

CRYSTAL SANDS

VILLAS IN THE SKY



“Quality and commitment have been, and always will be, a priority of mine. Having followed intently the progress at Crystal Sands, I can confidently say that our Sky Villas will provide an enviable lifestyle for our guests and our investors the prospect of strong rental returns and impressive capital growth. An investment at Crystal Sands is an investment well-made. I look forward to seeing you there!”

- Kumar Sangakkara
Chairman
Crystal Property Group

“Our ethos at CPG is to under promise and overdeliver. With completion of Crystal Sands I am proud of the team’s relentless efforts to add value throughout the construction lifecycle. Smart home automation and fully furnished Sky Villas are just a few examples. This is just the start of our commitment; the focus now is to ensure we deliver a great experience for guests and a benchmark real estate investment and return to clients. I welcome you all to join the Crystal Sands family!”

- Reza Magdon-Ismail
CEO
Crystal Property Group



CLIENT TESTAMONIALS



"It has been a pleasure dealing with Kumar, Reza and the team. What stands out for me is that no corners have been cut, quite the opposite. The focus is on quality, evidenced by the furniture choices, the smart home automation, the rooftop bar and restaurant and so on. We are confident in both capital growth and good rental yields once tourism returns."

- Mark Prothero
CEO HSBC,
Sri Lanka and Maldives

"Sri Lanka's reputation for exemplary hospitality and serenity carries through in its people. I have faith that it will stand out in more ways than one. I have no doubt in my mind that the future is bright for this unsung tropical paradise that deserves more praise. I believe that the work CPG has done with Crystal Sands is first class and will help draw attention to this beautiful country!"

- Nas Daily



THE LOCATION

Southern Expressway Exit 7:
The Baddegama Exit is 12.8 km from Crystal Sands

Southern Expressway Exit 8:
Crystal Sands is 8.4km from Galle

Two hours from Colombo
Fifteen minutes from Galle Fort.
Ten minutes from Hikkaduwa Bay
Ten minutes from Seenigama Vihara
Ten minutes from Moonstone Mine
Five minutes from Rathgama Lake

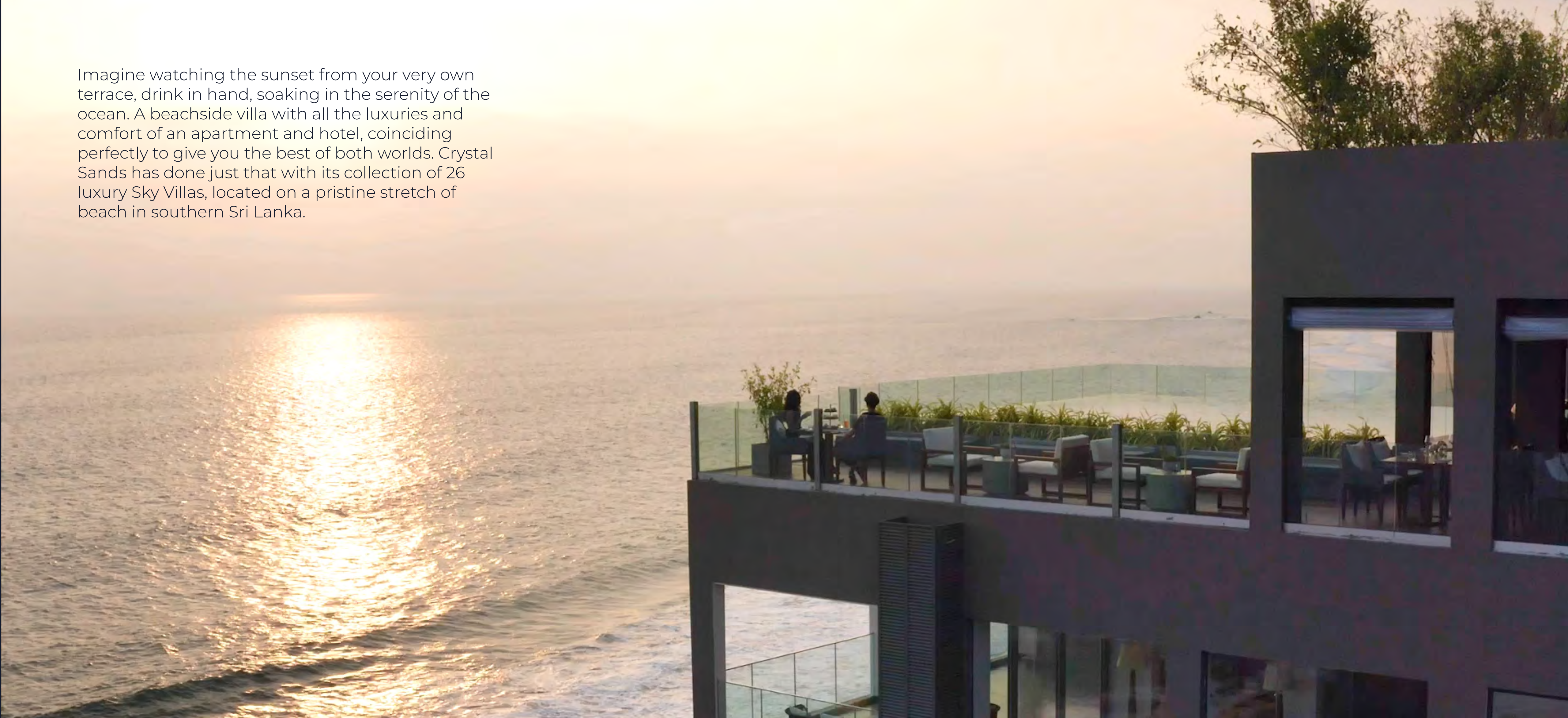
Legend

1. CRYSTAL SANDS
VILLAS IN THE SKY
2. Hikkaduwa train station
3. Rathgama lake
4. Galle train station
5. Galle fort
6. Hikkaduwa beach
7. Southern expressway Galle entrance
8. Southern expressway Baddegama entrance



Indian Ocean

Imagine watching the sunset from your very own terrace, drink in hand, soaking in the serenity of the ocean. A beachside villa with all the luxuries and comfort of an apartment and hotel, coinciding perfectly to give you the best of both worlds. Crystal Sands has done just that with its collection of 26 luxury Sky Villas, located on a pristine stretch of beach in southern Sri Lanka.



FIFTEEN MINUTES FROM
GALLE FORT



ROOFTOP MULTI CUSINE
RESTAURANT &
SUNSET BAR



FULLY EQUIPPED
GYMNASIUM



DEDICATED 24 HOUR
CONCIERGE SERVICE



INTEFRATED WITH
SMART HOME
TECHNOLOGY



PLUNGE POOL IN
EVERY SKY VILLA

The Crystal Sands Sky Villas offers the privacy of a beachside home with all the benefits of a hotel.

- Restaurant and Room Service
- 24 hour onsite reception
- 24 hour onsite security
- 24 hour concierge service
- Onsite maintenance



Viola Shipman once said “Sunsets are one of our simplest and most profound gifts... they remind us that we are blessed to have enjoyed a perfect day, and they provide hope that tomorrow will be even better.”, and we couldn’t agree more. Taking a dip in your personal plunge pool overlooking the soaring sunsets this beautiful country has to offer, you will realize that Crystal Sands will elevate your lifestyle in the most profound way. It will give you a taste of opulence in every step.



PALM SUITE

02 Bedroom Suite
01 Unit Available

4th floor US\$ 285,000



2 Queen
Beds



Private
Plunge Pool



Alexa Home
Automation



Air
conditioning



Safety
Deposit Box



Cable TV
& Netflix



Wi-Fi
Connectivity



855 sq ft



SURF SUITE

03 Bedroom Suite
02 Units Available

5th floor US\$ 350,000 | 8th floor US\$ 375,000



1 King Bed
1 Queen Bed
1 Pull-out Couch



Private
Plunge Pool



Air
conditioning



Alexa Home
Automation



Safety
Deposit Box



Cable TV
& Netflix

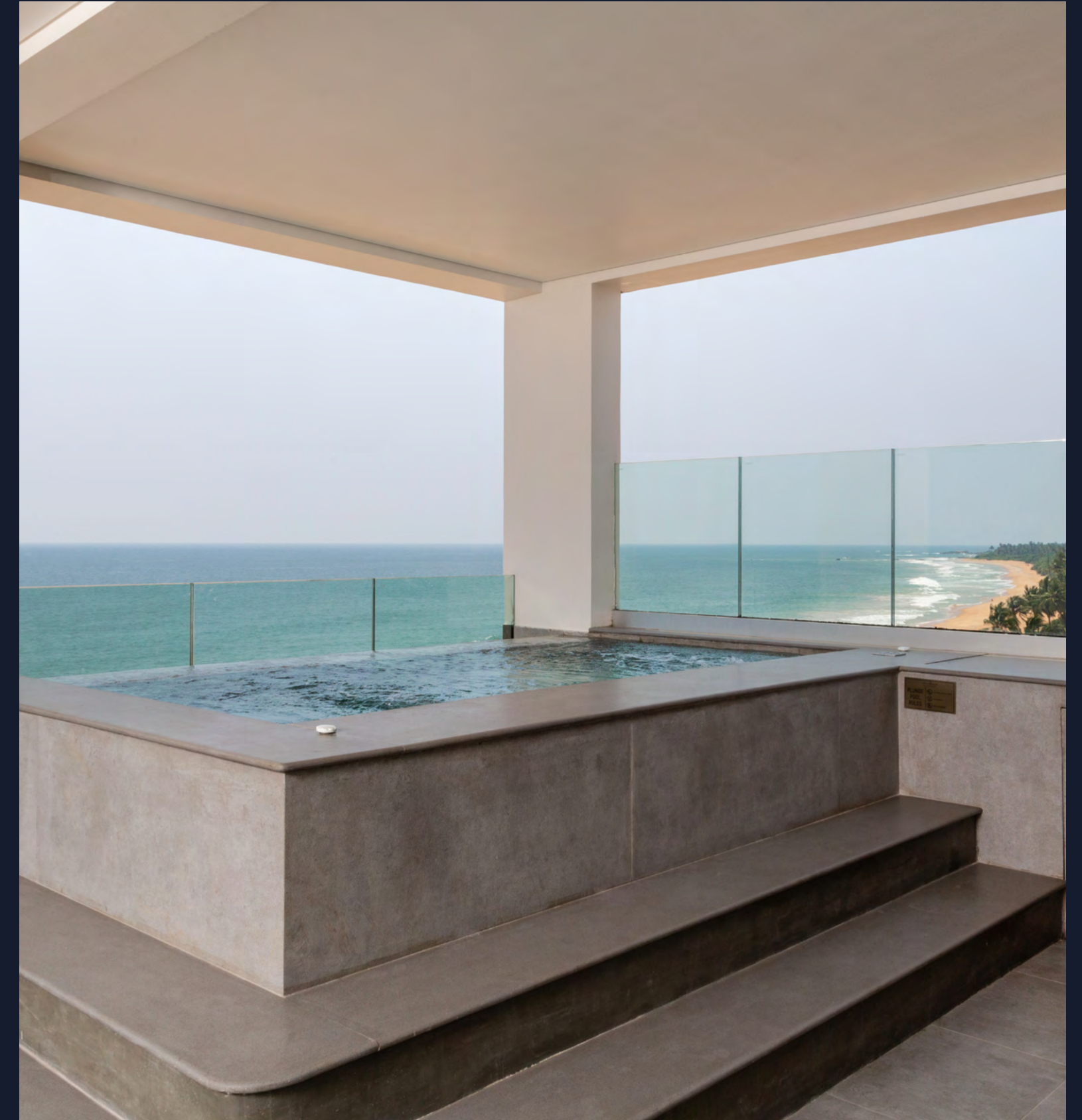


Wi-Fi
Connectivity



1456 sq ft





PRESIDENTIAL SUITE

04 Bedroom Suite

9th floor US\$ 850,000




3 King Beds
1 Queen Bed


Private
Plunge Pool


Alexa Home
Automation


Air
conditioning


Safety
Deposit Box


Cable TV
& Netflix


Wi-Fi
Connectivity


3983 sq ft





ROOFTOP FACILITIES

- Rooftop Sunset Infinity Edge Pool
- Rooftop Multi-Cuisine Restaurant
- Rooftop Bar



With a Rooftop Infinity Edge Pool and Multi-Cuisine Restaurant and Bar, this just might be your new favorite spot at Crystal Sands! Enjoy your favorite dishes with a refreshing drink and watch as the Sky transforms into all its beautiful colors. Or take a dip in the pool whilst watching the waves crash over the beautiful shoreline and relish in the calm that you call home.

ITEM	Description/ Brand
Main Door	Solid Timber Frame with Veneer Door
Door Handle (Main Door)	SmartLock- Ganen Singapore
Internal Doors	Solid Timber Frame with Veneer Door
Flooring	Natural Stone look-a-like homogenous Tiles
Electrical Fittings	ACL
A/C	LG Inverter Split Type
TV	Samsung
Pantry	Oppein
Fridge	Hafele
Oven	Hafele
Microwave	Hafele
Coffee Machine	Nespresso Machine
Indoor Furnitures	Locally Fabricated Customized Designer Furniture
Outdoor Furnitures	Aluminium Powder coated frames/ Indonesian Rattan/ Dickson outdoor Fabric (Sourced from World of Outdoors)
Doors, Windows and Frames	Double Glazed / Aluminium Powder Coated (European Section)
Balcony Hand Rail	Sentry Glass
Linen	100% Cotton 350 Thread Count
Wardrobe	HMR Carcass with Veneered sashes. Hettick Iron Mongeries
Washroom Fittings	Ceramic OEM (Manufacturers of Grohe and Kohler Sanitary Fittings)
Blinds	Light & Shades blackouts and motorized/ automated perforated blinds
Automation	Ganen Singapore
Smart Home	Amazon Dot
Outdoor flooring	Natural Stone look-a-like homogenous Tiles
Plunge Pool Specs	European Standard Plunge Pools by Foster & Reed
Elevators	Schindler
Smart Tab	Samsung

Hospitality Partner

THE ONE

— GROUP OF HOTELS —

Managed and serviced by



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