULTANCY BUREAU**

Blue Ocean Consultancy Bureau (BOCB) is a global engineering, management and development consultancy delivering innovative solutions for our clients and partners. We provide a full suite of multidisciplinary consultancy services across a diverse range of sectors including aviation, healthcare, hospitality, transport, energy, water and the environment.

Our technical experts deliver sustainable solutions that cover the entire project life cycle from planning and design, through to delivery and management, as well as decommissioning and closure. We value Aesthetics, Elegance and Sustainability as much as our clients do, inspiring us to constantly strive for INNOVATION and PROGRESSION of our knowledge base. This is the foundation on which our reputation is built upon.



**BLUE OCEAN
FACILITY MANAGEMENT**

Blue Ocean Facilities Management (Pvt) Ltd, is fully equipped and competent to meet the customers' expectations. The demand for competent, responsive and high quality services is indispensable today and we specialize in providing facilities pertaining to proper management, maintenance, control and supervision of commercial and luxury real estate and also provide professional financial services. We assure of our of our expertised approach, dedicated professionalism and the unsurpassed quality of our customer service.



**BLUE OCEAN
HOME APPLIANCES**

Blue Ocean brings to you its latest elegant, premium quality home appliances that are designed perfectly to deliver unbeatable performance and great results every time. Having the right appliances in your home is the key to having a productive, efficient and healthy lifestyle. A great appliance will help you get the work off your hands so you can spend more time doing things you enjoy. Don't wait any longer to replace your old and outdated appliances. It's time to refresh the look and functionality of your home and kitchen. Hurry...! transform your house into a happy home with the comfort of Blue Ocean products.



**BLUE OCEAN
REAL ESTATE**

Blue Ocean Real estate's experienced and dynamic team provides you with high quality services tailored to your real estate wishes via providing fresh new style of real estate services to clients in both sales and rentals. Buying, Selling or Renting a property requires local knowledge and an extensive network, fast handling and a proactive approach. Blue Ocean Real-estate guides you from start to finish, with additional services such as mortgage advice, insurance, interior design and renovations at your disposal at all times. We specialize in housing for expats and locals thus helping you move to a new location, to a new home, or simply to move forward. It's what we do best. Blue Ocean Real-estate is involved in every stage of the investment property and investment lifecycle, and offers experience in working with all levels of stakeholders throughout the real estate industry. We provide you with the right mix of experience to support and enhance your needs and ambitions. Our knowledgeable real estate professionals focus on providing informed perspectives and clear solutions, drawing experience from a variety of backgrounds including accounting, tax, advisory, banking, regulation and corporate finance. Our client focus, our commitment to excellence, our global mindset and consistent delivery build trusted relationships that are at the core of our business and reputation.



**BLUE OCEAN
CONTESSA INTERIOR**

The living space is the area in the house or your office that best showcases a sense of style which everyone is free to see. People get to know by looking around this space how much style we have in ourselves. Decorating your living space not only gives you an aesthetic feel however amends the whole atmosphere of the area. Interior ways influences the experience of our daily life. It maintains to create pragmatic and beautiful environments ameliorating the lives of people at home and work. While adding some colors to your interiors, it is mandatory to keep your eyes and ear open so as to get the maximum out of whatever you put around in your living place. We are here to serve you with most innovative interior ideas and interior design professionals.



**BLUE OCEAN
CONSTRUCTION & DEVELOPMENT**

Blue Ocean Construction & Development (BOCAD) is a full-service home builder and construction company in Sri Lanka committed to providing clients with a hassle-free construction process from start to finish. We take care of everything as our services are backed by talented engineering, design, and after sales teams. Our diverse lineup of foreign & local professionals have vast experiences and expertise both in local and foreign construction industries. Equipped with extensive technical know-how in the Global construction, engineering, and design, we rise above all other domestic house builders in Sri Lanka.



**LINK
READY MIX**

Link Ready-mix (Pvt) Ltd, a division of the leading Construction In Excellency - the Link Engineering is engaged in supplying high quality ready-mix cement solutions to the diverse needs of the building industry since 32 years. We produce and supply ready mixed concrete to customers through a network of fixed commercial outlets and project specific onsite batching facilities. Promoted by leading suppliers of raw materials and equipment to the building and construction industry.



**LINK
ALUMINIUM**

The leader in supplying aluminum embellishment for any type of buildings, Link Aluminum (Pvt) Limited is the most sought after company of its kind in Sri Lanka at present. Since the company im-ports, fabricates as well as installs aluminum based products, it is the most affordable company in the field. Link Aluminum (Pvt) Limited now enjoys undefeatable demand and enviable prestige. We are a premier manufacturer of high quality aluminium extrusions used for architectural and other sophisticated applications. Our factory is located in the Moratuwa. We are in the midst of a large scale factory expansion project aimed to meet the increased demand for high quality products.



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.**

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
- Walking Track 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 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.



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