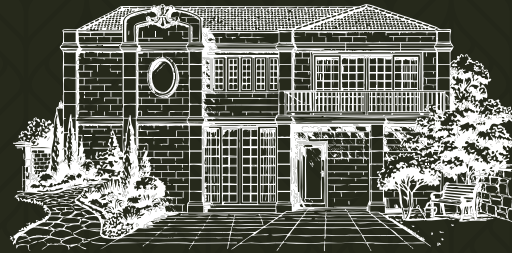


LUXURIOUS LIFESTYLE



PLATINUM

10

N E G O M B O



PLATINUM 10 NEGOMBO

PLATINUM 10 NEGOMBO

A new benchmark in super luxury living.

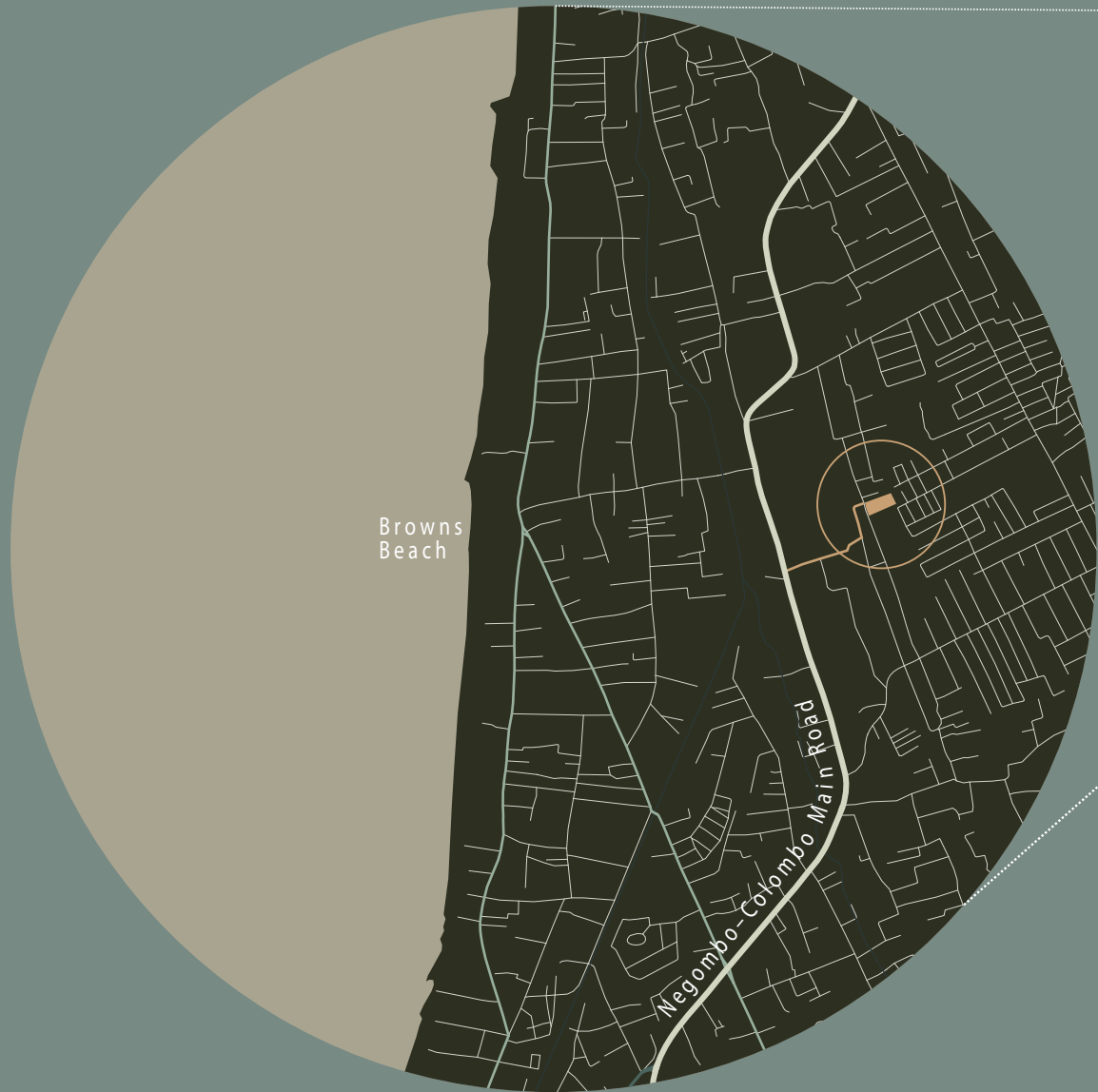
Platinum 10 Negombo is an exclusive collection of just 10 luxury villas, designed for those who seek comfort, privacy, and a premium lifestyle. Located in the heart of Negombo, this gated community offers the perfect blend of classical living, smart technology, and everyday convenience.

Villa Features:

- 4 Spacious Bedrooms
- 4 Modern Bathrooms
- Private Swimming Pool
- Private Gymnasium
- Landscaped Garden
- Fully Furnished Interiors
- Fully Air-Conditioned Living Spaces
- Fully Automated Security System
- 2 Dedicated Parking Spaces
- 10 Perches of Land
- Expansive Luxury Living Space
- No Common Maintenance Costs

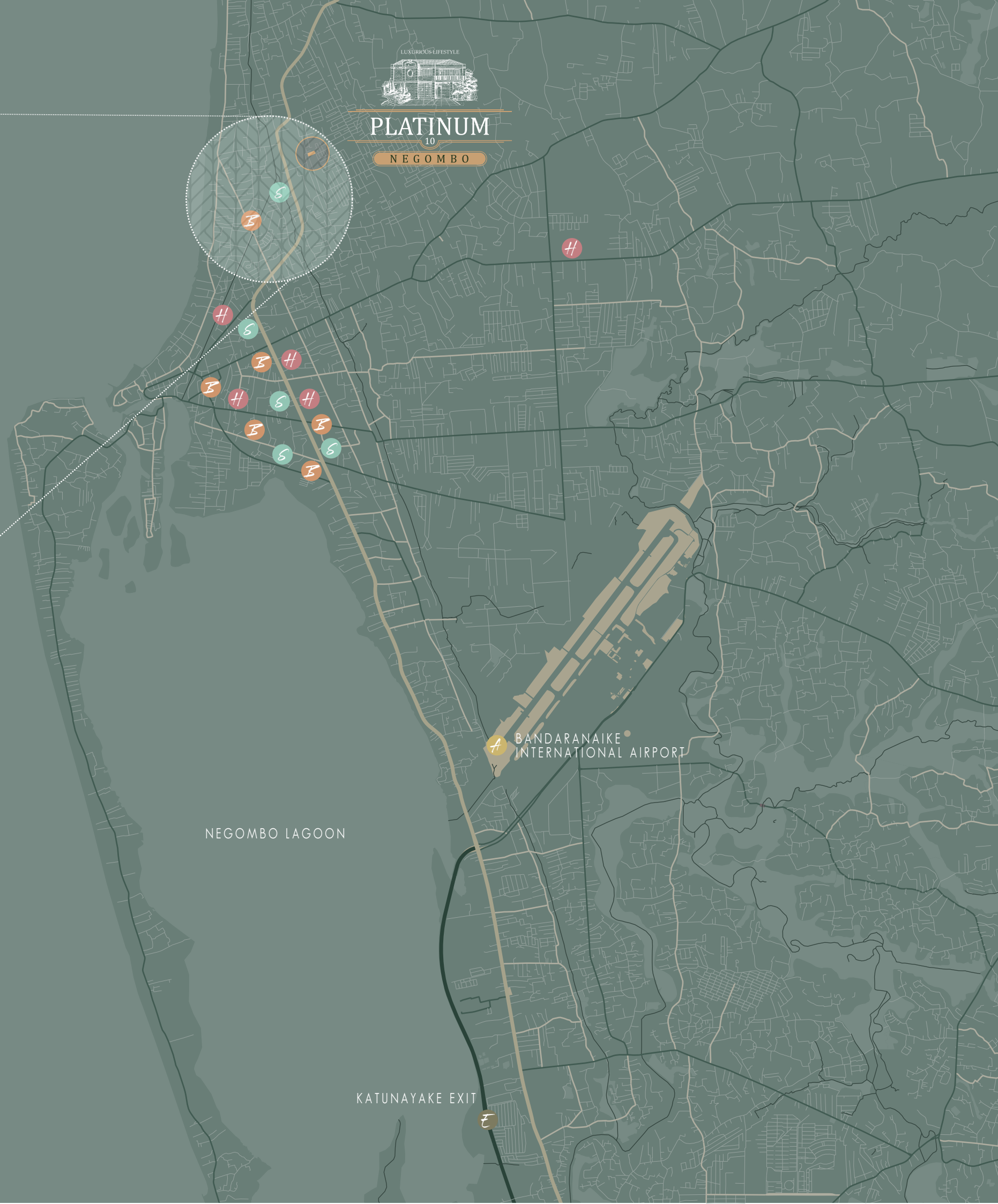
Just minutes away from Negombo Town, Negombo Beach, the International Airport, and the Katunayake Expressway, Platinum 10 is not only an exceptional place to live but also a valuable investment opportunity with strong rental potential.

With only 10 exclusive villas available, Platinum 10 Negombo offers a rare opportunity to own a luxury home in one of Negombo's most desirable locations.



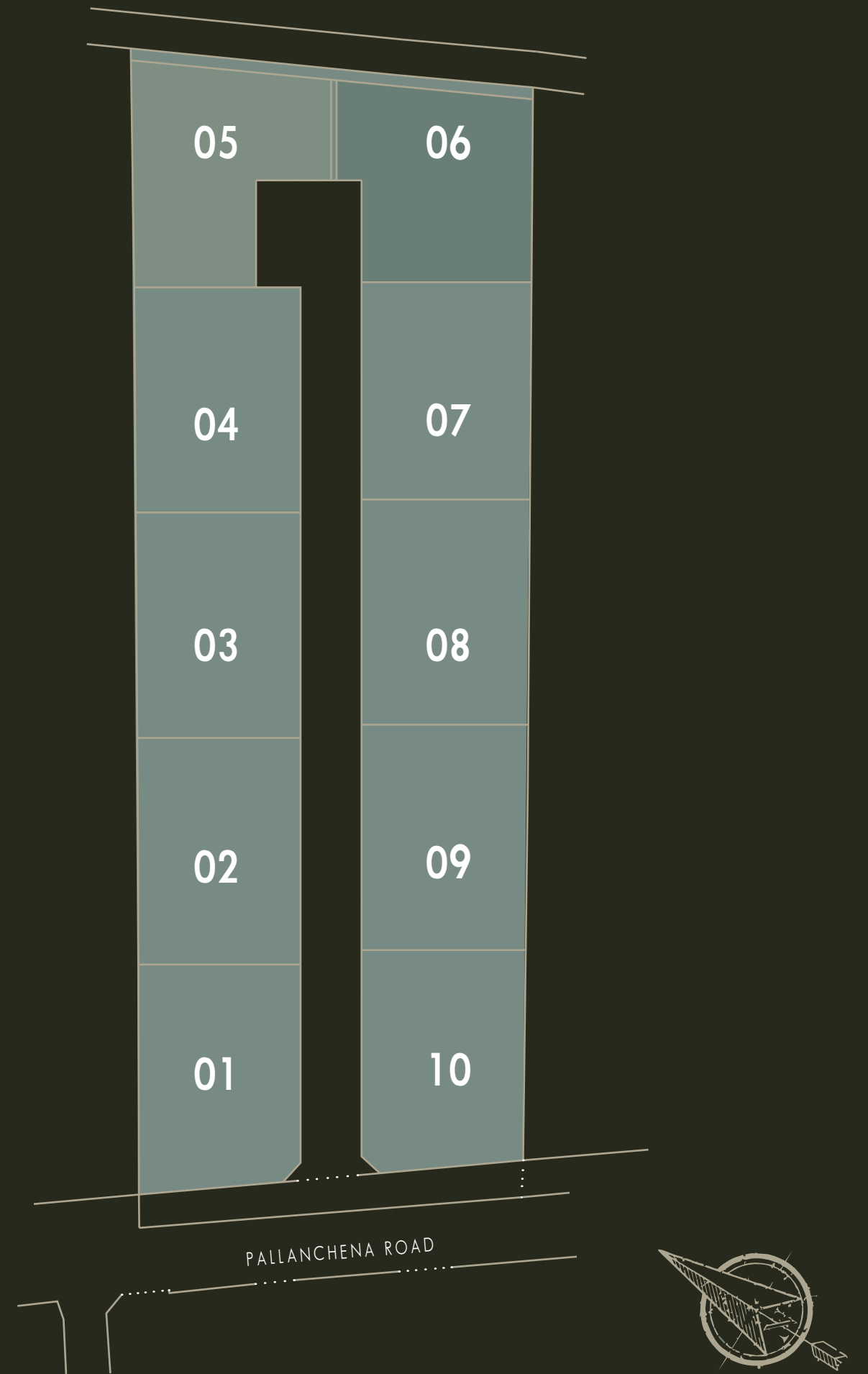
SERVICES AND NEEDS

-  HOSPITAL
-  SUPERMARKET
-  BANK
-  EXPRESSWAY INTERCHANGES
-  BANDARANAIKE INTERNATIONAL AIRPORT

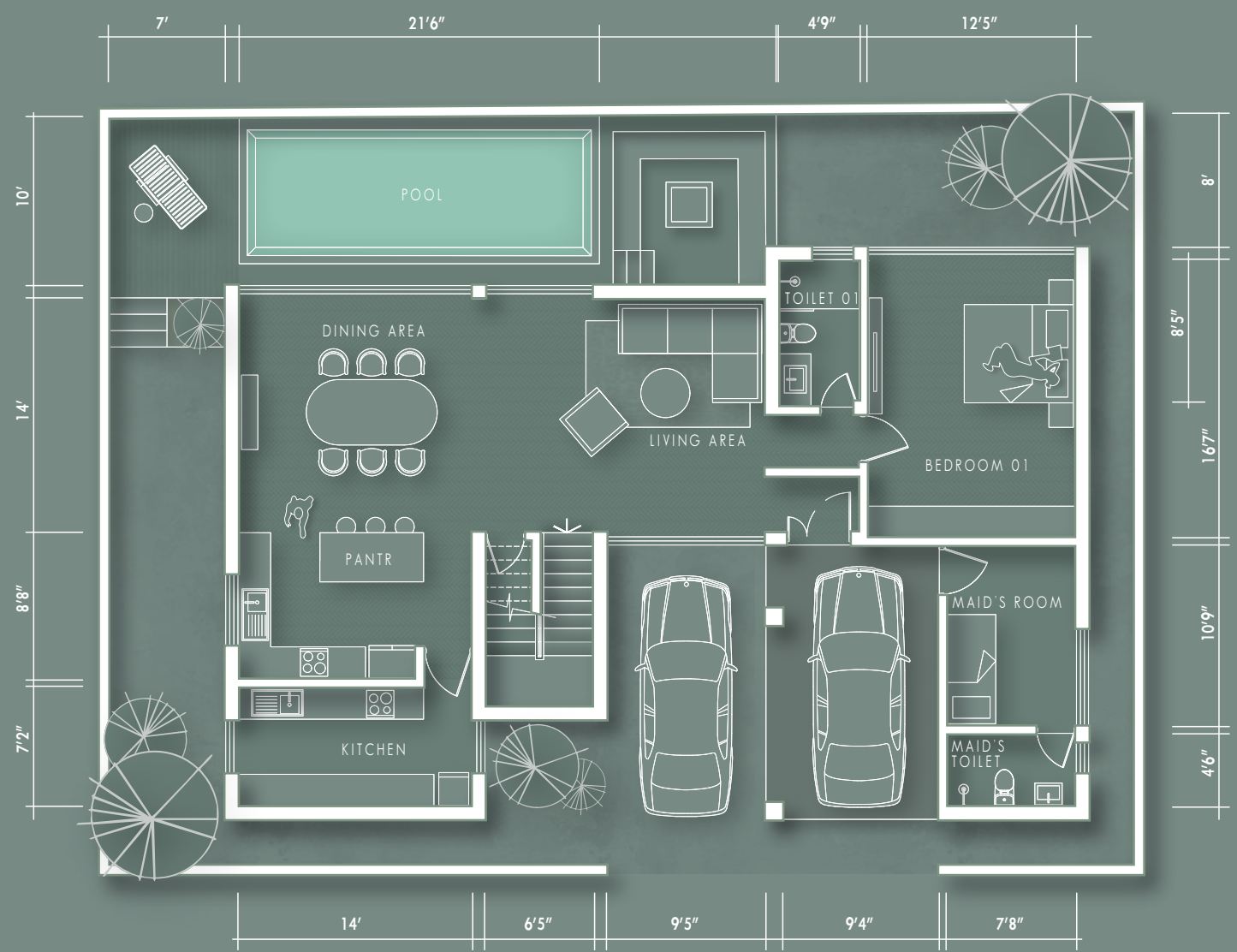




MASTER LAYOUT

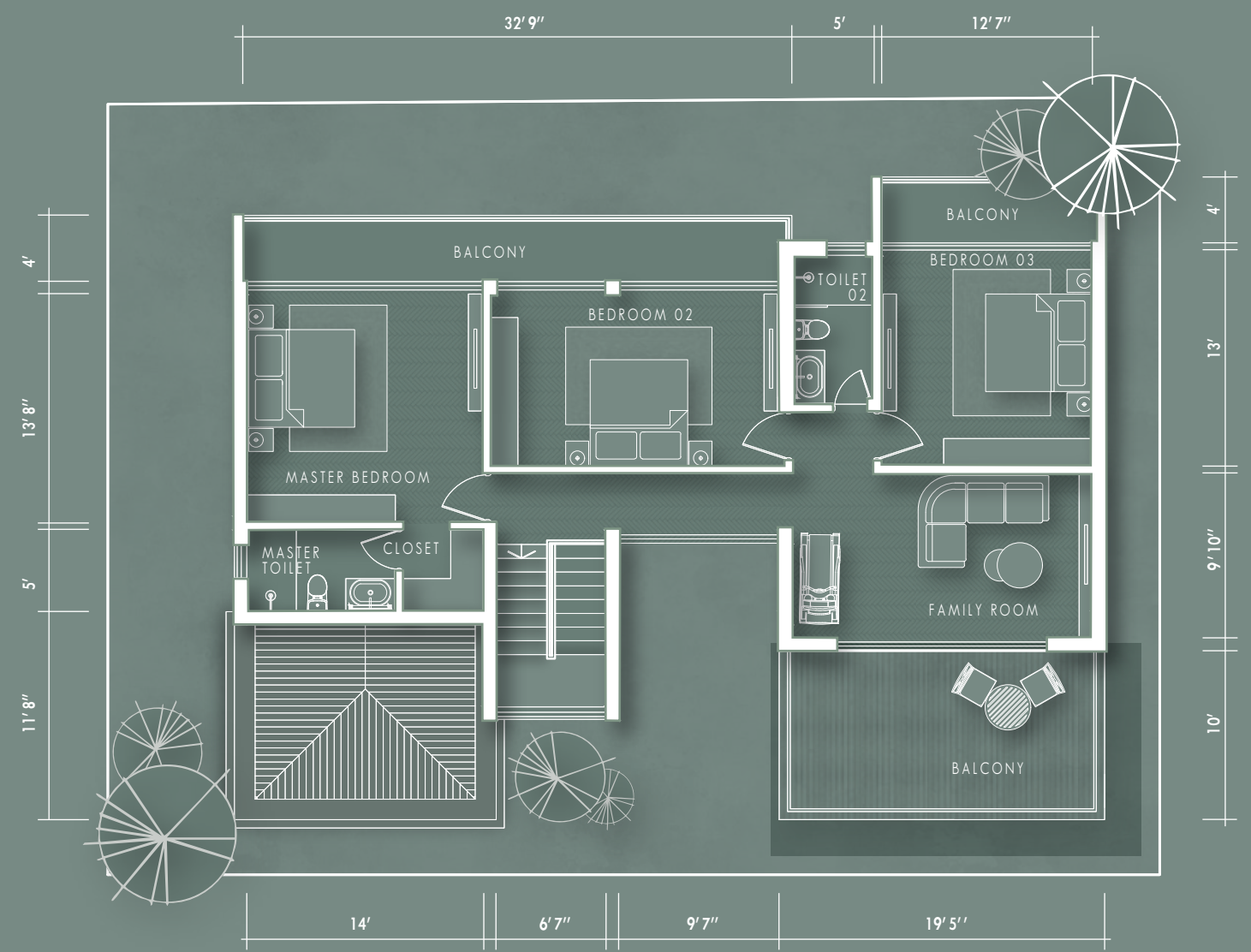
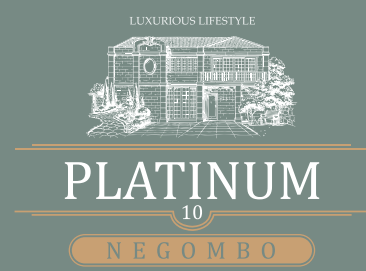
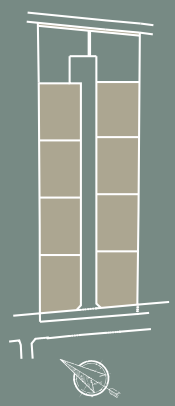






VILLA 01

Ground Floor 1500sqft



VILLA 01

First Floor 1510sqft





PLATINUM

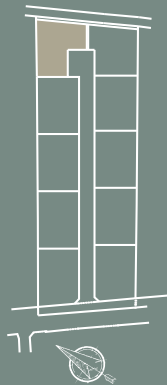
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NEGOMBO



VILLA 02

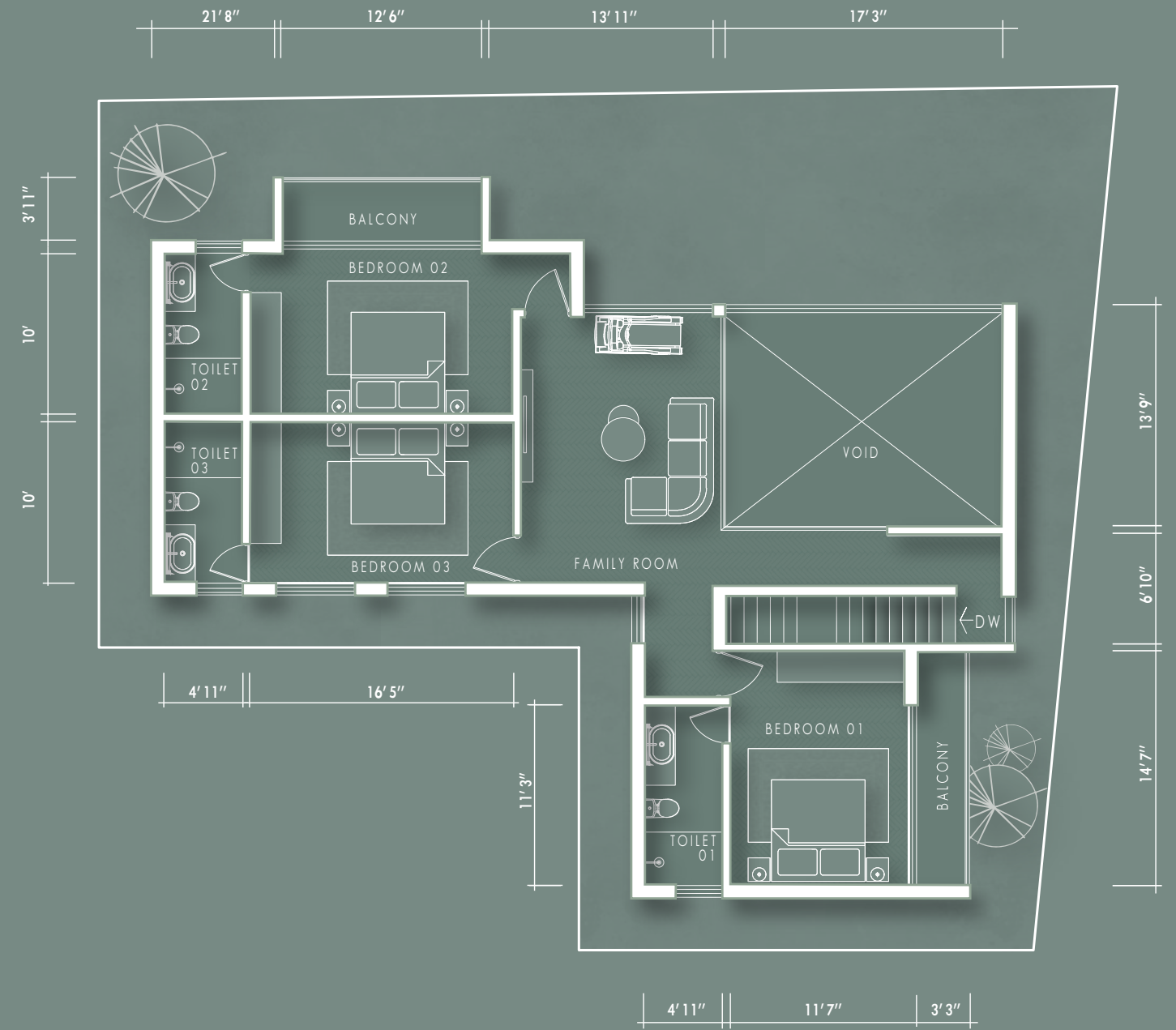
Ground Floor 1420sqft



PLATINUM

10

NEGOMBO



VILLA 02

First Floor 1520sqft





PLATINUM

10

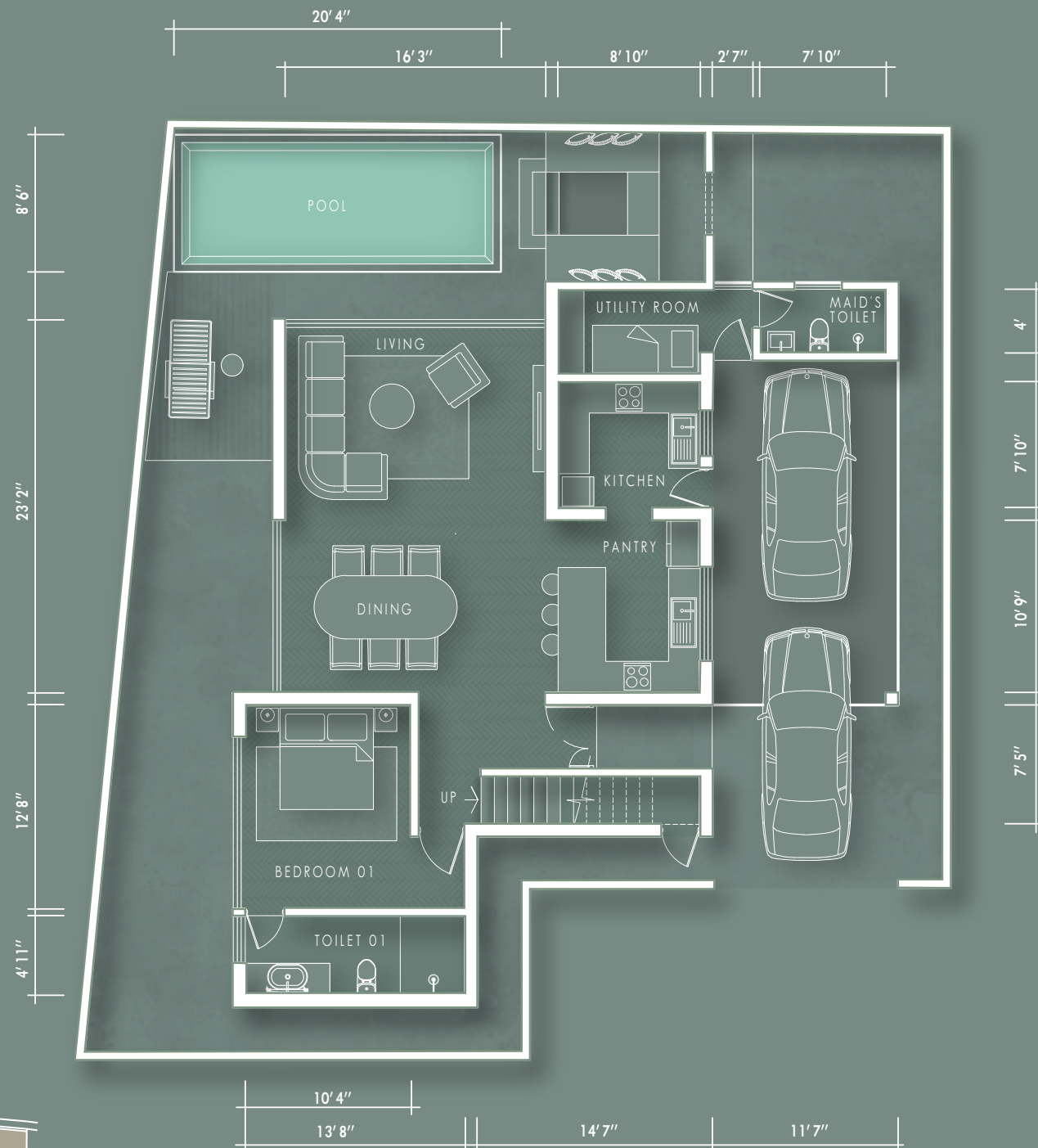
NEGOMBO



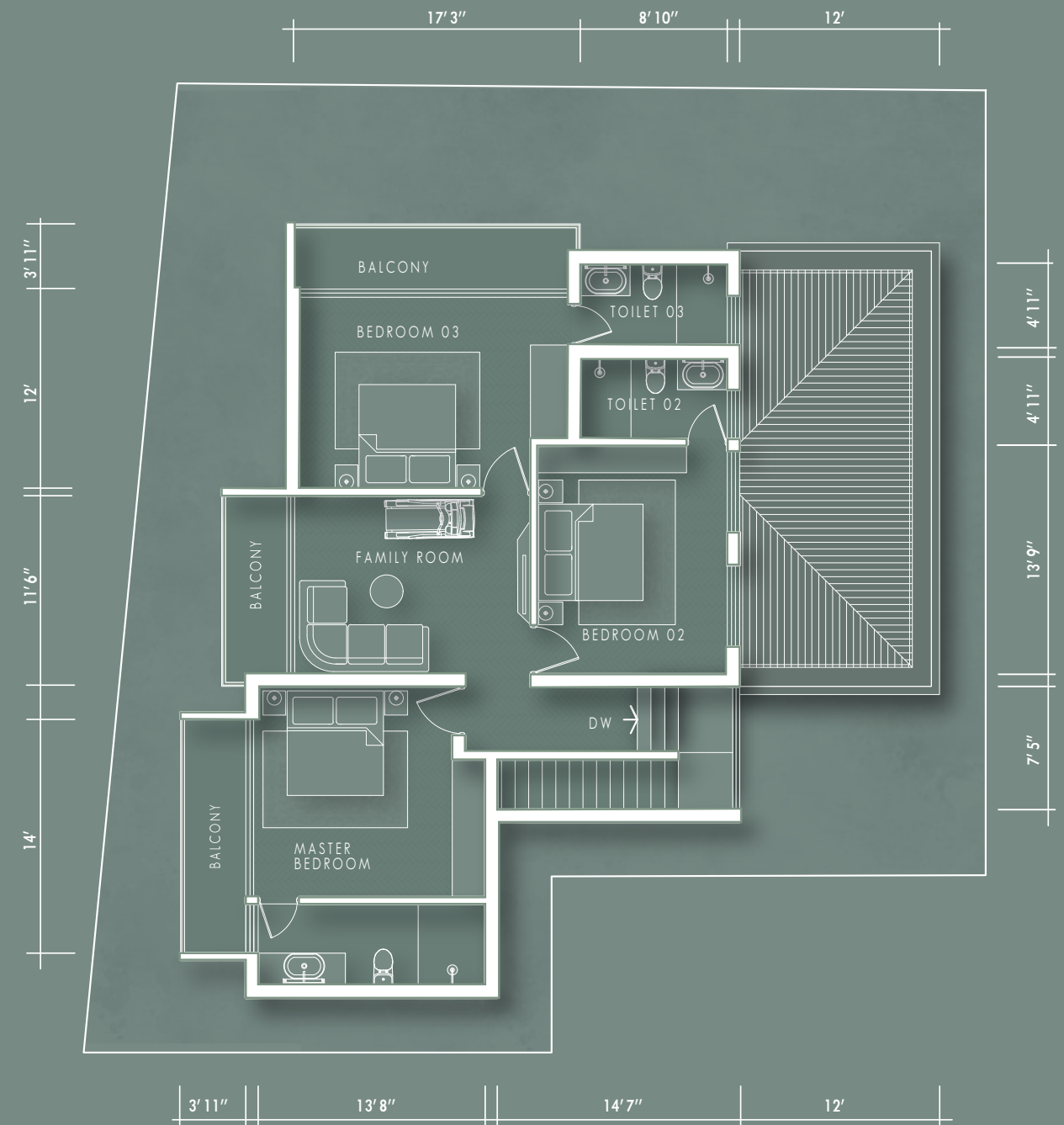
PLATINUM

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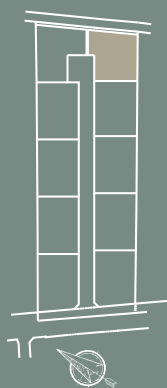
NEGOMBO



VILLA 03
Ground Floor 1380sqft



VILLA 03
First Floor 1250sqft







Timeless Elegance in Every Detail

Step into a world of classic luxury, where refined craftsmanship, sophisticated finishes, and thoughtfully designed spaces come together to create an atmosphere of comfort and prestige. Every interior at Platinum 10 Negombo is carefully curated to deliver a living experience that is both elegant and timeless.



Living Area

A welcoming space designed for relaxation, entertainment, and everyday luxury.



Dining Area

An elegant setting where family gatherings and special moments become unforgettable.



Bathroom

Luxurious bathrooms featuring premium finishes and a spa-inspired atmosphere.



Private Gymnasium

Your personal wellness space, designed to support a healthy and active lifestyle.



TV Lounge

A refined entertainment space designed for relaxation, family time, and immersive viewing in complete comfort.





Private Swimming Pool

A resort-style retreat offering relaxation, privacy, and leisure within your own home.



Unit Specification

Item		Area	Description	Brand	Size
1	Sub Structure	Strip foundation for periphery walls	Random Rubble with RCC Plinth beams		6''X9''
		Internal walls	RCC Plinth BEAMS	(SLS)	9''X9''
		Column Footings	RCC	(SLS)	9''X9''
2	Super Structure	Columns and Beams	RCC	(SLS)	9''X9''
		Slabs	RCC	(SLS)	5'' thick
3	Walls	Outer walls	Bricks		9''
		Inner walls	Bricks		4.5''
4	Doors	Front door	Frame	Teak	3''x5''
			Panel	Teak	1.25'' thk
		Rooms	Frame	Mahogany	3''x4''
			Panel	Mahogany	1'' thk
			Locks	Union or Equivalent	
5	Pantry	Cooker hood & Hob	Elba or equivalent		
		Bench Top	Granite		Jet Black
		Splash back	Ceramic Tiles	Class 1 tile	
		Cupboards	Artificial Timber Painted		
		Sink	Single bowl under bench stainless steel		
		Swan neck mixer tap	Chrome plated	German or Equivalent	
6	Windows	External	Frame	Alumex or Equivalent	
			Panel	Alumex or Equivalent	
			Locks		
7	Tiles	Floor	Living /Dining	Porcelain Class 1 tile	
			Rooms		
			Pantry floor		
			Verandah/Car porch	Class 1 tile	
			Bath rooms floor	Porcelain Class 1 tile	
			Balcony		
		Wall	Bathroom's wall	Porcelain Class 1 tile	
8	Sanitary Fittings	WC		Rocell or equivalent	
		WB		Rocell or equivalent	
9			Accessories	German or Equivalent	
			UPVC Pipes	S-Lon or equivalent	
			Hot water pipes	S-Lon/ Phoenix	

Item		Area	Description	Brand	Size
10		Solar hot water system			100L Capacity
		Mirror	Frameless Mirror		
		Mixer tap		German or Equivalent	
		Shower Tap		German or Equivalent	
		Hand shower		German or Equivalent	
		Shower / Bath Screen	Semi-frameless Tempered glass		10mm thk
		Towel Rail		Stainless steel	
		Soap Tray		Stainless steel	
	Electrical	Wires		SLS Standard	
		Main switch/ Breakers		SLS Standard	
		Fans		KDK	
11	Telephone	Outlet Only		SLS Standard	
12	TV	Outlet Only		Orange/Kevilton	
13	Painting	External Walls		SLS Standard	
14	Roof	Cover Structure	Zn/Al Roofing Sheets	Timber S-LON	2''x4''
15	Water Tank		UPVC		1000 liter
16	Water Supply with pressure pump		NWSDb 2021		
17	Electricity Supply		CEB		
18	Air-condition		18000 Btu For Master bedroom with AC, other bedroom provision only	TCL/ LG or equivalent	



Developer

Odiliya Residencies (PVT) Ltd has captured the imagination of our customers and excelled in the housing development sector by offering innovative and effective solutions.

We have acquired prime properties, prudently developed them, and successfully marketed and completed projects in Negombo and the Colombo suburbs. Our success has been due to the trust, consumer confidence, and reputation for reliability we have built through our performance.

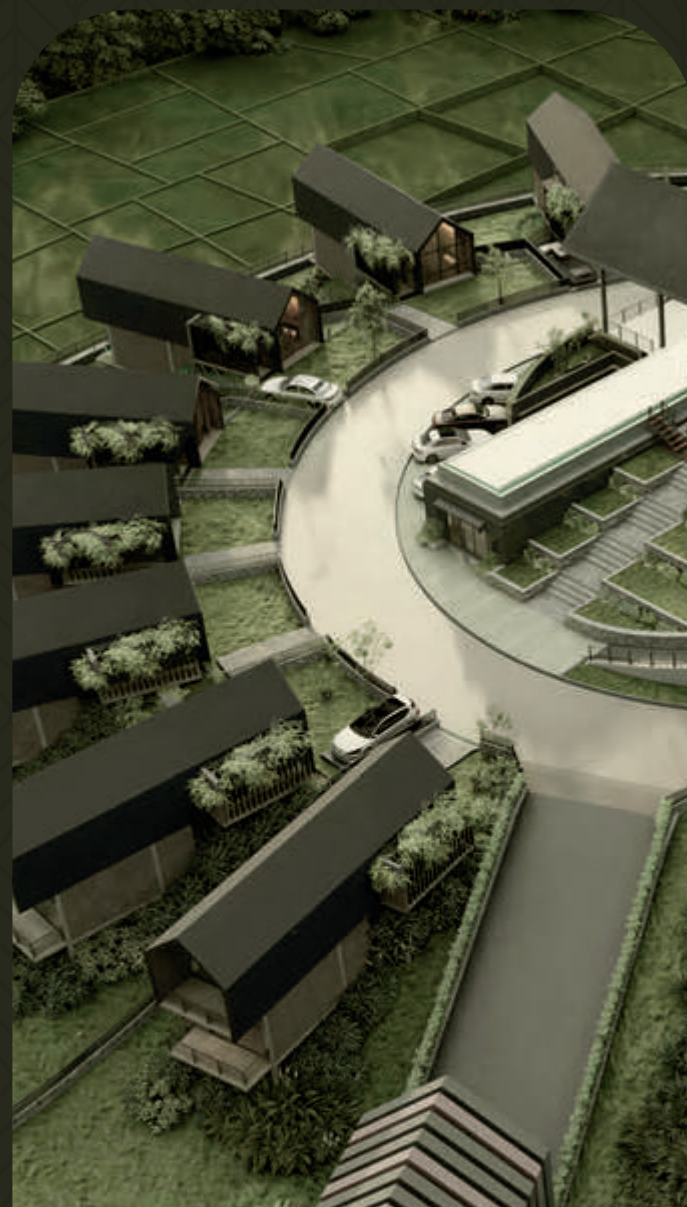
Prudent decision-making by the Chairman and Managing Director of the company, amply supported by a dedicated and motivated staff, has led to high levels of customer satisfaction.

We always prioritise quality over financial gains when dealing with our customers.



Featured Properties

ICON
Galle



Featured Properties

ICON
Mirissa



Featured Properties

Oceanista
Residencies
Panadura



Featured Properties

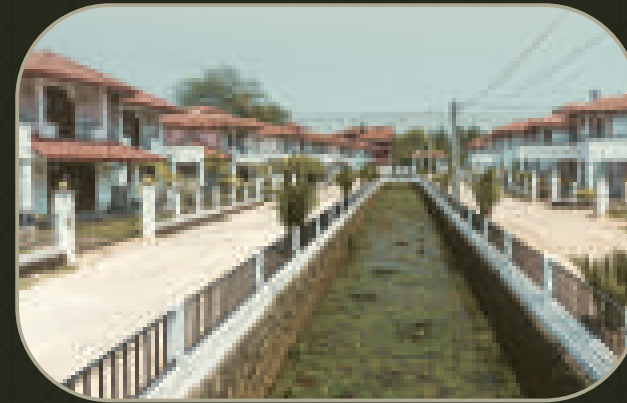
ICON V
talpe



Ultima Residencies
Kadawatha



Altezza Apartments
Wattala



Odiliya Residencies
Negombo - Y junction



Aspire Apartments
Athurugiriya



Odiliya Residencies Phase 01
Negombo



Odiliya Residencies Phase
02



Lithro Residencies
Ragama



Homagama Housing
Next Colombo



Kingswin Residencies
Malabe



Kiribathgoda Housing
Project



Odiliya villas
Pannipitiya



Get In Touch

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