

oceana

Beach resort apartments & villas

Wadduwa

PROJECT BY

HOME LANDS
GROUP OF COMPANIES



oceana
Beach resort apartments & villas
Wadduwa

Live among the
Endlessness of sun,
sand & sea

Discover your dream coastal escape at Oceana, Wadduwa - an luxury haven crafted for those who cherish the allure of sea and sand. Indulge in the ultimate vacation and living at Sri Lanka's pioneering integrated beachfront resort, spanning 17 acres with 321 luxurious apartments and 91 Premium villas. Embrace the next generation of innovation by Home Lands Group, redefining the art of beach front living.

Endlessness just like the horizon




Oceana is the first integrated beachfront luxury resort compound with apartment and villas in Sri Lanka, we curate living spaces that bring life, beauty and serenity, even outside your living area, we blend hospitality and residential real estate with and endless beach vacation. Embrace coastal living at its finest with breathtaking ocean views, direct beach access, and serene surroundings, offering a tranquil retreat with exclusive resort-style amenities.

The location of endlessness



 40 Min to Colombo via Galle Road

 40 Min to Colombo via Highway

 30 Min to Colombo by Train

Wadduwa a southern coastal town of Sri Lanka a sunlit haven of tranquil coconut-shaded beaches, is a destination that captivates dedicated beach lovers and those seeking remote seaside retreats. Oceana, Sri Lanka's integrated beachfront resort, calls this enchanting place home.



PHILIP WEERARATNE
LEAD ARCHITECT PWA ARCHITECTS

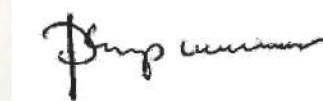
DESIGN INSPIRATION

Oceanfront living, vistas of the panoramic azure blue Indian ocean with reflections of rays of dazzling sunlight on the water, is an Architect's dreamscape, creating a soothing oasis of contemplative meditation and relaxation to the body, mind, and soul, by the creation of clean minimalist spaces adorned with warm textures of natural finishes geared and tailor-made for the modern-day tropical beach living.

These beach apartments & villas have been carefully configured to create inside and outside spaces that maximize ocean views while providing deeply shaded verandah balconies that would be safe havens from the extremities of tropical weather and protected comfort to enjoy the gentle wafting breezes.

These compact yet spacious well laid out and meticulously appointed apartments are positioned for a quick get-away for the modern family away from the hustle and bustle & of city life.

This design creates the best of vertical ocean living, enjoying tropical Island living to its maximum.



P. WEERARATNE
CELEBRITY ARCHITECT



The things you can do? Endless

Beach Activities

1. Beach Volley Ball
2. Beach Ball
3. Sun Bath
4. Sand Pit
5. Beach Club
6. Beach Beds
7. Jogging
8. Beach Bar
9. Bonfire Area

31. Al Fresco Dining
32. Salon
33. Sauna
34. Steam Room
35. BBQ Pavillion
36. Yoga & Meditation Deck
37. Viewing Deck
38. Pool Bar
39. Gazebo
40. Hammocks

Water Activities

10. Water Jet
11. Snorkeling
12. Water Slides
13. Water Polo
14. Kids Water Play Area

Exclusive Facilities

41. Limousine Service
42. Landlord Service
43. Butler Service
44. House Keeping Service
45. Exclusive Reception Area
46. Fly to Hotel

Resort Activities

15. Restaurants
16. Coffee Shop
17. SPA
18. Tavern
19. Kids Club
20. Outdoor Banquet
21. Table Tennis
22. Pickle Ball
23. Darts
24. Carom
25. Pool Table
26. Kids Play Area
27. Main Pool
28. Kids Pool
29. Gymnasium
30. Multipurpose Hall

Apartment Facilities

47. 24H Security
48. Community Hall
49. Car Washing Bay
50. Generator Facility for Common Areas
51. ATM
52. Commercial Kiosk
53. Special Discount for Membership at Canterbury Golf Club

Apartments

Highrises of Endlessness

Settle down in an endless oceanfront lifestyle at Oceana's 3 luxurious high-rise towers with 321 resort apartments, exquisitely designed to provide endless serenity and breathtaking views.



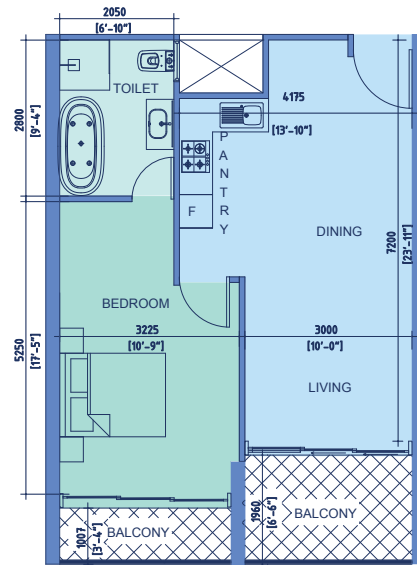


Endlessness space, Endless memories

Be the first to experience pure luxury with Homelands' curated beachfront apartments, designed for an everlasting vacation by the sea. Embrace top-notch amenities, opulent spaces, and 6 ocean-facing options, all immersed in serene opulence.



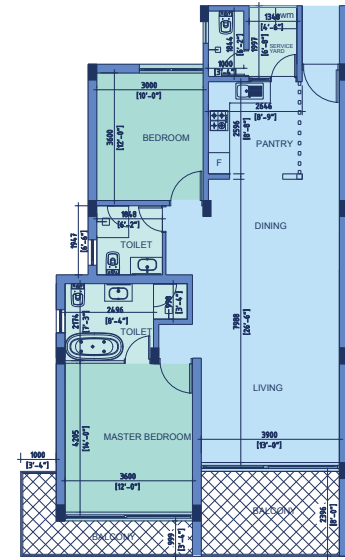
BEACH APARTMENTS LAYOUTS



TYPE A

1 BEDROOM

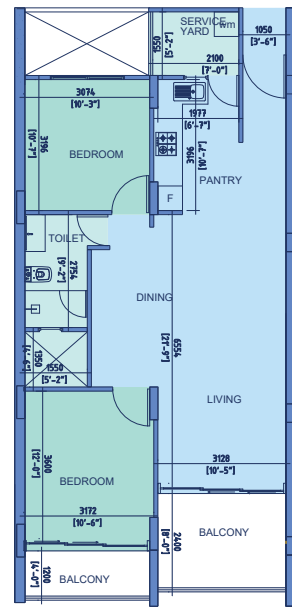
650 SQFT | 1 Bedroom | Living | Dining |
1 Bathroom | Pantry



TYPE B

2 BEDROOMS

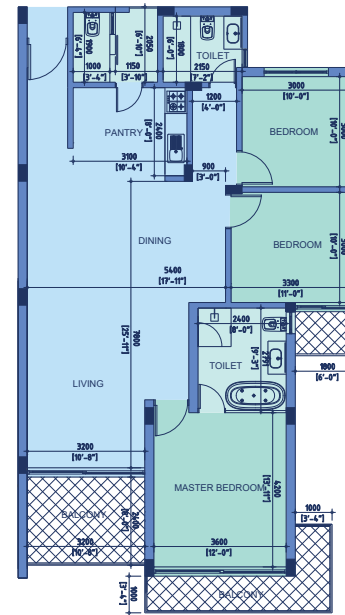
1250 SQFT | 2 Bedrooms | Living | Dining |
2 Bathrooms | Pantry | Service Yard | Maids Washroom



TYPE C

2 BEDROOMS

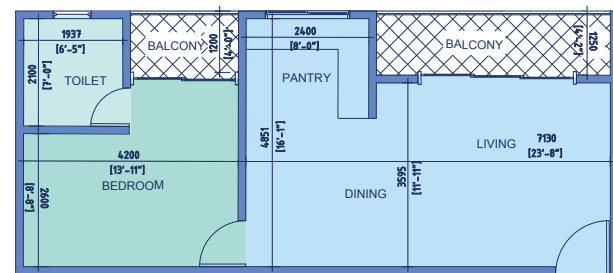
920 SQFT | 2 Bedrooms | Living | Dining |
1 Bathroom | Pantry | Service Yard



TYPE D

3 BEDROOMS

1400 SQFT | 3 Bedrooms | Living | Dining |
2 Bathrooms | Pantry | Service Yard | Maids Washroom



TYPE E

1 BEDROOMS

650 SQFT | 1 Bedroom | Living | Dining |
1 Bathroom | Pantry

Apartments Specification

Sub Structure

Raft individual footing with RCC columns, plinth beam and random rubble masonry work as suggested by the structural engineer.

Super Structure

RCC columns, Beams, Slabs and cement blocks on walls as directed by architect.

Waterproofing

All bathroom floors, shower area walls and balconies to be waterproofed.

Finishes - Floor

Living and dinning areas to be completed with wooden laminated timber bed rooms and other internal areas to be laid with glazed porcelain floor tiles.

Veranda and balconies to be laid with non-slippery rustic ceramic tiles.

Toilets floors for to be laid with no-slippery floor tile, bathroom walls to be laid with tiles.

A bathtub shall be provided to specific units only.

Finishes - Walls

Internal walls on other areas to be plastered smooth, apply two coats of wall putty, one coat of filler and 2 coats of emulsion paint color to be selected by the Architect. All external walls to be plastered rough or semi- rough and applied to the five- coat system.

Pantry

Pantry unit to be supplied and fixed by the Architect., consisting of Quartz/Grantie top with top and bottom cupboards single bawl single drain kitchen sink with chromium plated swan.

Water Supply & Waste Water

PVC cold pipe network to be placed for each bathroom via common PVC water tank placed on roof top. Underground water sump to be filled with National Water Supply and Drainage Board main and pump to overhead tanks. Separate water meter shall be fixed for each unit.

All waste & sewer lines to be connected to the nearest manhole.

Electrical work

Power supply with separate electricity meter 13Amp socket outlets as directed by the Architect in the unit 01 TV and Telephone Air Condition units shall be provide to the bedrooms and living area. (No fans shall be provided)

Plumbing Work and Sanitary Fittings

Fully fitted bathroom will be provided expect for maid's toilet

Hot water to be supplied via Geyser to master bathroom shower

An Inlet and outlet water point along with a power point to be provided for the washing machine as directed by the Architect.

Doors and Windows

Front door and rear door to be out of engineered timber sash and timber frame, internal doors to be out of plywood and timber frame.

All French and other windows are out of powder coated aluminum. (Brand approved by the developer/ Engineer) with necessary accessories.

Endless Sun, Sea & Sand



Villas

Your private heaven to tranquility,
with endless breaking waves

Wake up in an awe-inspiring private beachfront villa with vistas of the blue ocean and soothing white sand, exquisitely crafted to Balinese villa architectural characteristics. Be it for living or your holiday bungalow you can choose from 4 options designed by renowned Architect Philip Weeraratne, at this luxury resort compound. Which is just 40 minutes away from Colombo.



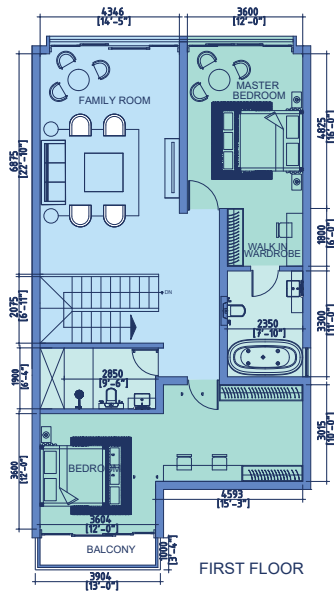


The epitome of luxury beach front living

Nestled along approximately half a kilometer of pristine beach, in Wadduwa a southern coastal town of Sri Lanka, is Oceana villas a luxury resort compound developed with the discerning you in mind. The resort compound offers three, two and single-bedroom villa options for you to choose from.

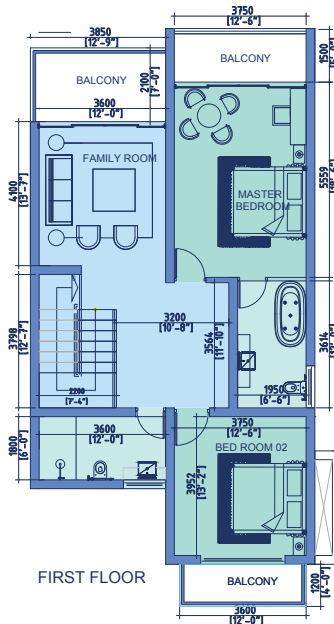
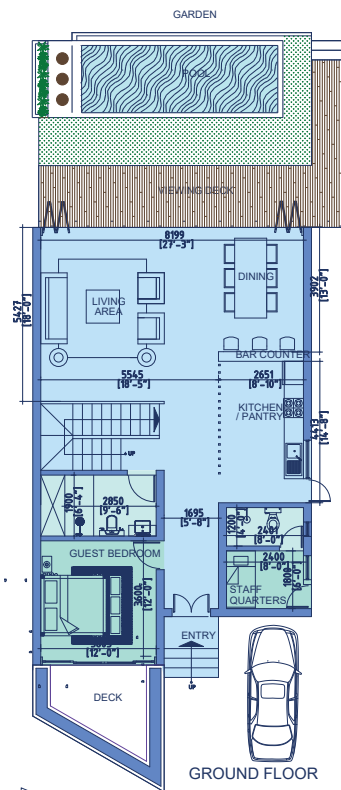


BEACH VILLAS LAYOUTS



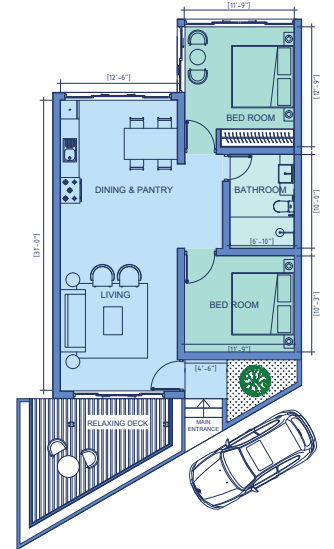
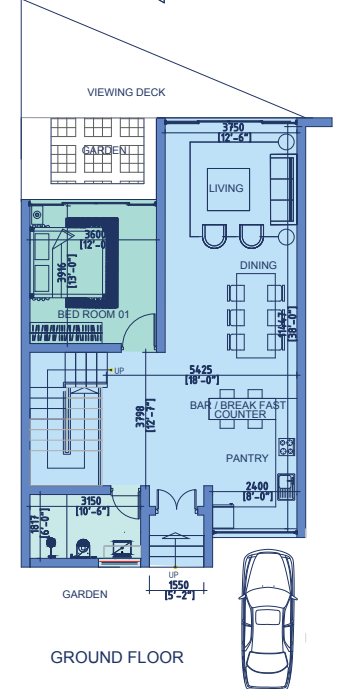
Beach Mansion Type A

3 BEDROOMS
3200 SQFT
 Living | Dining | 3 Bedrooms | 3 Washrooms |
 Pantry / Kitchen | Bar space | Family / TV lounge |
 Swimming Pool | Beach front relaxing deck |
 Staff quarters facility



Beach Villa TYPE B

3 BEDROOMS
2250 SQFT
 Living | Dining | 3 Bedrooms | 3 Washrooms |
 Pantry / Kitchen | Bar space |
 Family / TV lounge | Relaxing deck

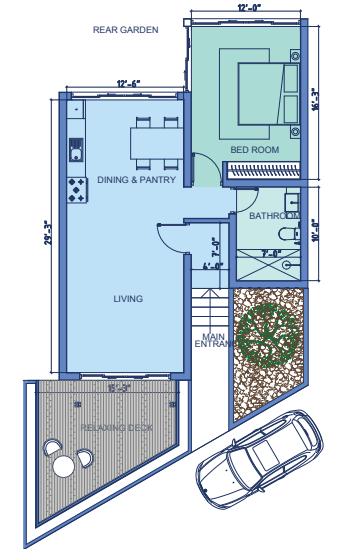


Beach Villa TYPE C

2 BEDROOMS
1200 SQFT
 Living | Dining | 2 Bedrooms |
 1 Bathroom | Pantry |
 Relaxing deck

Beach Villa TYPE D

1 BEDROOM
950 SQFT
 Living | Dining | 1 Bedroom |
 1 Bathroom | Pantry |
 Relaxing deck



Villa Specification

SUBSTRUCTURE

Individual footing foundation with R.C.C. columns, plinth beam, random rubble masonry work as suggested by the Structural Engineer.

SUPERSTRUCTURE

R.C.C columns, beams, slabs and cement blocks on walls as directed by the Architect.

FINISHES FLOOR

Living, dining, bedrooms and other internal areas to be finished with Floor tiles.
 Bathroom, balconies and terrace to be laid with non-slippery floor tiles or micro cement flooring as directed by Architect.
 All tiles shall be of superior quality as available in the industry.

WALL

Internal walls to be plastered smooth, apply two coats of putty, filler coat and two coats of emulsion paint, color to be selected by Architect.
 All external walls to be plastered rough or semi-rough and apply one coat wall primer, two coats of weather shield paint, color to be selected by the Architect.

BATHROOM WALLS

Bathroom walls to be laid with ceramic tiles for shower area and tile finish for other areas and above the specified height to be plastered smooth and apply paint as appropriate. All tiles shall be of superior quality as available in the industry.

ROOF & CEILING

Roof covering as directed by the Architect.

PANTRY

Pantry unit to be supplied and fixed as directed by the Architect consisting of Granite / Quarts work top with stainless steel single bowl single drain kitchen sink with chromium plated swan neck tap (as available in the industry).

ELECTRICAL WORK

Single phase power supply with separate electric meter, 13 amp socket outlets as directed by the Architect. All switches and sockets shall as available in the industry.
 Provision for solar panel system shall be provided by the Developer. Provision of AC (electrical) shall be provided for all the bedrooms.

WATER SUPPLY

PVC cold piper network to be placed for each bathroom via a common PVC water tank placed on the roof top.

PLUMBING WORK AND SANITARY FITTINGS

Fully fitted bathroom with a water closet, wash basin and all required accessories to be provided for all bathrooms except maid's toilet. All fittings and accessories shall be as available in the industry. Geyser unit shall be provided for master bathroom. Sewer & waste water disposal system shall be individual septic tank, soakage pit and necessary manholes, catch pits as directed by the MEP Engineer.

DOORS AND WINDOWS

Front door and rear door to be out of Engineering Timber Door with timber frame. Bedroom doors, bathroom doors, servant room & bathroom door to be out of Plywood with timber frame. Ironmongeries for timber doors shall be as available in the industry. All french and other windows, external servant room & bathroom doors are powder coated aluminum with necessary accessories as directed by the Architect.

WATERPROOFING

All bathroom floors and balconies are to be waterproofed by a reputed company with the 10 years warranty.

TERMITE TREATMENT

Ground floor shall be treated for termites by a reputed company with the 10 years warranty.

COLOR SCHEME

As directed by the Architect.

EXTERNAL WORKS

Landscaping work and interlocking paving shall be as designed by the Architect.

PREVIOUS PROJECTS



Green Elegance Thalawathugoda
No of units - 54
Completed



The Highness Rajagiriya
No of units - 37
Completed



Luxe Highway Residencies Kottawa
No of units - 124
Completed



Flora Residencies Battaramulla
No of units - 18
Completed



Green Valley Athurugiriya Panagoda
No of units - 352
Completed



Treasure Trove Residencies Borella
No of units - 77
Completed



Porshia Skyline Residencies Nawala
No of units - 63
Completed



Aurum Skyline Residencies Jawatta
No of units - 45
Completed



Ariyana Resort Apartments - Athurugiriya
No of units - 344
Completed



Sparkles Skyline Residencies - Malabe
No of units - 83
Completed



Elixia 3C'S Skyline Apartments - Malabe
No of units - 336
Completed



Canterbury Golf Apartments - Piliyandala
No of units - 262
Completed



Canterbury Gardens Apartments - Piliyandala
No of units - 248
Completed



Canterbury Golf Residencies - Piliyandala
No of units - 264
Completed



Santorini Apartments - Negombo
No of units - 240
Completion on 2023



Santorini Residences - Negombo
No of units - 154
Completion on 2023



Canterbury Villas - Piliyandala
No of units - 173
Completion on 2024



Canterbury Lexus Apartments - Piliyandala
No of units - 264
Completion on 2024



Greendale Retirement Residencies - Athurugiriya
No of units - 260
Completion on 2025



Greendale Retirement Apartments - Athurugiriya
No of units - 96
Completion on 2025



Cressida Resort Apartments - Athurugiriya
No of units - 392
Completion on 2025



Greendale Retirement Residencies - Athurugiriya
No of units - 260
Completion on 2025



Greendale Retirement Apartments - Athurugiriya
No of units - 96
Completion on 2025



Cressida Resort Apartments - Athurugiriya
No of units - 392
Completion on 2025

Live like the Endless Horizon



HOME LANDS
GROUP OF COMPANIES

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www.homelands.lk | www.homelandsskyline.lk

Architectural Impressions and illustrations shown may not be an exact match the of final product and these are shown for illustration purposes only.