



OCEAN BREEZE

HOTEL RESIDENCIES

HIKKA



**GLOBAL HOUSING
& REAL ESTATE (PVT) LTD**

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LOBBY



RESTAURANT



SWIMMING POOL



BAR



COFFEE SHOP



ROOF TOP

Unit 2



Unit 2



Unit 5



Unit 5



Unit 11



Unit 11



Unit 4



Unit 4



R1, R3, R5, R7 & R9 RESIDENTIAL FLOOR



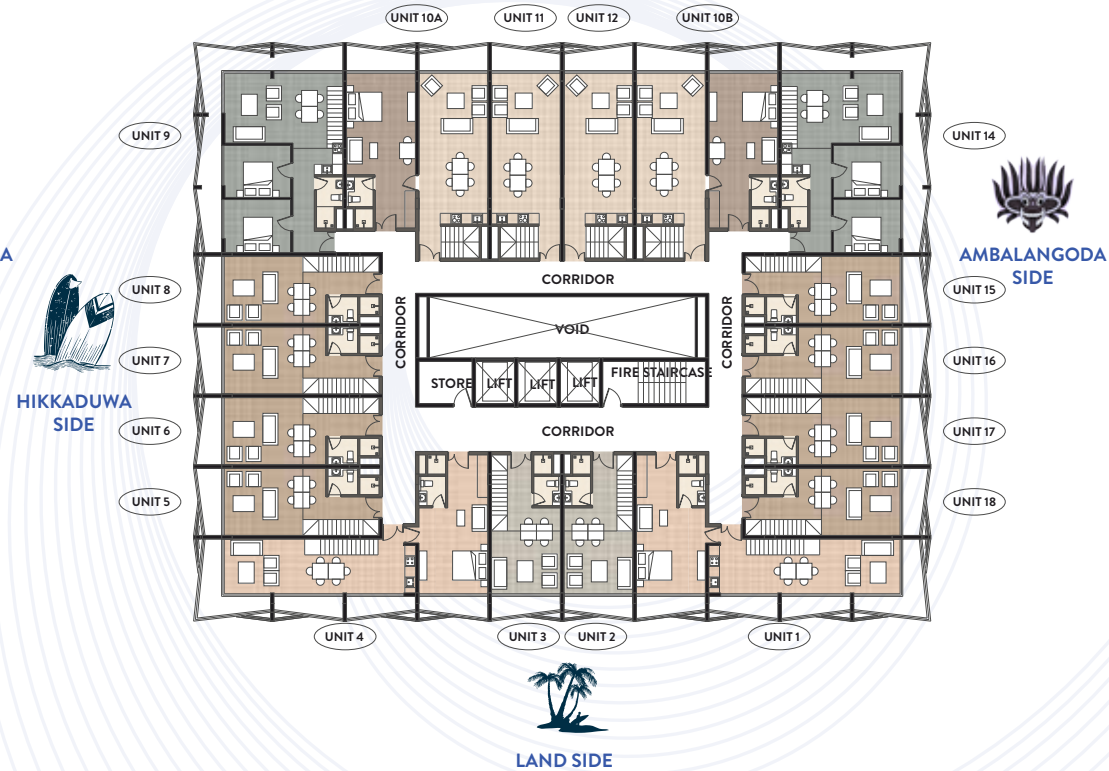
SEA SIDE



R11 & R12 RESIDENTIAL FLOOR



SEA SIDE



R2, R4, R6, R8 & R10 RESIDENTIAL FLOOR



SEA SIDE



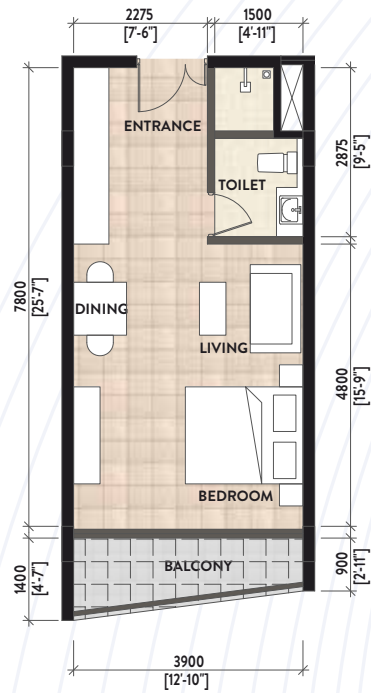
R11 & R12 RESIDENTIAL MEZZANINE FLOOR



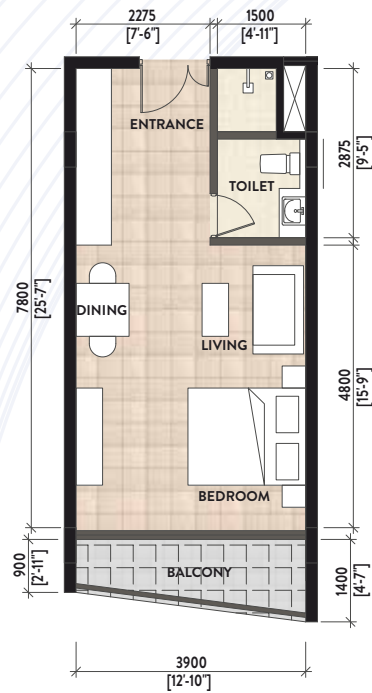
SEA SIDE



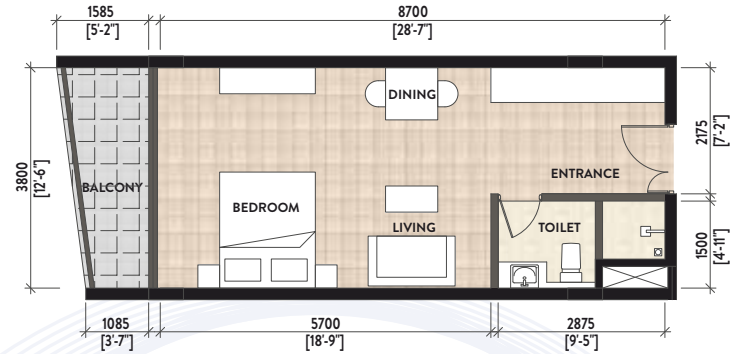
UNIT 2 / UNIT 3
FLOORS - R1 / R3 / R5 / R7 / R9
STUDIO APARTMENT
 AREA : 37.2 SQM/400 SQFT



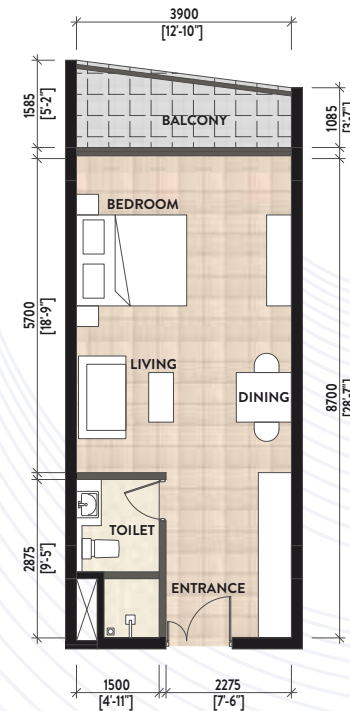
UNIT 2 / UNIT 3
FLOORS - R2 / R4 / R6 / R8 / R10
STUDIO APARTMENT
 AREA : 37.2 SQM/400 SQFT



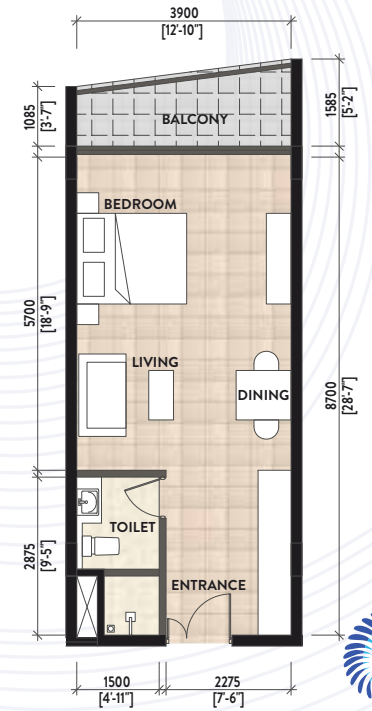
UNIT 5 / UNIT 6 / UNIT 7 / UNIT 8 / UNIT 17 / UNIT 18 / UNIT 19 / UNIT 20
FLOORS - R2 / R4 / R6 / R8 / R10
STUDIO APARTMENT
 AREA : 40.6 SQM/437 SQFT



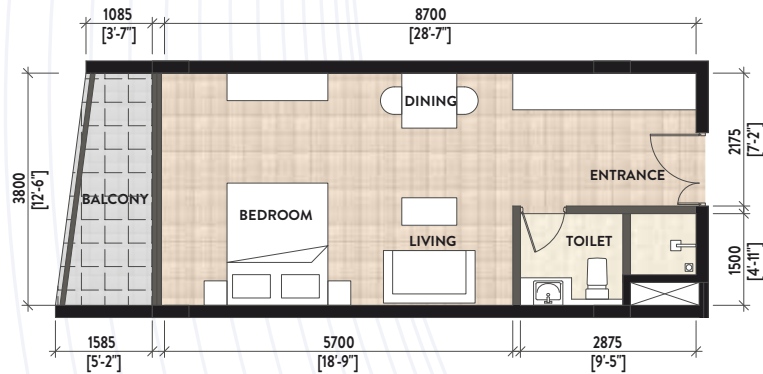
UNIT 10 / UNIT 15
FLOORS - R1 / R3 / R5 / R7 / R9
STUDIO APARTMENT
 AREA : 41.7 SQM/448 SQFT



UNIT 10 / UNIT 15
FLOORS - R2 / R4 / R6 / R8 / R10
STUDIO APARTMENT
 AREA : 41.7 SQM/448 SQFT



UNIT 5 / UNIT 6 / UNIT 7 / UNIT 8 / UNIT 17 / UNIT 18 / UNIT 19 / UNIT 20
FLOORS - R1 / R3 / R5 / R7 / R9
STUDIO APARTMENT
 AREA : 40.6 SQM/437 SQFT

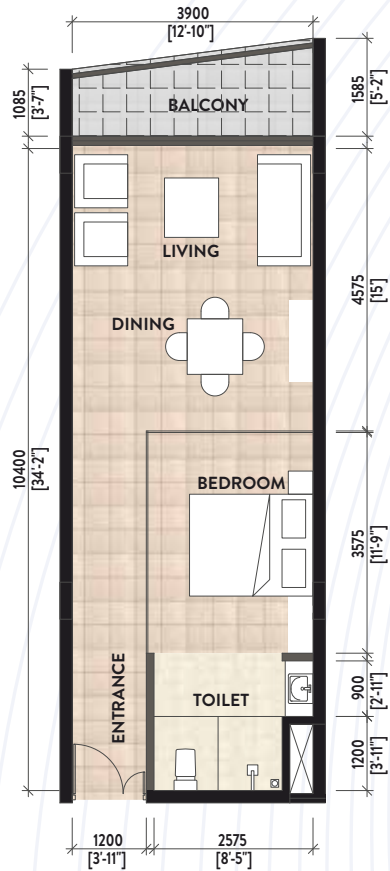


UNIT 11 / UNIT 12 / UNIT 14A / UNIT 14B

FLOORS - R1 / R3 / R5 / R7 / R9

ONE BEDROOM APARTMENT

AREA : 48.6 SQM/523 SQFT

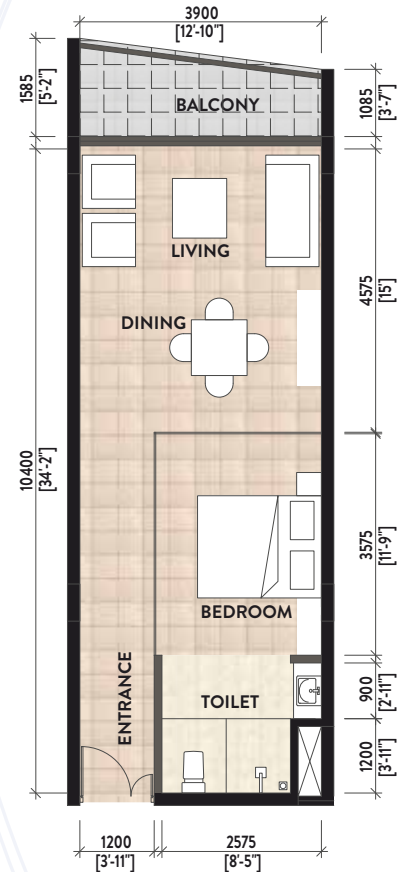


UNIT 11 / UNIT 12 / UNIT 14A / UNIT 14B

FLOORS - R2 / R4 / R6 / R8 / R10

ONE BEDROOM APARTMENT

AREA : 48.6 SQM/523 SQFT

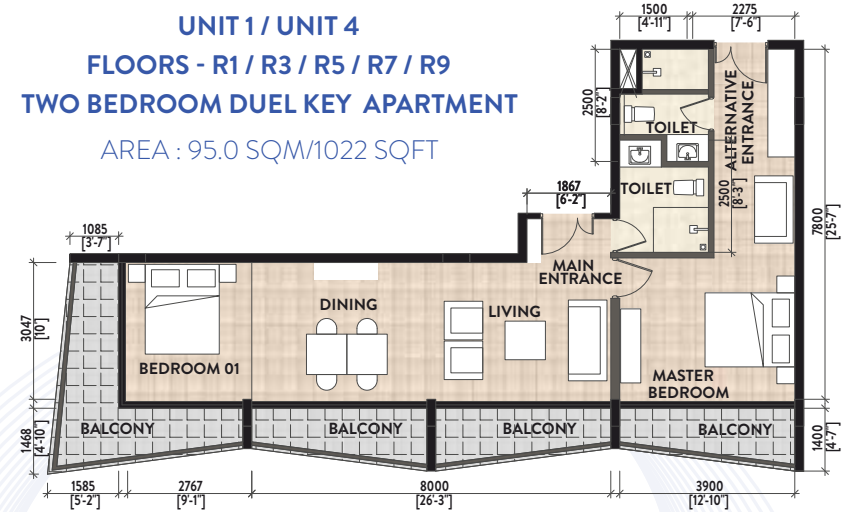


UNIT 1 / UNIT 4

FLOORS - R1 / R3 / R5 / R7 / R9

TWO BEDROOM DUEL KEY APARTMENT

AREA : 95.0 SQM/1022 SQFT

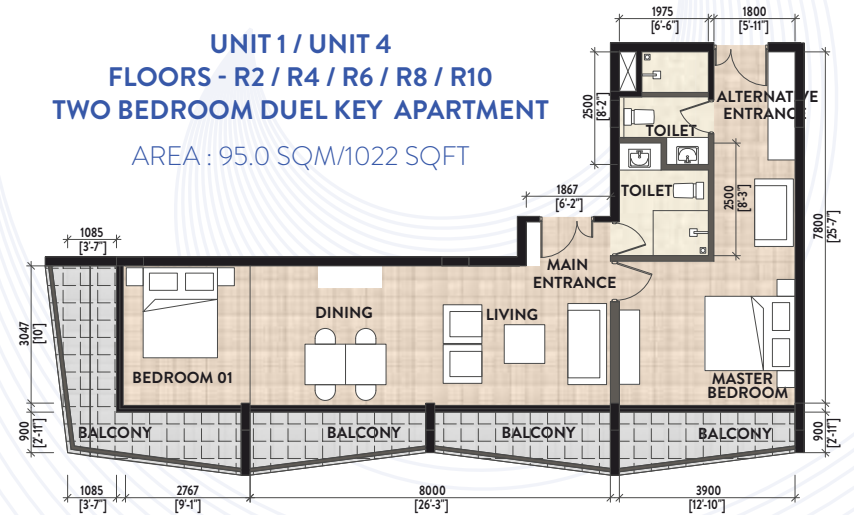


UNIT 1 / UNIT 4

FLOORS - R2 / R4 / R6 / R8 / R10

TWO BEDROOM DUEL KEY APARTMENT

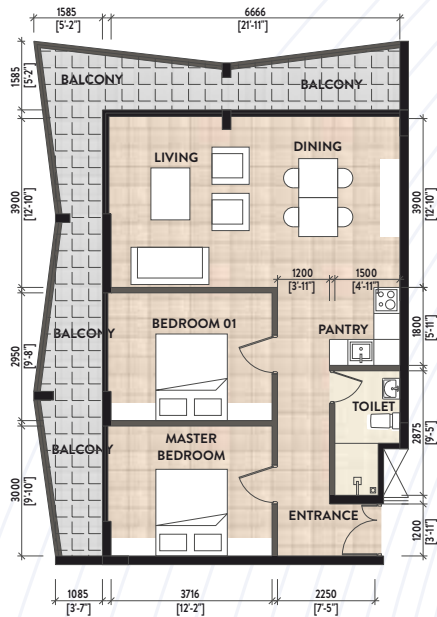
AREA : 95.0 SQM/1022 SQFT



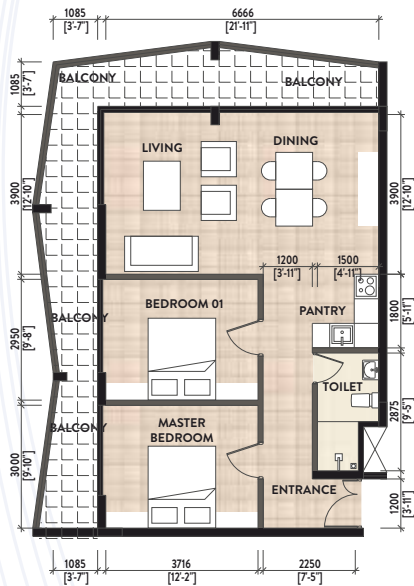
OCEAN BREEZE

HOTEL RESIDENCES

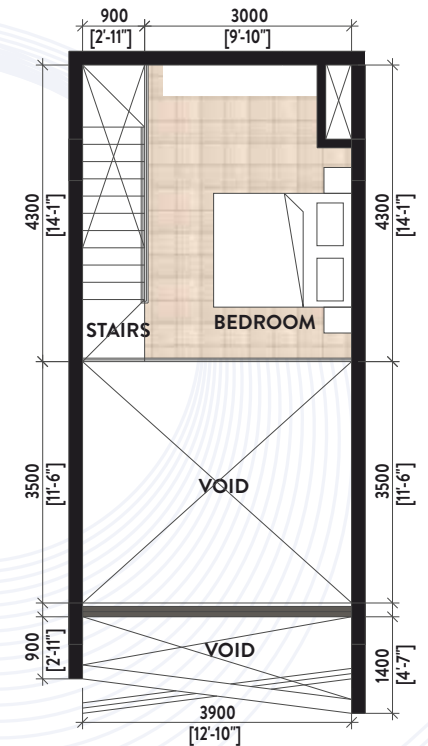
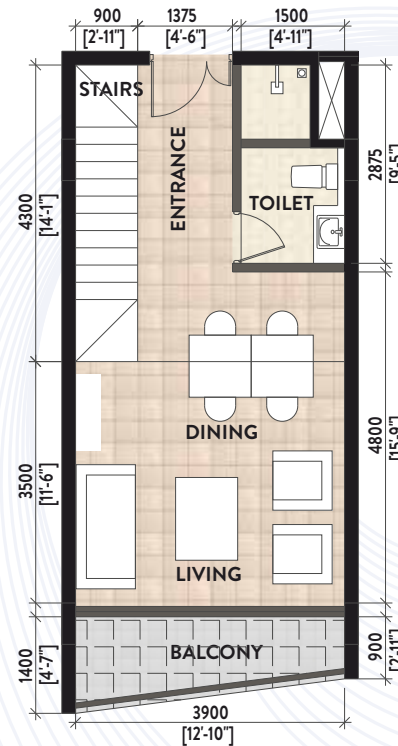
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UNIT 9 / UNIT 16
FLOORS - R2 / R4 / R6 / R8 / R10
TWO BEDROOM APARTMENT
 AREA : 95.8 SQM/1031 SQFT



UNIT 2 / UNIT 3
FLOORS - R11 / R12
ONE BEDROOM DUPLEX APARTMENT
 AREA : 54.6 SQM/587 SQFT

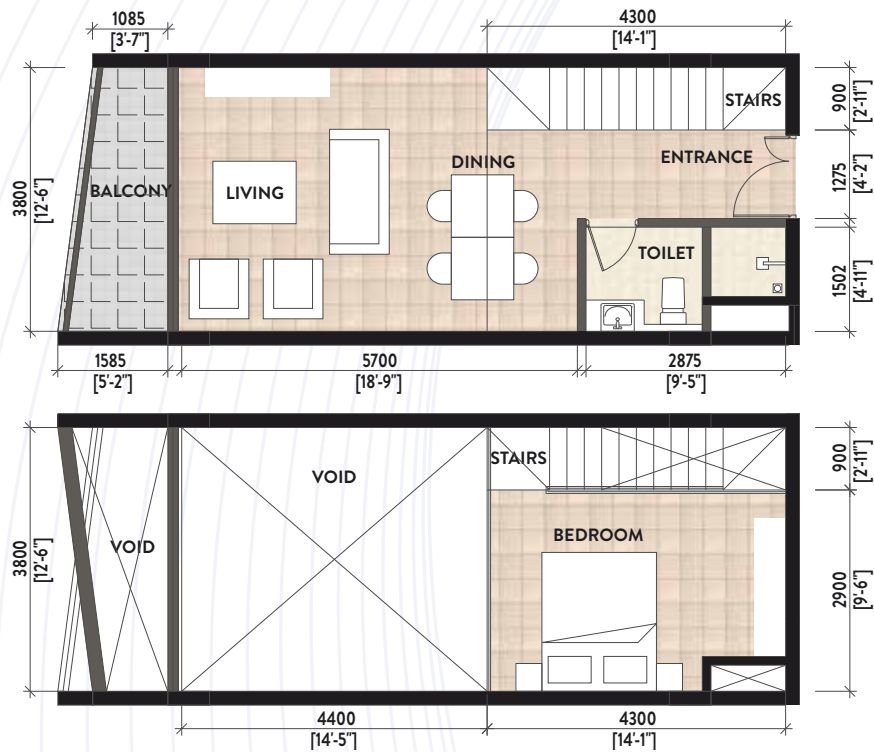


UNIT 5 / UNIT 6 / UNIT 7 / UNIT 8 / UNIT 15 / UNIT 16 / UNIT 17 / UNIT 18

FLOORS - R11 / R12

ONE BEDROOM DUPLEX APARTMENT

AREA : 57.6 SQM/620 SQFT



UNIT 11 / UNIT 12
FLOORS - R11 / R12

ONE BEDROOM DUPLEX APARTMENT

AREA : 76.5 SQM/823 SQFT



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The floor plan is divided into two levels.
Level 1 (Top): Features a large 'VOID' area on the left, a 'STAIRS' area, a 'LIVING' room, 'BEDROOM 01', a bathroom, and a 'BALCONY'. Dimensions include 3047 [10] for the left side, 10766 [35-4] for the bottom left, 3900 [12-10] for the bottom right, and 7800 [25-7] for the right side.
Level 2 (Bottom): Features a 'MAIN ENTRANCE', 'LIVING', 'DINING', 'PANTRY', 'MASTER BEDROOM', a bathroom, and multiple 'BALCONY' areas. Dimensions include 3047 [10] for the left side, 1448 [4-8] for the bottom left, 8000 [26-3] for the bottom center, 3900 [12-10] for the bottom right, and 1400 for the far right.
 An 'ALTERNATIVE ENTRANCE' is also shown on the right side of Level 2.

The image displays two detailed floor plans for a 1200 sq ft house, each with dimensions in feet and inches.

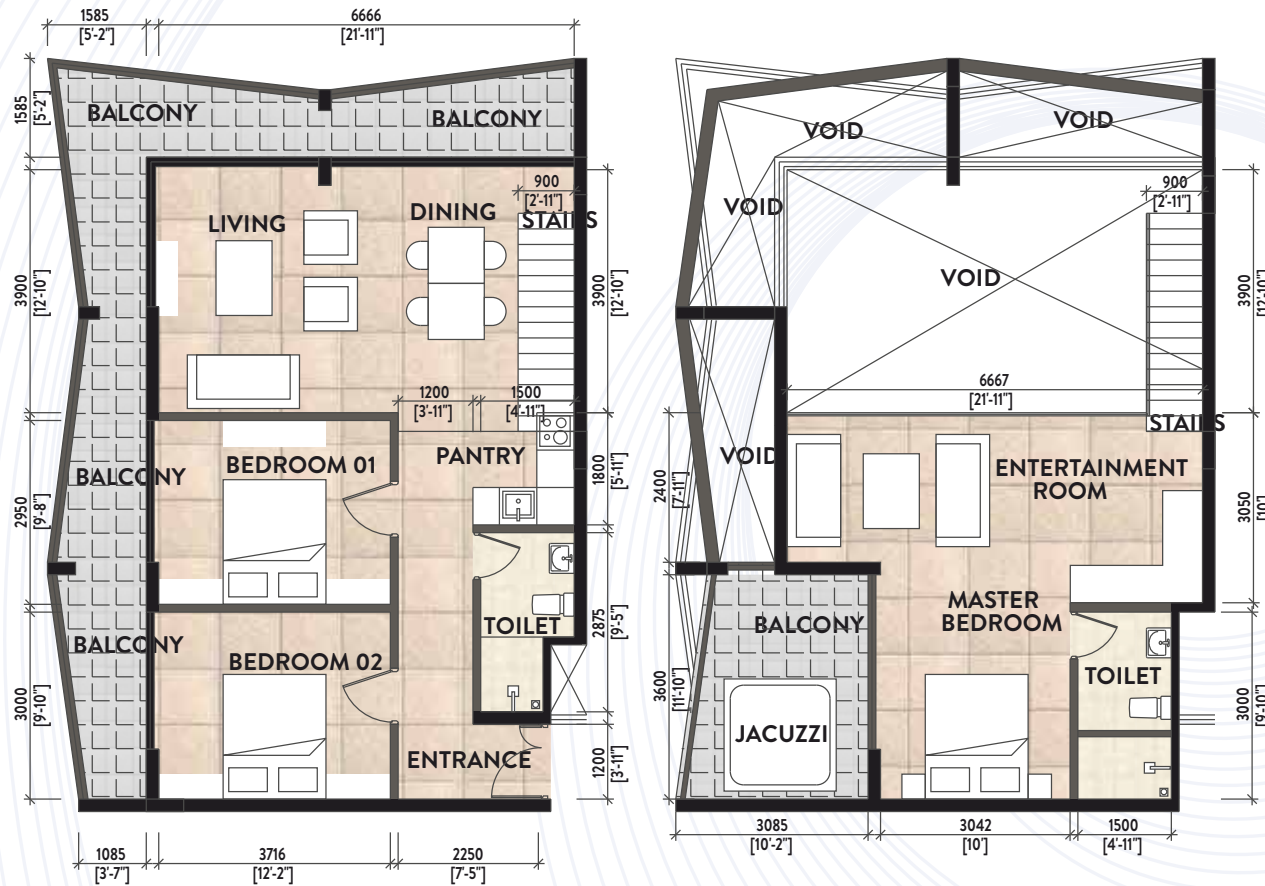
Left Floor Plan:

- Overall Dimensions:** 3900 [12'-10"] (width) x 5700 [18'-5"] (depth).
- Rooms and Features:**
 - BALCONY:** Two balconies, one at the top left and one at the top right.
 - BEDROOM 01:** Located at the top left.
 - LIVING:** Two living areas, one on the left and one in the center.
 - DINING:** Located in the center.
 - KITCHEN:** Located at the bottom right, featuring a **PANTRY**.
 - TOILET:** Located at the bottom left.
 - ENTRANCE:** Includes a **MAIN ENTRANCE** and an **ALTERNATIVE ENTRANCE**.
 - STAIRS:** Located at the bottom center.
- Dimensions:**
 - Top width: 3900 [12'-10"]
 - Left depth: 5700 [18'-5"]
 - Bottom width: 1200 [3'-11"] and 2200 [7'-3"]
 - Right depth: 1800 [5'-11"]
 - Other dimensions: 1585 [5'-2"], 2875 [9'-5"], 1500 [4'-11"], 2275 [7'-6"], 3785 [12'-4"], 4775 [15'-6"], 3100 [10'-1"], 2575 [8'-5"], 1200 [3'-11"]

Right Floor Plan:

- Overall Dimensions:** 3900 [12'-10"] (width) x 5700 [18'-5"] (depth).
- Rooms and Features:**
 - JACUZZI:** Located at the top left.
 - BALCONY:** Located at the top left, adjacent to the jacuzzi.
 - VOID:** Two void areas, one at the top right and one in the center.
 - MASTER BEDROOM:** Located in the center.
 - BEDROOM 02:** Located at the bottom right.
 - TOILET:** Two toilets, one in the center and one at the bottom right.
 - ENTRANCE:** Includes a **MAIN ENTRANCE**.
 - STAIRS:** Located at the bottom center.
- Dimensions:**
 - Top width: 3900 [12'-10"]
 - Left depth: 5700 [18'-5"]
 - Bottom width: 1200 [3'-11"] and 2200 [7'-3"]
 - Right depth: 1800 [5'-11"]
 - Other dimensions: 1585 [5'-2"], 2875 [9'-5"], 1500 [4'-11"], 2275 [7'-6"], 3785 [12'-4"], 4775 [15'-6"], 3100 [10'-1"], 2575 [8'-5"], 1200 [3'-11"]

UNIT 9 / UNIT 14
FLOORS - R11 / R12
THREE BEDROOM DUPLEX APARTMENT
AREA : 146.3 SQM/1574 SQFT





Ocean Breeze Hikka consists of 12 floors of residential apartments, 5 levels of parking and 3 levels of recreational areas which includes restaurant at lower ground level and roof top, coffee shops at ground level, Swimming pools at lower ground level, gymnasiums and spas at roof top. A for a total of 236 apartment units, featuring picturesque views from all apartments. Apartments range from studio apartments, one bedroom apartments, two bedroom room apartments and three bedroom apartments. Selected apartments have duplexes and duel key function.

Lower Ground Floor Restaurant, Swimming Pool, Kids Swimming Pool, Management Office, Kitchen and all other service areas

Ground Floor Reception, Reception Lobby and Coffee Shop

Car Park Level 1 to 4 Car Parks

Car Park Level 1 to 4 Car Parks

Car Park Level 5 Function Hall & Car Parks

Apartments from Unit 01 – Two Bedroom Duel Key Apartment

Residential Floor 1 Unit 02 – Studio Apartment

(R1) to Residential Unit 03 – Studio Apartment

Floor 10 (R10) Unit 04 – Two Bedroom Duel Key Apartment

Unit 05 – Studio Apartment

Unit 06 – Studio Apartment

Unit 07 – Studio Apartment

Unit 08 – Studio Apartment

Unit 09 – Two Bedroom Apartment

Unit 10 – Studio Apartment

Unit 11 – One Bedroom Apartment

Unit 12 – One Bedroom Apartment

Unit 14A – One Bedroom Apartment

Unit 14B – One Bedroom Apartment

Unit 15 – Studio Apartment

Unit 16 – Two Bedroom Apartment

Unit 17 – Studio Apartment

Unit 18 – Studio Apartment

Unit 19 – Studio Apartment

Unit 20 – Studio Apartment



OCEAN BREEZE
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**Apartments from
Residential Floor 11
(R11) to Residential
Floor 12 (R12)**

Unit 01 – Two Bedroom Duplex Duel Key Apartment
Unit 02 – One Bedroom Duplex Apartment
Unit 03 – One Bedroom Duplex Apartment
Unit 04 – Two Bedroom Duplex Duel Key Apartment
Unit 05 – One Bedroom Duplex Apartment
Unit 06 – One Bedroom Duplex Apartment
Unit 07 – One Bedroom Duplex Apartment
Unit 08 – One Bedroom Duplex Apartment
Unit 09 – Three Bedroom Duplex Apartment

Unit 10A – Three Bedroom Duplex Duel Key Apartment
Unit 11 – One Bedroom Duplex Apartment
Unit 12 – One Bedroom Duplex Apartment
Unit 10B – Three Bedroom Duplex Duel Key Apartment
Unit 14 – Three Bedroom Duplex Apartment
Unit 15 – One Bedroom Duplex Apartment
Unit 16 – One Bedroom Duplex Apartment
Unit 17 – One Bedroom Duplex Apartment
Unit 18 – One Bedroom Duplex Apartment

Roof Top Level

Roof Top Restaurant, Gymnasium, Spa & Terrace

Sub Structure

Concrete piles with RCC columns RCC plinth beam to satisfy the design requirements.

Super Structure

RCC Columns, Beams, Slabs, and cement block wall to satisfy the design requirements.

Roof

RCC Columns, Beams, Slabs to satisfy the design requirements. Roof top slab is waterproofed.

Finishes

Living and Dining bed rooms: To be laid with polished 2' x 2' porcelain floor tiles 'as per Architects' specifications.

Balconies: Lay with non-slippery porcelain tiles.

Wall finishes: Smooth plaster on inside walls and apply Two coats of wall putty, one coat of filler, 2 coats of emulsion paint (approved quality paint) semi - rough plaster for external walls and apply one coat of wall filler, 2 coats of weather shield paint "as per Architects" specifications..

Toilet: FLOOR- Lay with non-slippery rustic ceramic or porcelain tiles.

Toilet: WALLS- Ceramic or porcelain tiles up to 7 feet. Above the tile level shall be plastered and painted (approved quality paint "as per Architects' specifications).



Doors and Windows

- Main Doors** Laminated or solid wood timber door with solid wood frame.
- Internal Doors** Laminated or solid wood timber door with solid wood frame.
- Windows** Powder coated aluminum frames or UPVC window frames
- Locks** Mortise doors lock with a handle for front door and verandah door (Union or equivalent) all other door locks to be knob type

Pantry cupboards for applicable apartments only

Pantry Cupboards will be provided for following apartment.

Residential Floor 1 (R1) to Residential Floor 10 (R10) - Unit 9 and Unit 16

Residential Floor 11 (R11) to Residential Floor 12 (R12) - Unit 1, Unit 4, Unit 9, Unit 10A, Unit 11, Unit 12, Unit 10B & Unit 14

Bottom cupboards and top cupboards out of laminated timber or equivalent and perstorp on top of the bottom unit.
Chrome plated swan neck tap and stainless steel sink (Single bowl).

Plumbing work

All bathroom fittings shall be "American standard, Rocell" or equivalent in white colour and accessories shall be "American standard" or equivalent commode with cistern, wash basin and shower rose, mirror, soap tray, hand bidet, toilet paper holder and towel rail shall be fixed in the bathroom.

Electrical work

230v single phase or 400v three phase power supply with separate meter. Ceiling fans (KDK or equivalent) will be provided. 13 Amp socket outlets will be provided within the apartment as per electrical design.

Air condition System

Centralized air conditioning system with metering

Water supply

Supply to underground sump from National water supply board and pressure Booster water supply system to the building through individual water meters per unit.

Storm water drainage

Zinc – Alum gutters and down pipes fixed to roof and surface drain system with manhole.

General

- Garden area to be leveled and turfed.
- Separate electricity and water meter to the House unit according to the CEB and Water board instructions.
- Garbage collection point inside the complex.
- 24 hours security will be provided.
- Stand by generator

Telecommunication

SLT connection will be provided

Colour Scheme

As specified by the Architect.



PRICE LIST

AS AT 19TH JANUARY 2022

Please Note - Prices are subject to change without prior notice and any changes in taxes applicable by the government will be added on

OCEAN BREEZE
HOTEL RESIDENCES

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TYPICAL

Apartment Type	Sq. Ft.	View	Unit Reference	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12
Studio Apartment	400	Galle Road	Unit No 03	13,560,000.00	14,100,000.00	14,670,000.00	15,230,000.00	15,780,000.00	16,330,000.00	16,890,000.00	17,450,000.00	18,000,000.00	18,560,000.00	R E S E R V E D	R E S E R V E D
Studio Apartment	400	Galle Road	Unit No 02	13,560,000.00	14,100,000.00	14,670,000.00	15,230,000.00	15,780,000.00	16,330,000.00	16,890,000.00	17,450,000.00	18,000,000.00	18,560,000.00		
Studio Apartment	437	Hikka / Sea View	Unit No 08	15,340,000.00	15,730,000.00	16,280,000.00	16,830,000.00	17,380,000.00	17,930,000.00	18,480,000.00	19,030,000.00	19,580,000.00	20,130,000.00		
Studio Apartment	437	Hikka / Sea View	Unit No 07	15,340,000.00	15,730,000.00	16,280,000.00	16,830,000.00	17,380,000.00	17,930,000.00	18,480,000.00	19,030,000.00	19,580,000.00	20,130,000.00		
Studio Apartment	437	Hikka / Sea View	Unit No 06	15,340,000.00	15,730,000.00	16,280,000.00	16,830,000.00	17,380,000.00	17,930,000.00	18,480,000.00	19,030,000.00	19,580,000.00	20,130,000.00	R E S E R V E D	R E S E R V E D
Studio Apartment	437	Hikka / Sea View	Unit No 05	15,340,000.00	15,730,000.00	16,280,000.00	16,830,000.00	17,380,000.00	17,930,000.00	18,480,000.00	19,030,000.00	19,580,000.00	20,130,000.00		
Studio Apartment	437	Ambalangoda/ Sea View	Unit No 20	15,340,000.00	15,730,000.00	16,280,000.00	16,830,000.00	17,380,000.00	17,930,000.00	18,480,000.00	19,030,000.00	19,580,000.00	20,130,000.00		
Studio Apartment	437	Ambalangoda/ Sea View	Unit No 19	15,340,000.00	15,730,000.00	16,280,000.00	16,830,000.00	17,380,000.00	17,930,000.00	18,480,000.00	19,030,000.00	19,580,000.00	20,130,000.00		
Studio Apartment	437	Ambalangoda/ Sea View	Unit No 18	15,340,000.00	15,730,000.00	16,280,000.00	GLL	17,380,000.00	17,930,000.00	18,480,000.00	19,030,000.00	GLL	20,130,000.00	R E S E R V E D	R E S E R V E D
Studio Apartment	437	Ambalangoda/ Sea View	Unit No 17	15,340,000.00	15,730,000.00	16,280,000.00	GLL	17,380,000.00	17,930,000.00	18,480,000.00	19,030,000.00	GLL	20,130,000.00		
Studio Apartment	448	Direct Sea View	Unit No 10	19,450,000.00	20,000,000.00	20,560,000.00	21,100,000.00	21,670,000.00	22,230,000.00	22,780,000.00	23,330,000.00	23,880,000.00	24,450,000.00		
Studio Apartment	448	Direct Sea View	Unit No 15	19,450,000.00	20,000,000.00	20,560,000.00	21,100,000.00	21,670,000.00	22,230,000.00	22,780,000.00	23,330,000.00	23,880,000.00	24,450,000.00		
1 BDR Apartment	523	Direct Sea View	Unit No 11	GLL	GLL	GLL	GLL	GLL	GLL	GLL	GLL	GLL	GLL	R E S E R V E D	R E S E R V E D
1 BDR Apartment	523	Direct Sea View	Unit No 12	GLL	GLL	GLL	GLL	GLL	GLL	GLL	GLL	GLL	GLL		
1 BDR Apartment	523	Direct Sea View	Unit No 14A	20,560,000.00	21,100,000.00	21,670,000.00	22,230,000.00	22,780,000.00	23,340,000.00	23,880,000.00	24,450,000.00	25,000,000.00	25,560,000.00		
1 BDR Apartment	523	Direct Sea View	Unit No 14B	20,560,000.00	21,100,000.00	21,670,000.00	22,230,000.00	22,780,000.00	23,340,000.00	23,880,000.00	24,450,000.00	25,000,000.00	25,560,000.00		
2 BDR Duel Key Apartments	1022	Hikka / Sea View	Unit No 04	29,100,000.00	29,670,000.00	30,230,000.00	30,780,000.00	31,340,000.00	31,880,000.00	32,450,000.00	33,000,000.00	33,560,000.00	34,100,000.00	R E S E R V E D	R E S E R V E D
2 BDR Duel Key Apartments	1022	Ambalangoda/ Sea View	Unit No 01	29,100,000.00	29,670,000.00	30,230,000.00	30,780,000.00	31,340,000.00	31,880,000.00	32,450,000.00	33,000,000.00	33,560,000.00	34,100,000.00		
2 BDR Apartment	1031	Direct Sea View	Unit No 09	41,100,000.00	41,670,000.00	42,230,000.00	42,780,000.00	43,340,000.00	43,880,000.00	44,450,000.00	45,000,000.00	45,560,000.00	46,100,000.00		
2 BDR Apartment	1031	Direct Sea View	Unit No 16	41,100,000.00	41,670,000.00	42,230,000.00	42,780,000.00	43,340,000.00	43,880,000.00	44,450,000.00	GLL	45,560,000.00	46,100,000.00		

DUPLEXES

Apartment Type	Sq. Ft.	View	Unit Reference	Duplex - R14
ONE BEDROOM DUPLEX APARTMENT	587	Galle Road View	Unit No 03	37,450,000.00
ONE BEDROOM DUPLEX APARTMENT	587	Galle Road View	Unit No 02	37,450,000.00
ONE BEDROOM DUPLEX APARTMENT	620	Hikka / Sea View	Unit No 08	GLL
ONE BEDROOM DUPLEX APARTMENT	620	Hikka / Sea View	Unit No 07	GLL
ONE BEDROOM DUPLEX APARTMENT	620	Hikka / Sea View	Unit No 06	39,720,000.00
ONE BEDROOM DUPLEX APARTMENT	620	Hikka / Sea View	Unit No 05	39,720,000.00
ONE BEDROOM DUPLEX APARTMENT	620	Ambalangoda/ Sea View	Unit No 15	GLL
ONE BEDROOM DUPLEX APARTMENT	620	Ambalangoda/ Sea View	Unit No 16	GLL
ONE BEDROOM DUPLEX APARTMENT	620	Ambalangoda/ Sea View	Unit No 17	39,720,000.00
ONE BEDROOM DUPLEX APARTMENT	620	Ambalangoda/ Sea View	Unit No 18	39,720,000.00
ONE BEDROOM DUPLEX APARTMENT	823	Direct Sea View	Unit No 11	47,770,000.00
ONE BEDROOM DUPLEX APARTMENT	823	Direct Sea View	Unit No 12	47,770,000.00
TWO BEDROOM DUPLEX DUEL KEY APARTMENT	1500	Hikka / Sea/Galle Road View	Unit No 04	73,330,000.00
TWO BEDROOM DUPLEX DUEL KEY APARTMENT	1500	Ambalangoda / Sea/Galle Road View	Unit No 01	73,330,000.00
THREE BEDROOM DUPLEX DUEL KEY APARTMENT	1721	Direct Sea View	Unit No 10A	105,050,000.00
THREE BEDROOM DUPLEX DUEL KEY APARTMENT	1721	Direct Sea View	Unit No 10B	105,050,000.00
THREE BEDROOM DUPLEX APARTMENT	1574	Direct Sea View	Unit No 09	93,325,000.00
THREE BEDROOM DUPLEX APARTMENT	1574	Direct Sea View	Unit No 14	93,325,000.00



No.1
Hotel Residency
Developer in
Sri Lanka

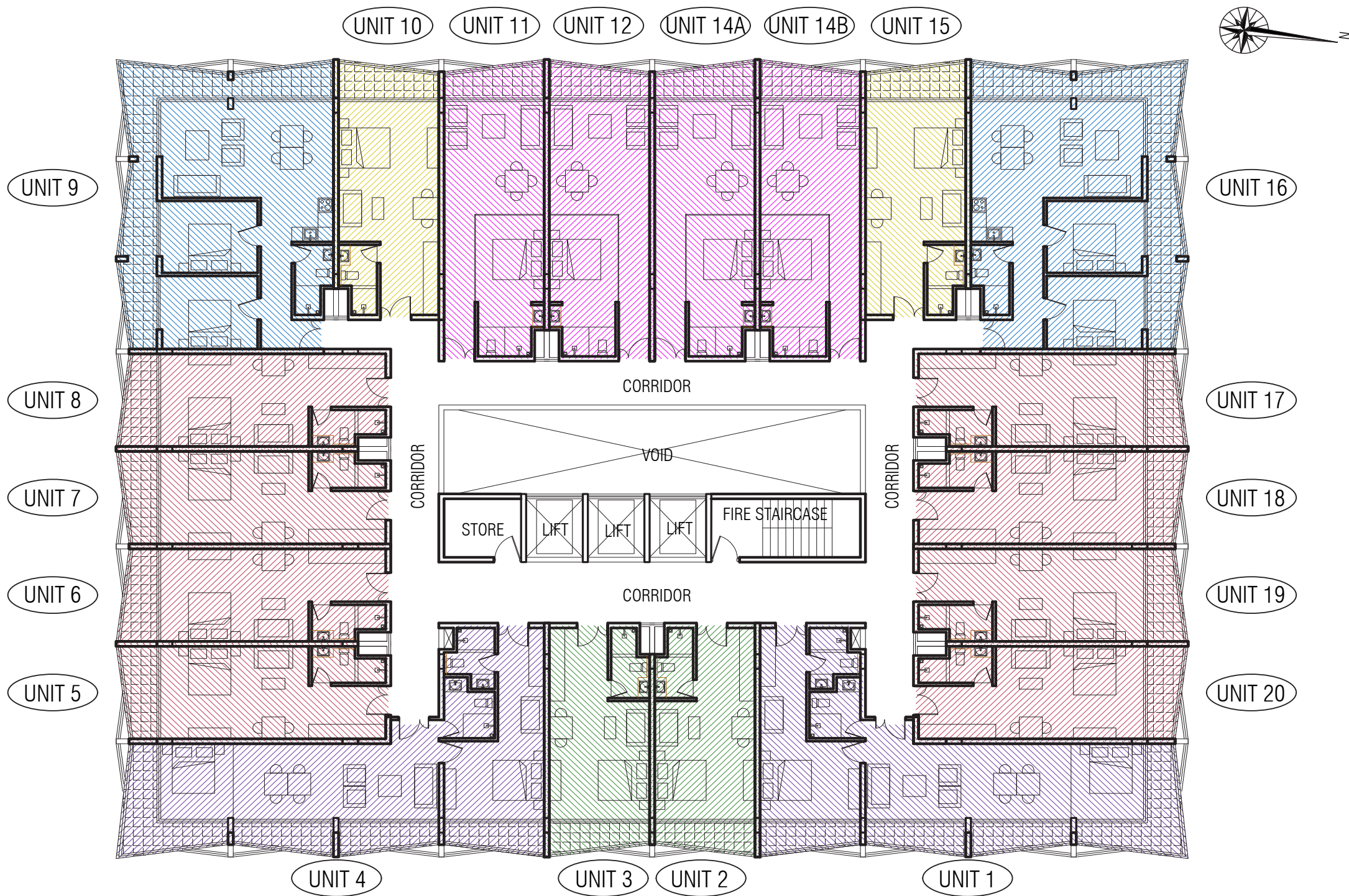


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R1, R3, R5, R7, R9 & R11 Residential Floors



R2, R4, R6, R8, R10 & R12 Residential Floors

UNIT 10A

UNIT 11

UNIT 12

UNIT 10B



UNIT 9

UNIT 14

UNIT 8

UNIT 15

UNIT 7

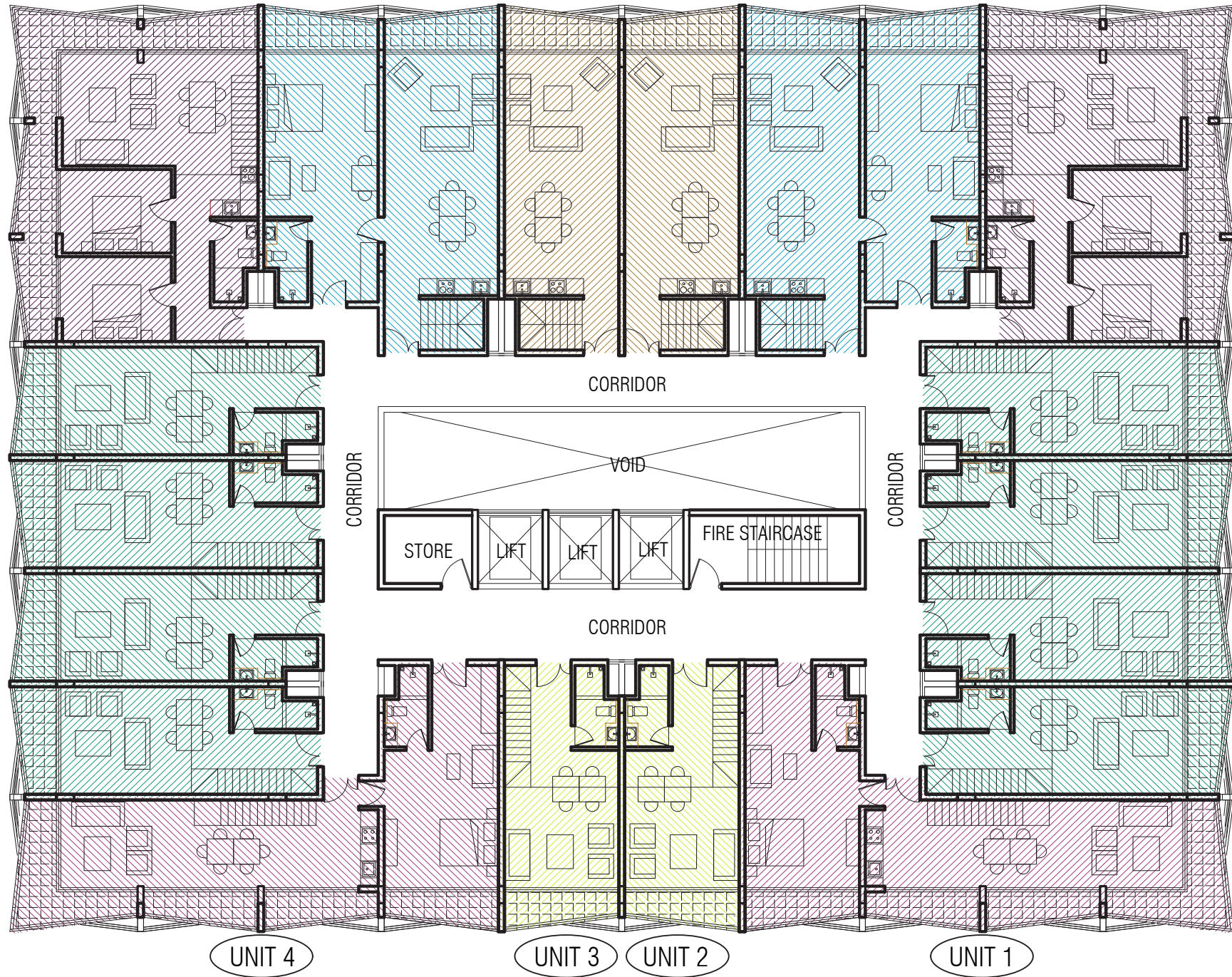
UNIT 16

UNIT 6

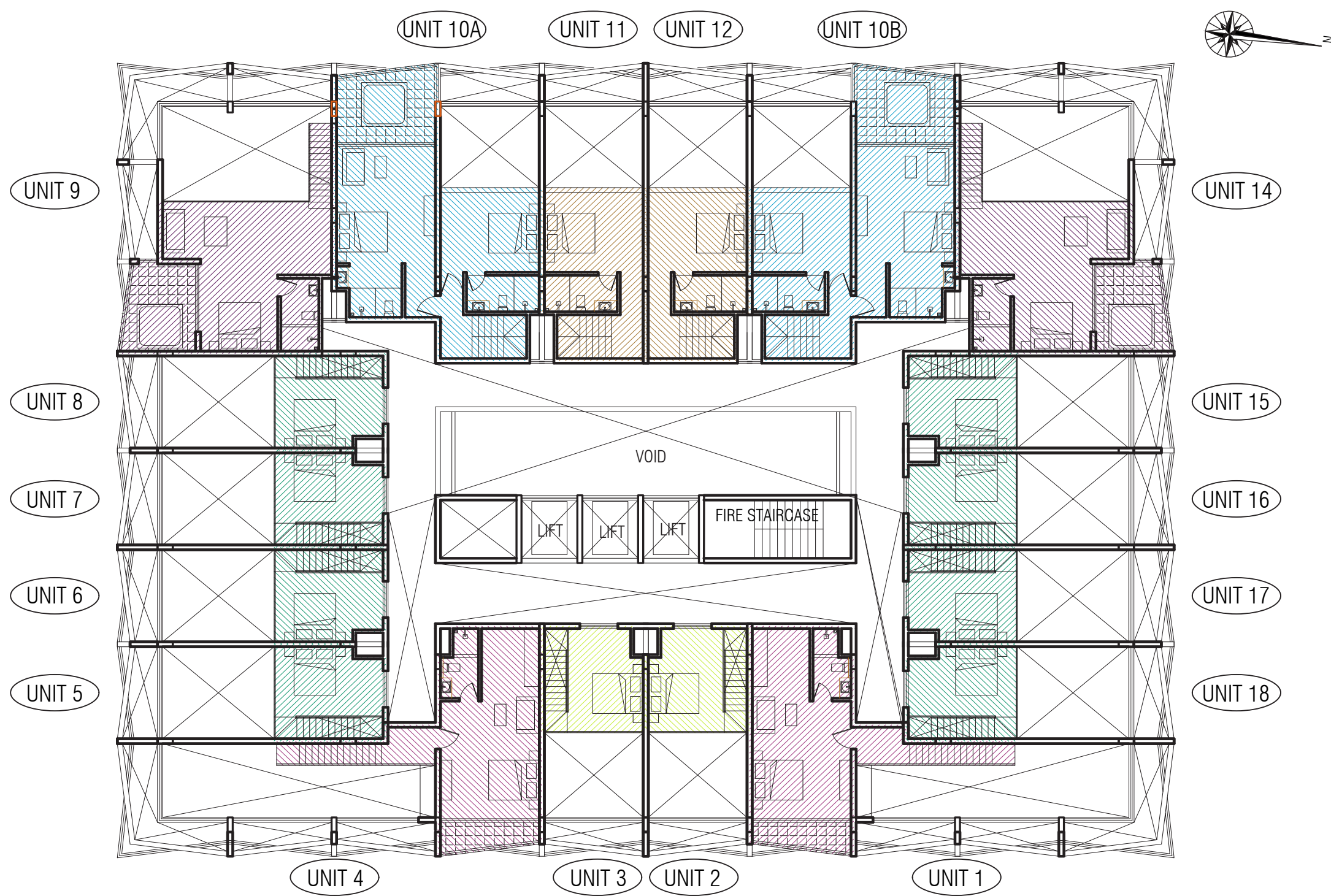
UNIT 17

UNIT 5

UNIT 18



R14 - Residential Duplex Floor



R12 & R14 Mezzanine Duplex Floors

*Own your own
star class hotel residency*



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75A, Arnold Rathnayake Mawatha, Colombo 10, Sri Lanka.
info@globalgroup.lk