



The background of the entire image is a dark blue-grey color. Overlaid on this background are numerous thin, light-colored (pale yellow or cream) contour lines. These lines are irregular and wavy, resembling a topographic map or a map of ocean depths. They are more densely packed on the left side of the image and become more sparse towards the right. The lines form various shapes, including loops, elongated ovals, and irregular polygons.

EXPERIENCE
UNPARALLELED
COASTAL
LIVING WITH
OCEANFRONT



MARINE DRIVE

URBAN OASIS

Welcome to Oceanfront Service Apartments, your retreat in the heart of Marine Drive. Rising 21 floors high with 118 apartments, these exquisite residences, nestled in a premium location, offer a serene escape from the urban hustle and bustle. Oceanfront Service Apartments cater to those who seek the finest in life, blending modern elegance with unparalleled comfort.



THE OCEANFRONT LEGACY

ICC, a name synonymous with excellence in construction and development, first introduced the concept of beachfront apartments to Sri Lanka through its Oceanfront projects in Nilaveli and Galle. These projects have not only set new benchmarks in coastal living but have also become immensely popular among local and international clientele. The allure of pristine beaches combined with the premium lifestyle offered by Oceanfront Condominiums have made them the preferred choice for discerning buyers.

The success of these projects can be attributed to ICC's unwavering commitment to quality and innovation. Each Oceanfront development is a testament to ICC's expertise in creating residential spaces that blend seamlessly with their natural surroundings while offering modern amenities and unparalleled comfort. ICC brand has added immense value to the Oceanfront developments, ensuring they are not just places to live but experiences to cherish.

Oceanfront Service Apartments, Marine Drive: A New Chapter in Coastal Luxury

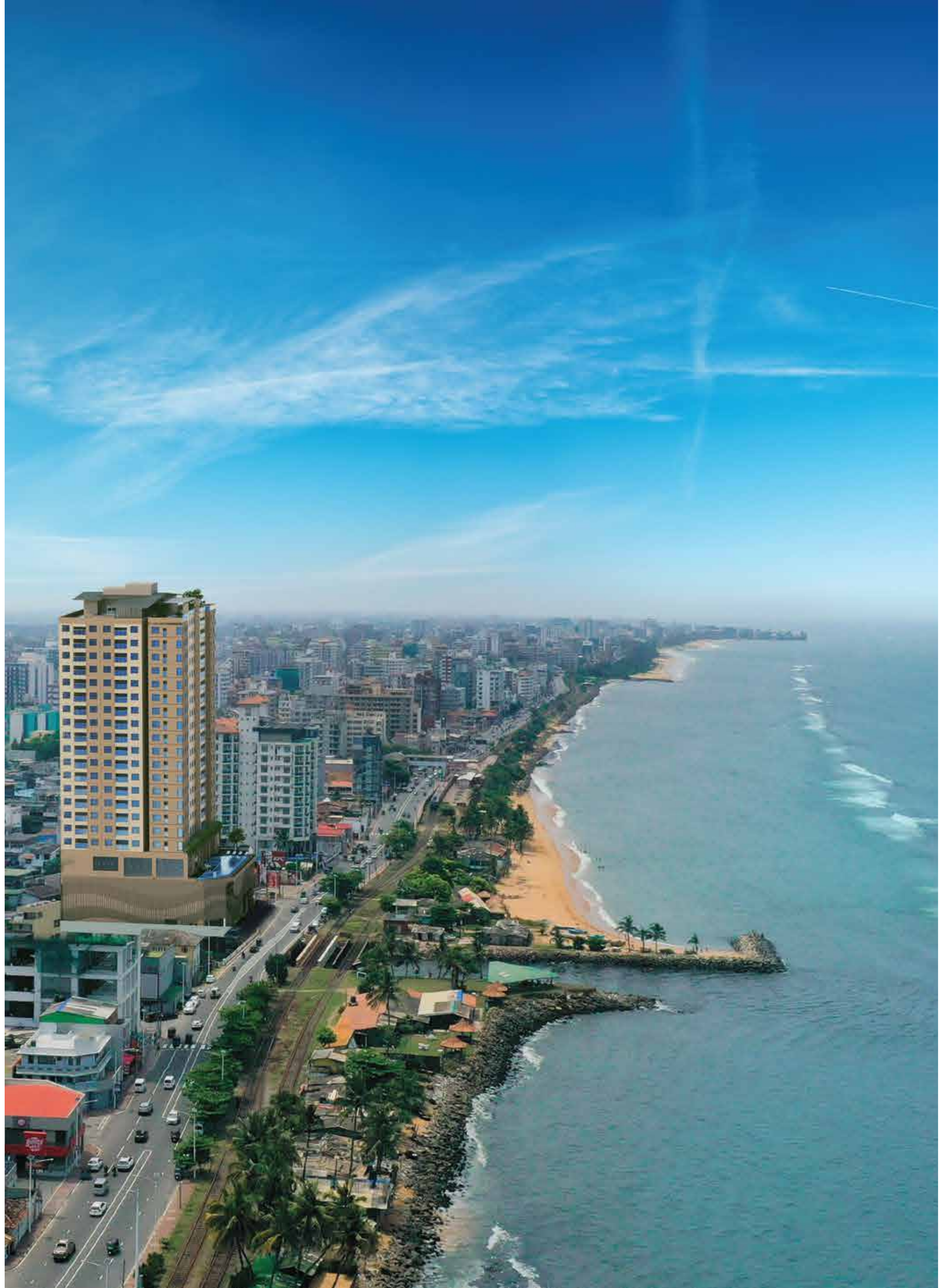
Oceanfront Service Apartments, Marine Drive project continues this legacy, offering a refined living experience in one of Colombo's most sought-after locations. Situated on the iconic Marine Drive, these service apartments provide breathtaking views of the Indian Ocean and provide easy access to the city's vibrant lifestyle.

The design and architecture of this project reflect a perfect harmony between modern elegance and coastal charm. Each apartment is meticulously crafted to maximize natural light and ventilation, creating a serene and comfortable living environment. The interiors are adorned with high-end finishes and fittings, reflecting ICC's dedication to providing nothing but the best for its residents.

Comprehensive Services by ICC

What sets Oceanfront Service Apartments, Marine Drive apart is ICC's comprehensive approach to development. As the contractor, Developer, and Property Manager of these service apartments, ICC ensures the highest standards of construction, seamless execution of the project, and experienced property management services.

Join us at Oceanfront Service Apartments, Marine Drive and experience the epitome of coastal luxury living, brought to you by the trusted name in construction and development, ICC.

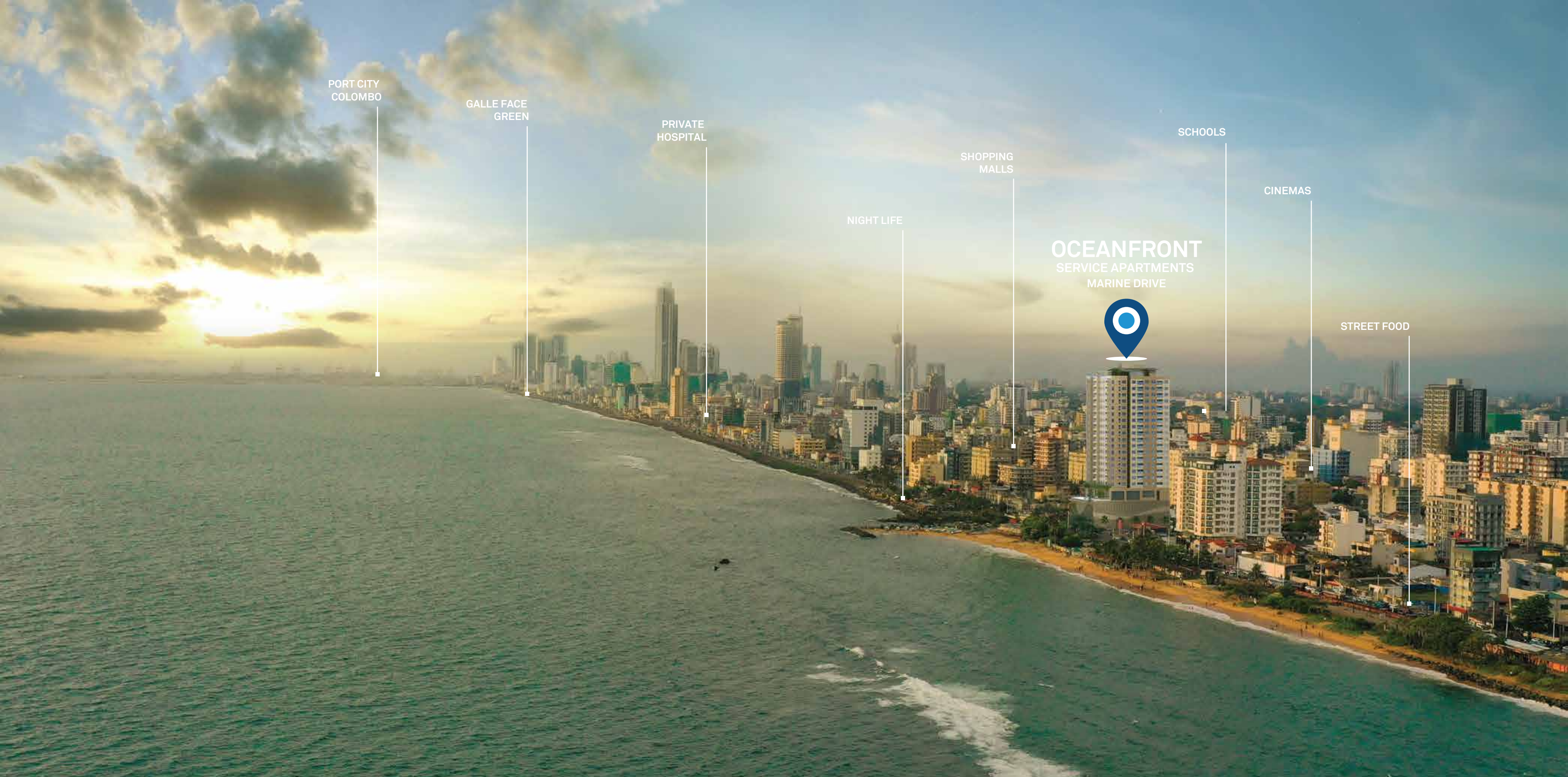




DREAM GETAWAY

Oceanfront Service Apartments are the perfect choice for tourists traveling on vacations, and businessmen on short business visits for work, and relaxation. Situated on Marine Drive, these luxurious apartments offer stunning ocean views and world-class amenities, ensuring a comfortable stay. Whether you want to relax by the infinity pool or enjoy the nearby beach, Oceanfront Service Apartments provides everything you need for a memorable stay. Experience the best of both worlds with the convenience of city life and the tranquility of a beachfront retreat.





PORT CITY
COLOMBO

GALLE FACE
GREEN

PRIVATE
HOSPITAL

NIGHT LIFE

SHOPPING
MALLS

SCHOOLS

CINEMAS

STREET FOOD

OCEANFRONT
SERVICE APARTMENTS
MARINE DRIVE



COASTAL COMFORT

Situated in the vibrant Marine Drive, Oceanfront Service Apartments offer an exceptional living experience with seamless access to the lively nightlife, diverse culinary experiences, and popular pubs, ensuring an exciting and dynamic lifestyle.

With its stunning facades and intelligent space planning, Oceanfront Service Apartments redefine the neighborhood. The well-connected location ensures easy access to reputable schools, healthcare facilities, shopping malls, and entertainment venues, making it an ideal place to live and thrive in Colombo.



TRANQUIL POOLSIDE

PODIUM LEVEL - 3RD FLOOR

The Pool is located on the 3rd floor where all recreational facilities are located. Experience ultimate relaxation at this stunning infinity pool, where the tranquil waters seamlessly blend with the breathtaking ocean horizon. Perfect for a refreshing swim or a leisurely afternoon, this serene oasis offers unparalleled views and a luxurious escape from the everyday hustle and bustle. Soak up the sun, unwind with a book, or simply enjoy the serene ambiance – the infinity pool at Oceanfront Service Apartments is your personal paradise.



DELIGHTFUL DINING

PODIUM LEVEL - 3RD FLOOR

Indulge in a culinary journey at our exquisite on-site restaurant, where gourmet cuisine meets stunning ocean views. Savor a diverse menu crafted by our expert chefs, featuring both local and international flavors. Whether enjoying a leisurely breakfast, a business lunch, or a romantic dinner, our elegant setting and exceptional service promise a dining experience like no other. Welcome to a haven of taste and tranquility at Oceanfront Service Apartments.



RELAX AND

UNWIND

PODIUM LEVEL - 3RD FLOOR

Relax and unwind in our sophisticated lounge, the perfect retreat for both socializing and solitude. With its stylish décor, comfortable seating, and panoramic ocean views, the lounge offers a serene ambiance for enjoying a coffee, reading a book, or catching up with friends. Whether you're seeking a peaceful escape or a cozy spot to connect, the lounge provides a luxurious setting to suit your every need.



HEALTHY AND ACTIVE

PODIUM LEVEL - 3RD FLOOR

Stay fit and energized with our state-of-the-art gym, equipped with the latest fitness equipment and free weights. Whether you prefer a vigorous cardio session or a strength training workout, our gym caters to all your fitness needs. Enjoy your exercise routine with inspiring ocean views and a comfortable, air-conditioned environment. At Oceanfront Service Apartments, we make it easy to maintain a healthy and active lifestyle.



WARM AMBIANCE

APARTMENT INTERIOR

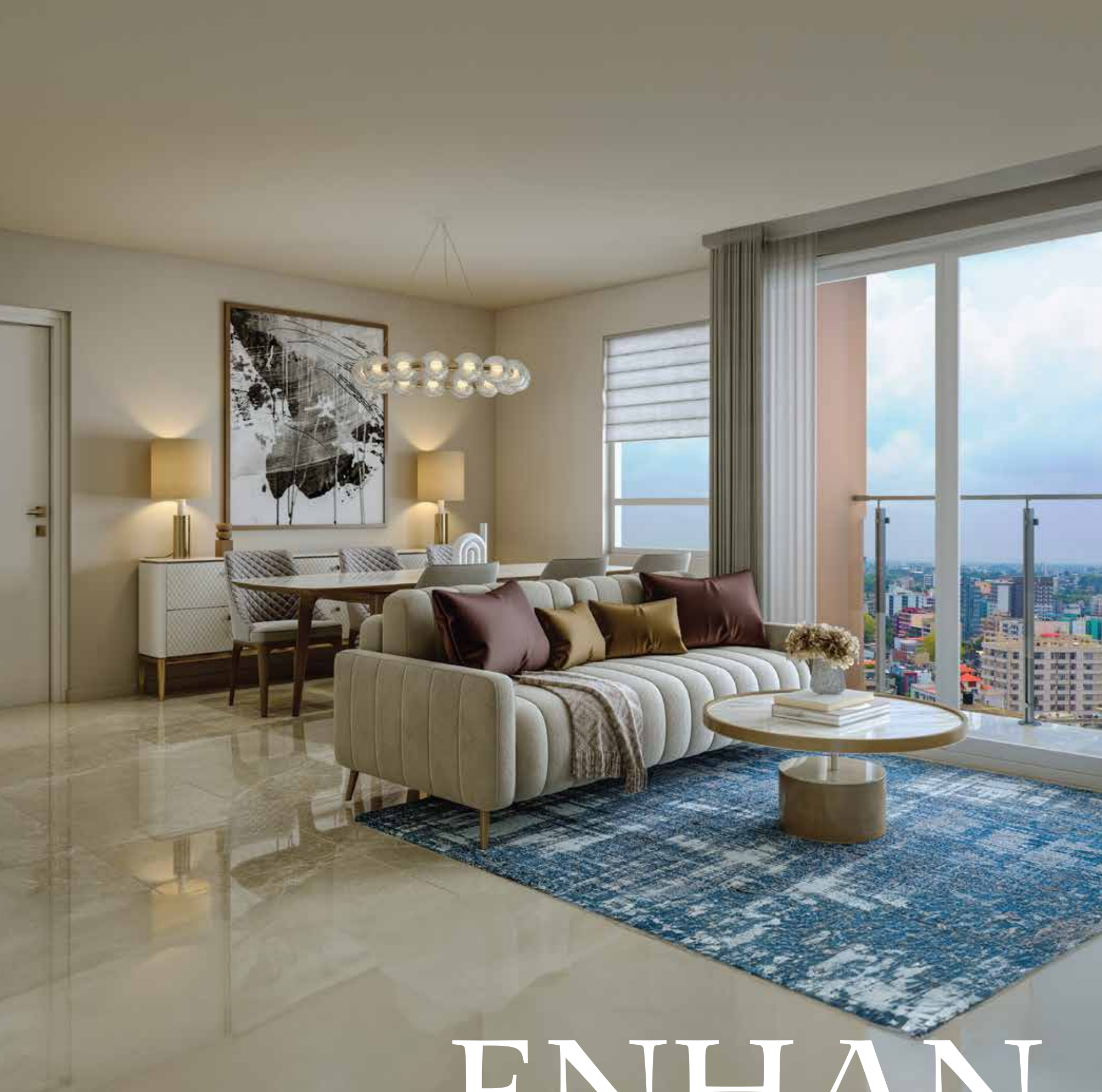
Featuring 118 meticulously designed units, each apartment promises a lifestyle of splendor and prestige. Enjoy sophisticated living in a stylish, comfortable setting with stunning ocean views and spacious, well-designed interiors. Discover the pinnacle of refined living at Oceanfront Service Apartments, Marine Drive.



INVITING COMFORT

APARTMENT INTERIOR

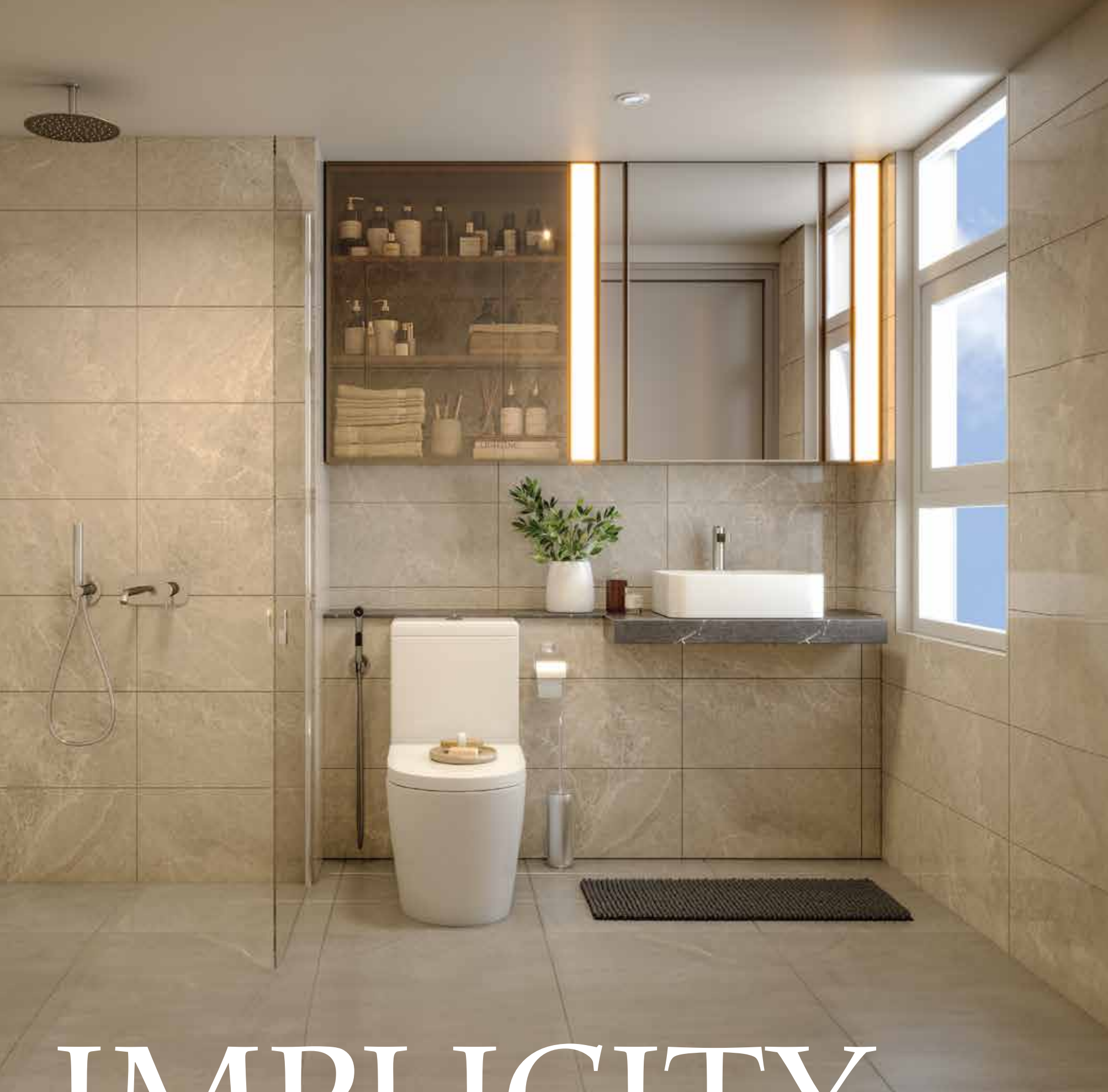
Retreat to your serene bedroom, a haven of relaxation and luxury. Thoughtfully designed with soft lighting, and soothing colors, this space promises restful nights and refreshing mornings. Large windows invite natural light and offer captivating ocean views, creating a tranquil ambiance. Every bedroom is crafted to be your personal sanctuary, ensuring ultimate comfort and peace.



ENHANCED SPACE

APARTMENT INTERIOR

Experience the perfect harmony of style and functionality in our meticulously designed living area and kitchen. The open-concept layout maximizes space, creating a seamless flow between the living and dining areas. The living area is adorned with large windows that offer stunning ocean views, while the modern kitchen features high-end appliances and smart storage solutions. At Oceanfront Service Apartments, we utilize every inch of space to ensure a comfortable, elegant, and efficient living environment for our residents.

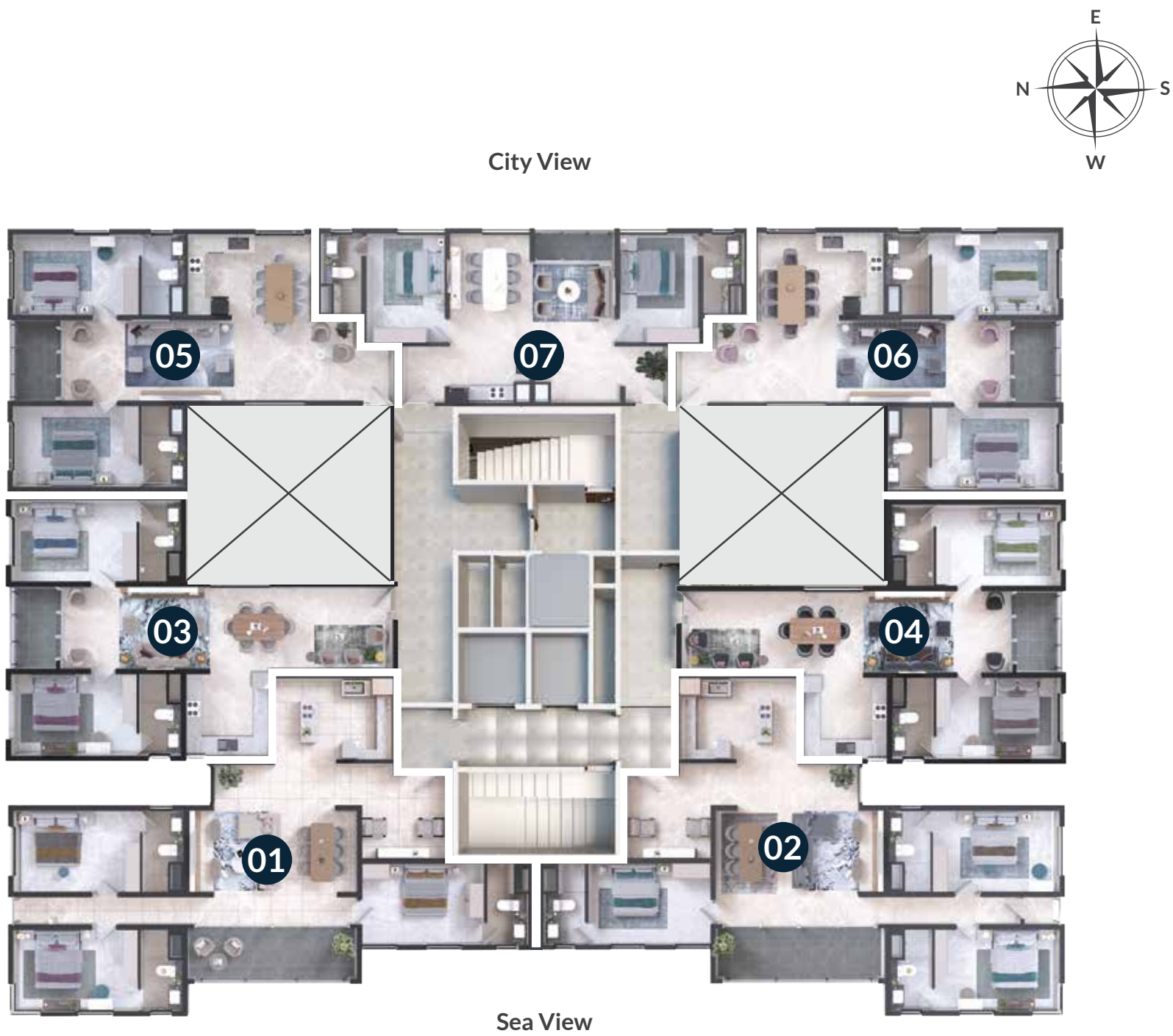


MODERN S IMPLICITY

APARTMENT INTERIOR

Discover the beauty of modern simplistic design in our bedrooms and bathrooms. The bedroom is a serene retreat with clean lines, minimalistic furnishings, and a calming color scheme, creating a peaceful ambiance for relaxation. The bathroom complements this aesthetic with sleek fixtures, elegant finishes, and a spacious layout, providing a luxurious yet uncluttered space. At Oceanfront Service Apartments, we combine functionality with contemporary design to offer a chic, tranquil living experience.

TYPICAL APARTMENT FLOOR



01 TYPE A

02 TYPE A (M)

03 TYPE B

04 TYPE B (M)

05 TYPE C

06 TYPE C (M)

07 TYPE D

PODIUM LEVEL - 3RD FLOOR



01 Reception Area

02 Front Office

03 Indoor Lounge

04 Pool Deck

05 Sun Deck

06 BBQ Area

07 Changing Room

08 Outdoor Lounge

09 Kids Pool

10 Infinity Pool

11 Jacuzzi Area

12 Restaurant

13 Gymnasium

14 Garden

15 Drinking Water Bottling Plant

16 Passenger Lifts

17 Service Lift

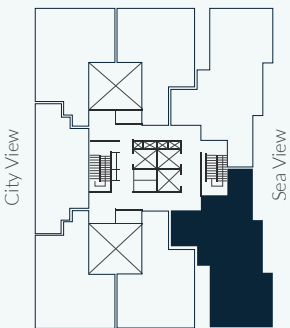
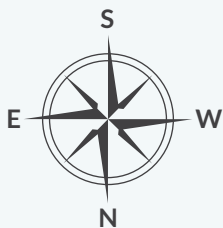
18 Stairway

FLOOR PLAN

TYPE A - 3BR

BUILT UP AREA 1,569 SQ FT

3 1 3

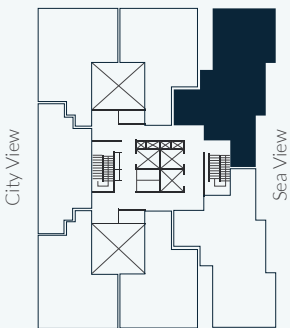
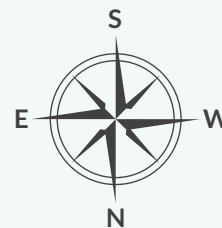


FLOOR PLAN

TYPE A (M) - 3BR

BUILT UP AREA 1,569 SQ FT

3 1 3

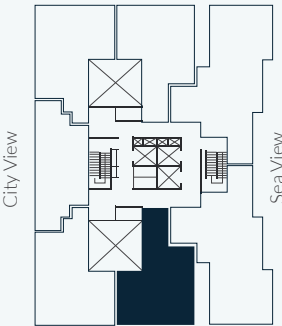
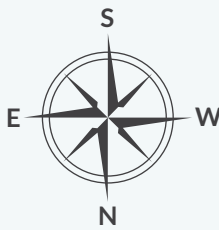


FLOOR PLAN

TYPE B – 2BR

BUILT UP AREA 1,032 SQ FT

2 1 2

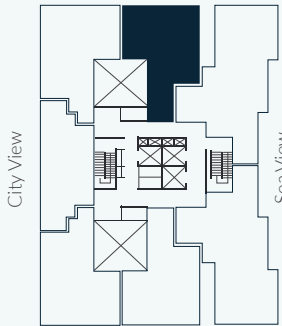
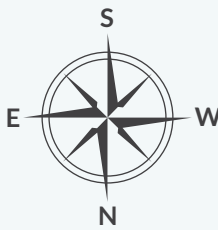


FLOOR PLAN

TYPE B (M) – 2BR

BUILT UP AREA 1,032 SQ FT

2 1 2

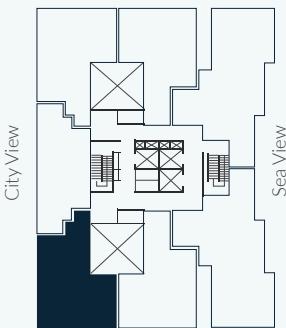


FLOOR PLAN

TYPE C - 2BR

BUILT UP AREA 1,069 SQ FT

2 1 2

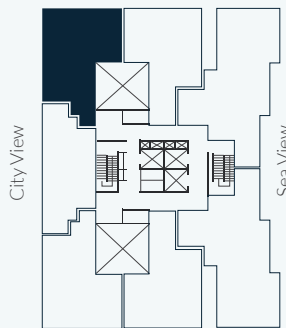
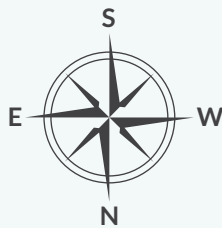


FLOOR PLAN

TYPE C (M) 2BR

BUILT UP AREA 1,069 SQ FT

2 1 2

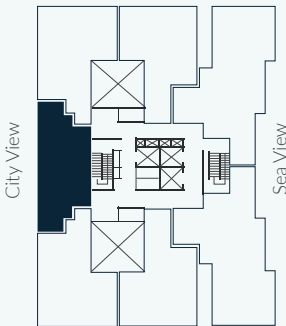
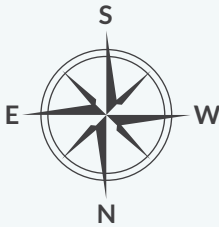


FLOOR PLAN

TYPE D – 2BR

BUILT UP AREA 912 SQ FT

2 1 2



SPECIFICATIONS

STRUCTURE

Reinforced concrete structure

WALLS

Internal walls - Concrete walls / Cellular blocks
External walls - Concrete wall/ Cellular blocks

WALL FINISHES

Internal Walls / Soffit finishes - skim coat, acrylic filler and 2 coats of emulsion paint

External walls - External weatherproof paint system

CEILINGS

Gypsum / Cement board concealed ceiling finished with emulsion paint where applicable

FLOORS

Flooring – Bedrooms, Living, Dining, Pantry with porcelain tiles (600x600mm), with timber skirting.

DOORS

Main Door - Timber / engineered door with key card operated door lock, Internal doors - plywood / Timber / Engineered doors with knob lock

WINDOWS

All external window glass and frames are fabricated using tinted double glazing and powder coated Aluminum extrusion

BATHROOMS

Hotwater
GROHE Fittings
Porcelain floor and wall tiles,

BALCONIES

300mm x 300mm timber outdoor tiles

ELECTRICITY

Three phase power connection and standby generator system for full electrical demand.

TELEPHONE AND DATA

FTTH for TV/Data/Telephone

FIRE PROTECTION AND DETECTION

Fire protection and detection system as per fire regulations

AIR CONDITIONING AND VENTILATION

A/C for living/dining and bedrooms with Mini VRF type

ELEVATORS

Passenger lift and Fire lift

SURVEILLANCE

CCTV for common areas / 24 hours Security

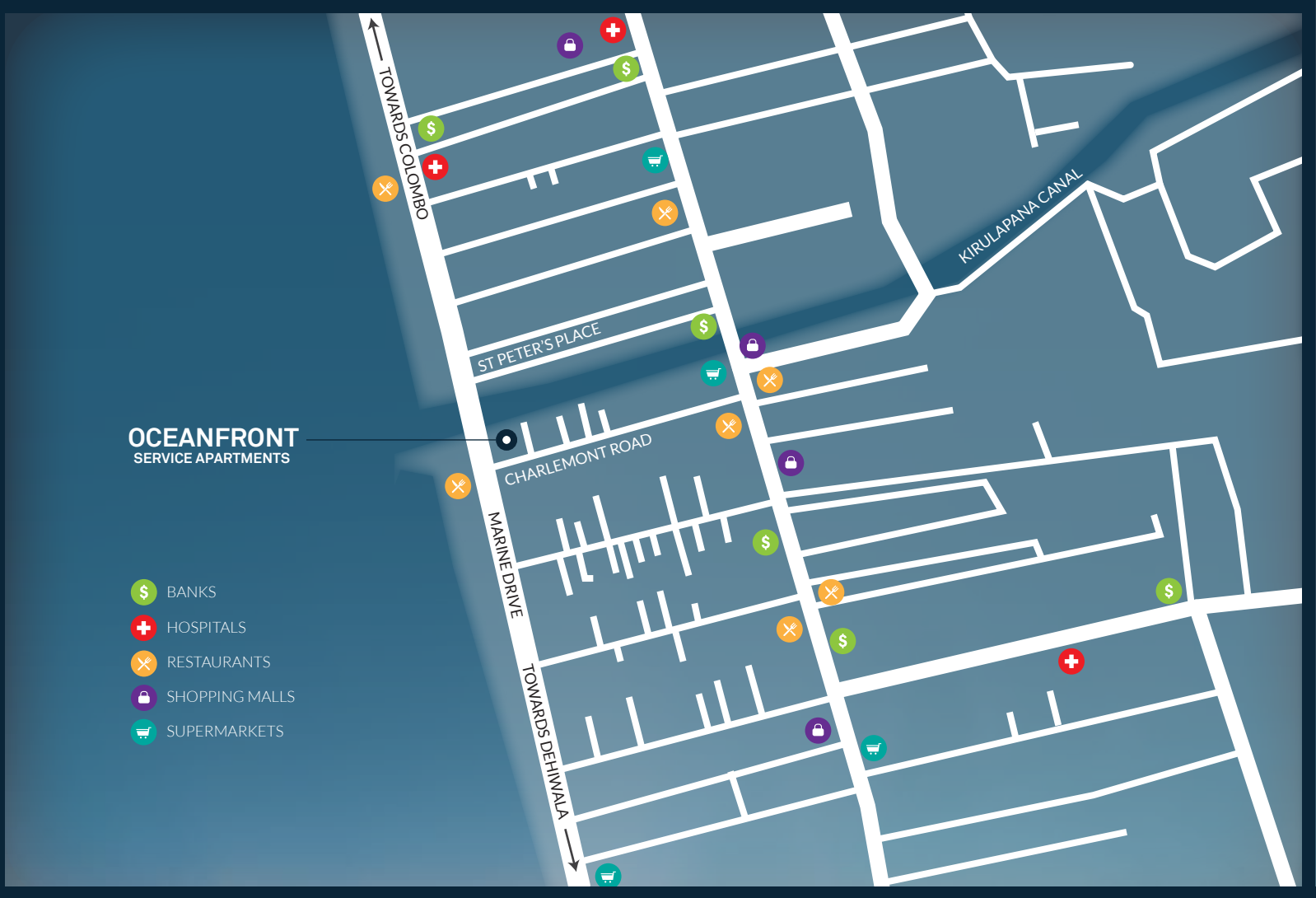
SEWAGE AND WASTE WATER DISPOSAL

Connected to city sewer line

DISCLAIMER

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LOCATION MAP



PROJECT BY



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