

# Sri Lanka's Largest Real-Estate & Construction Conglomerate



20+

LOCATED CITIES

235+

CONDO PROJECTS

3500+

CONDO UNITS

[www.blueocean.lk](http://www.blueocean.lk) | [www.kelsey.lk](http://www.kelsey.lk) | [www.link.lk](http://www.link.lk)

Scan Our QR Code  
and Like Us on  
**facebook**  
for more information





## Chairman / CEO Message

### Mr. S. 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.

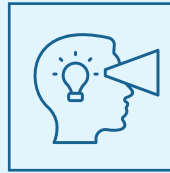
The dynamic Blue Ocean Group of Companies, has evolved over the years to become a versatile conglomerate, and adopts an inspired namesake from the “Blue Ocean Strategy”; one that describes growth and profit. With a diverse portfolio to its name that includes its flagship brand Blue Ocean, the Group takes 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.

## Vision, Mission, Core Values & Business Principles



### Our Vision

To become the most successful and respected leading business conglomerate in the fields of Real-estate and Construction through related diversification and expand into a multinational corporation.



### Our Mission

We always strive to provide our stakeholders with the highest quality professional services unparalleled by any, through our commitment, ethical & timely services exceeding the expectations of our stakeholders to achieve strong lasting relationships.



### Our Values

Our Key Success to Peak Performance.

- ◆ Integrity - Opened with transparency
- ◆ Quality - Geared with Uncompromised
- ◆ Discipline - The ultimate path to success
- ◆ Flexibility - To gear to meet all contingencies
- ◆ Safety - Assurance with modern technological apparatus
- ◆ Service - With emphasis on excellence

## Our Core Business Principles

### Team Spirit :

"We as a set of people striving and believe in our skills and abilities in achieving company goals."

### Customer Delight :

"We are committed to achieve “customer delight” by providing services beyond the customer needs & expectation."

### Building of Partnership :

"We strongly believe that supplier chain partnership plays a major role in our commitment to cost effective solutions that benefits our customers. We will take every possible opportunity that encourages building of supplier co-operation."

### Resource Management :

"We strongly believe that required resources should be ready available and effectively managed to ensure timely completion of projects."

### Consistency of Project Performance :

"We strongly believe that consistency of project performance and service delivery should be preserved at all time to achieve company goals."





# DISCOVER THE LOCATIONS THAT EMBRACES THE ULTIMATE LUXURIOUS LIVING

FROM SRI LANKA'S LARGEST CONDOMINIUM DEVELOPER

OUR ONGOING AND UPCOMING PROJECTS



NO.06

19th Lane, Colombo 03.  
FIRST CLASS LUXURY CONDO

11  
FLOORS

66  
UNITS

05  
LEVEL  
CAR PARK



NO.15A

Layards Road, Colombo 04.  
FIRST CLASS LUXURY CONDO

11  
FLOORS

55  
UNITS

03  
LEVEL  
CAR PARK



NO.02

Glenfall Road, Nuwara Eliya.  
FIRST CLASS LUXURY CONDO

04  
FLOORS

12  
UNITS

GROUND  
LEVEL  
CAR PARK



NO.  
34/2

De Seram Road, Mount Lavinia.  
BUSINESS CLASS LUXURY CONDO

10  
FLOORS

70  
UNITS

05  
LEVEL  
CAR PARK



**KELSEY PALACE**  
Discover the Art of Luxurious Living

NO.358

High Level Road, Nugegoda.  
BUSINESS CLASS LUXURY CONDO

10  
FLOORS

120  
UNITS

03  
LEVEL  
CAR PARK



**CENTRAL PARK**  
JA-ELA

Central Park Ja-Ela, Luxury Villas  
The Largest Gated Housing Development

350+  
RESIDENTIAL  
UNITS

3BR  
4BR

40+  
AMENITIES



# DISCOVER THE LOCATIONS THAT EMBRACES THE ULTIMATE LUXURIOUS LIVING

FROM SRI LANKA'S LARGEST CONDOMINIUM DEVELOPER

**OUR ONGOING AND UPCOMING PROJECTS**



**NO.30**

**Hotel Road, Mount Lavinia.**  
BUSINESS CLASS LUXURY CONDO

**09**  
FLOORS

**54**  
UNITS

**03**  
LEVEL  
CAR PARK



**NO.35**

**Ramakrishna Road, Colombo 06**  
BUSINESS CLASS LUXURY CONDO

**10**  
FLOORS

**45**  
UNITS

**04**  
LEVEL  
CAR PARK



**NO.01**

**Havelock Place, Colombo 05.**  
FIRST CLASS LUXURY CONDO

**09**  
FLOORS

**41**  
UNITS

**05**  
LEVEL  
CAR PARK



**NO.56/1**

**Bahirawakanda Path, Kandy**  
FIRST CLASS LUXURY CONDO

**05**  
FLOORS

**20**  
UNITS

**02**  
LEVEL  
CAR PARK



**NO.107**

**Kandy Road, Infront of Old Park, Jaffna.**



**No. 775/11/A**

**Alisandris Mawatha, Malabe.**





CENTRAL PARK  
JA-ELA

# KELSEY CENTRAL PARK (PVT) LIMITED

## CENTRAL PARK HOUSING PROJECT - JA-ELA

Central park Ja-ela, offers a repertoire of unparalleled services and 40+ amenities that includes a fully equipped Gymnasium, Out door pool, Club house, Natural ponds, Garden areas, Jogging track, Yoga studio, Day care center, Open kids play areas, Wellness Center, Supermarket and Cafe amid a relaxing and beautiful atmosphere.



**KELSEY HOUSE**

3 BEDROOM

1525 SQFT



**KELSEY VILLAS**

3-4 BEDROOMS

1960 SQFT / 2360 SQFT



**FAMILY VILLAS**

3 BEDROOMS

TYPE A - 980 SQFT  
TYPE B - 1020 SQFT  
TYPE C - 965 SQFT  
TYPE D - 1870 SQFT  
TYPE E - 1900 SQFT



**HARMONY PARK**

HOUSING COMPLEX

TYPE I - 1275 SQFT  
TYPE II - 830 SQFT  
TYPE III - 1300 SQFT  
TYPE IV - 1325 SQFT

**WHERE LEISURE IS REDEFINED, YOUR GATEWAY TO MODERN LIVING.**

**40+**

**AMENITIES**



**The Largest Gated Housing Development**

**[www.kelsey.lk](http://www.kelsey.lk)**



# DISCOVER THE LOCATIONS THAT EMBRACES THE ULTIMATE LUXURIOUS LIVING

FROM SRI LANKA'S LARGEST CONDOMINIUM DEVELOPER

## OUR COMPLETED PROJECTS



NO 45, ALFRED HOUSE GARDENS,  
COLOMBO 03



NO. 06, DE ALWIS AVENUE,  
MOUNT LAVINIA



NO.08, JAYASINGHE ROAD,  
COLOMBO 05



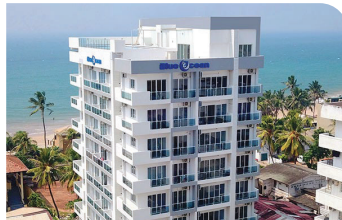
NO.25, FRANKFURT PLACE,  
COLOMBO 4



NO. 502, HAVELOCK ROAD,  
COLOMBO 05



NO.31, DE ALWIS PLACE,  
DEHIWALA



NO. 37/3, BEACH ROAD,  
MOUNT LAVINIA



NO.73, GREGORY'S ROAD  
COLOMBO 07



NO.19, BARNES AVENUE,  
MOUNT LAVINIA



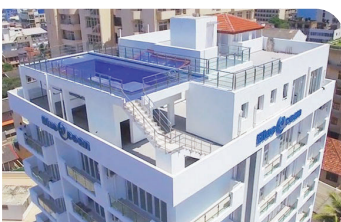
NO. 23, MOOR'S ROAD,  
COLOMBO 06



NO.15, LILLIAN AVENUE,  
MOUNT LAVINIA



NO.121, INNER FLOWER ROAD,  
COLOMBO 03



NO. 18, RETREAT ROAD,  
COLOMBO 4



NO. 30, SIRIPALA ROAD,  
MOUNT LAVINIA



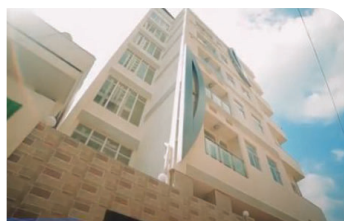
NO. 01, SAMUDRA MAWATHA,  
MOUNT LAVINIA



RAILWAY AVENUE,  
NUGEGODA



NO. 48, TEMPLERS ROAD,  
MOUNT LAVINIA



NO. 142/4, GALLE ROAD  
COLOMBO 03



NO. 03, COLLEGE AVENUE,  
MOUNT LAVINIA



NO. 22, BOSWELL PLACE,  
COLOMBO 06



## LINK ENGINEERING : HONORS THE PROMISE FOR ITS CONSTRUCTION EXCELLENCE

CIDA AWARD WINNER | C1 CONTRACTOR | 41+ YEARS OF CONSTRUCTION EXCELLENCE



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



ROAD DEVELOPMENT DEPARTMENT - JAFFNA



CLINICAL TRAINING AND RESEARCH CENTRE  
MEDICAL FACULTY - UNIVERSITY OF JAFFNA

The company also has been recognized as an award winning construction Industry of its wide range of construction excellence in the field of building developments such as...

Hotels & Resorts

Residential Villas

Auditoriums & Reception Halls

Luxury Condominiums

High-Rised & Multiplexes

Bank & Office Complexes





**STATE OF THE ART FURNISHING, EXPERT QUALITY CRAFTING & FOR BREATHTAKING AMBIANCE**

*Sri Lanka's highest national graded interior designer*

## HOME INTERIOR



## OFFICE INTERIOR



**THE LEADER IN SUPPLYING ALUMINIUM EMBELLISHMENT FOR ANY TYPE OF BUILDINGS**

*We are a premier manufacturer of high quality aluminium extrusions  
Used for architectural and other sophisticated applications*

### ALUMINIUM COMPOSITE PANEL WALL CLADDING



### ALUMINIUM CEILING SYSTEM



### GLAZING WORKS AND CUBICLE WORKS



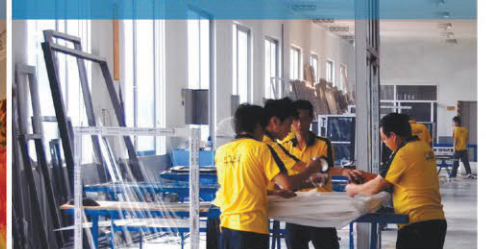
### ALUMINIUM DOORS AND WINDOWS



### INTERIOR MODIFICATIONS



### ALUMINIUM WORKSHOP





### Why Sri Lanka?

With Sri Lanka becoming increasingly investor friendly and seeking more and more foreign visitors to the island nation, the real estate sector has attracted great attention. As more foreigners have entered Sri Lanka, there has been an increased interest in purchasing land outright. However, for a number of years, this was not an option as there were restrictions on foreigners purchasing real estate in Sri Lanka.

### How can we help you?

- ◆ Acquiring and Selling Land, Home & Commercial Properties
- ◆ Assisting Non-Sri Lankan citizens to invest in Sri Lankan Properties
- ◆ Where to buy a property with sustained capital growth
- ◆ How to use your equity effectively and invest successfully
- ◆ How to read the Property Clock

### How to sell your property?



#### Select a Realistic Price

Property buyers seek the best rates. You can always talk to us and find out a competitive price.



#### Share Good Quality Photos

Use genuine and actual photos to get higher views and good demand, We even help you get good photos through our professional photographers.



#### Provide Descriptions and Articulates of the Property

Provide a copy of your property articulates and the surveyor plan with a simple description of the property and its key features.



#### Inspection on Enquiry

Facilitate us to show the property to the buyer. We will take the buyer for a property tour on their request.

BUY & SELL LANDS

HOMES

COMMERCIAL PROPERTIES

### LANDS AND PLOTS



### INDIVIDUAL HOUSES



### COMMERICAL BUILDINGS



### CONDOMINIUMS





# Bring Home Happiness

Make an impression with the elegantly  
Designed energy-efficient home appliances



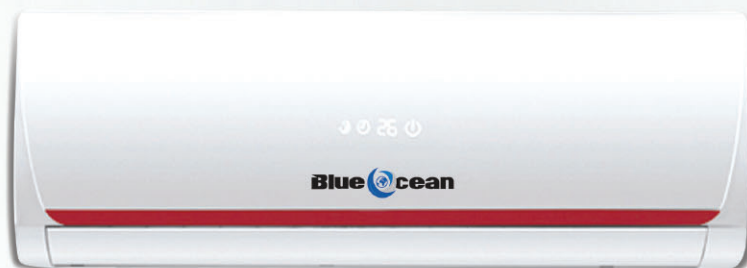
1 YEAR  
WARRANTY



FREE DELIVERY  
WITHIN COLOMBO



3 FREE  
SERVICES



## OUR OTHER PRODUCTS

Refrigerators

Washing Machines

Cooker Hood

Gas Burner & Oven

Kitchen Appliances

Water Geyser





# BLUE OCEAN FACILITY MANAGEMENT

Leading the future of facilities management through innovation



Blue Ocean Group, a leading property developer, is proud to announce a tailored service designed to meet the specific needs of the discerning property purchaser. Blue Ocean Facilities Management (Pvt) Ltd recognizes that there is a demand for competent, responsive and above all high quality services to meet and exceed today's varied expectations in providing facilities pertaining to proper management, maintenance, control, and oversight of commercial and luxury real estate and also provide professional financial services. We believe that we will get there on the strength of our expert approach, dedicated professionalism and the unsurpassed quality of our customer service. We have served many customers and are focused on our dedication and satisfaction of customer needs. We exclusively focus on making your real estate experience a positive one- from all sides of the transaction. It is without a doubt that first impressions gained on entering a building are strong and long lasting. Blue Ocean's objective is to maintain a cleaning service that creates an aesthetically pleasing and socially acceptable environment that meets superior high standards of cleanliness which are both sustainable in its delivery and offers value for money.

## Does your home need regular maintenance?

We offer you a comprehensive array of services to meet your home maintenance needs. We handle everything from simple fixes to annual maintenance and home renovation services. Our home maintenance service packages are designed to give your asset maximum performance through a schedule planned, preventive maintenance and emergency response services. We have a highly trained and skilled workforce who are dedicated to general maintenance as well as emergency repairs and regular upkeep of your facility.

## Building Maintenance Services

We are not just here to fix your problems. We are here to help you avoid them in the first place. Our comprehensive home maintenance services allow you to protect your valuable asset.

### WHAT WE OFFER

- |   |  |
|---|--|
|  Mechanical, Electrical & Plumbing Services |  Cleaning & Handyman Service    |
|  A/C Service & Duct Maintenance             |  Gardening & Landscaping        |
|  Swimming Pool Maintenance                  |  Condominium Finance Management |
|  Security Guard Services & Surveillance     |  |



## Why Choose Blue Ocean Facilities Management?

- An inspection is conducted, providing a baseline of your home's condition.
- We prepare a detailed plan that helps you assess, prioritize and budget home maintenance activities.
- Our Financial Specialists will meet you to discuss your requirements.
- We schedule and oversee services on your behalf, keeping you informed on work progress.
- Available 24/7 for any unexpected requirements.



# BLUE OCEAN TRAVELS

A fully owned member of Blue Ocean Group of Companies



# BLUE OCEAN TRAVELS

A DESTINATION FOR THE NEW MILLENNIUM

Blue Ocean Travels (Pvt) Ltd. is a composite associate of the prestigious Blue Ocean Group of Companies of Sri Lanka offering a wide array of services that include airline ticketing and reservations, inbound and outbound holidays and so much more. An IATA Accredited travel agent in Sri Lanka.

## OUR SERVICES

International Air Ticketing

Hotel and Accommodation Services

Visa Services

Inbound & Outbound Tours

Transportation & Transfer Services

Travel Insurance

## Why you have to travel with Blue Ocean Travels?

Blue Ocean Travels (Pvt) Ltd. is a composite associate of the prestigious Blue Ocean Group of Companies of Sri Lanka with extensive inbuilt synergies from all in-house facets of Tourism, thereby providing a variety of flexible client services. We include flexible ticketing for global travel and subsequent route adjustments as and when required. We have a selection of preferred holiday activities varying in tempo from silent monastic meditation to drum rhythmic drum beats of the numerous cultural festivities and pageants typical of the orient. Our creative and imaginative staff caters to individual preferences by networking with prestigious providers of a variety of specialized recreational activities. Given the wide spectrum of our overall established capacity,

### Inbound Tours

As a pearl of the Indian Ocean, Sri Lanka is meant to be the a historically attractive island with natural beauty and a unique cultural paradise. With a history of more than 2,500 years, Sri Lanka has been such a remarkable combination of landscapes and is known for its beaches, cultural heritage, and diversity



### Outbound Tours

Your dream destination does not have to be a dream any longer! Blue Ocean Travels designs general and customized tour packages to give a new luxury travel experience all over the world focusing on customer delight. Our specialists will help you to plan your trip, book flights, and hotels, organize transports and transfers in the world





BO Tech stands as the pioneering technology arm of Blue Ocean Group Sri Lanka, a distinguished conglomerate with a multifaceted presence across real estate, construction, hospitality, and beyond. Situated in the vibrant heart of Colombo, Sri Lanka, BO Tech embodies the progressive ethos and unwavering commitment to excellence synonymous with the Blue Ocean Group.

Our core objective is to redefine the digital landscape by delivering tailored technological solutions that empower businesses and organizations to thrive in today's dynamic environment. Drawing upon the collective expertise and resources of the Blue Ocean Group, we offer comprehensive IT services designed to drive growth and success. At BO Tech, our focus is on harnessing cutting-edge technology and fostering enduring client relationships. Join us as we embark on a journey of innovation, shaping a brighter digital future together.



 Web design & Development

 App Development

 E-Commerce Solutions

 Product Engineering

 Mobile Game Development

 Cybersecurity Services

 Brand Strategy Consulting

 Creative Content

 Photography & Videography

 Cloud Services

 Chatbot Development

 User Interface (UI) Design

 User Experience (UX) Design

 Search Engine Optimization (SEO)



# Our Core Business Principals

## Quality of Service

To be skilled in all round performance in the relevant fields to fulfill customers' need

## Safe and Conducive Work Environment

Maintain smooth and safe work practices to ensure healthy atmosphere to everyone concerned

## Integrity and Openness

Maintain the standards which transpires coveted principles

## Social Responsibility

To be fully conscious of the community and its welfare

## Corporate Governance

Committed to the principle working methods which enhance our credibility

## Return on Investment

Manage soundly to yield healthy returns for our customers



### Platium Office - Sri Lanka

No. 9A, De Fonseka Place, Colombo 04.

Hotline : +94 777 546 546

Email : mktgroup@blueocean.lk



### Branch Office - United Kindom

No. 61, Clarendon Way,

Chislehurst, BR7 6RG,

United Kingdom.

Tel : +44 79 6096 9684

Email : uk@blueocean.lk

# Why Blue Ocean is a Brand for Property ?

- ✓ All regulatory compliances and approved plans with truly architecture designed modern amenities.
- ✓ Spacious modern room layouts with fresh air ventilation circulation systems and privacy in access.
- ✓ Prominent landmarks surrounded with uncongested wide access roads.
- ✓ Uncongested decent residential living environment with affordable monthly maintenance cost.
- ✓ Guaranteed minimum return, property exchange, flexible payback schedule, apartment rental, apartment repurchases and assistance in obtaining bank loans
- ✓ Articulate legal documents for your purchase and assurance of on-time occupancy
- ✓ High profile Human Resource talent with team members representing the roles of Chartered Architects, Chartered Engineers, Chartered Accountants, Qualified Interior Designers and Other Industry professionals

## Build your own dream LUXURY Home or Business Premises WITH US

### What We Build ?

- Individual Houses & Villas
- Commercial Buildings

### What We Do ?

- Architecture & Structural Design
- Land Surveying
- Project or Construction Management
- Cost Estimation (BOQ)
- Modern Interior Designs

### What Materials We Serve ?

Imported Tiles, Bathroom Fittings, Light Fittings, Home Appliances, Doors & Windows, Pantry Cupboards and Construction Heavy Machinaries can be provided.