



# Grand Residences

105A, Sarnankara Road.  
(Close to Wellawatta)





# Typical Floor

1st to 9th Floors

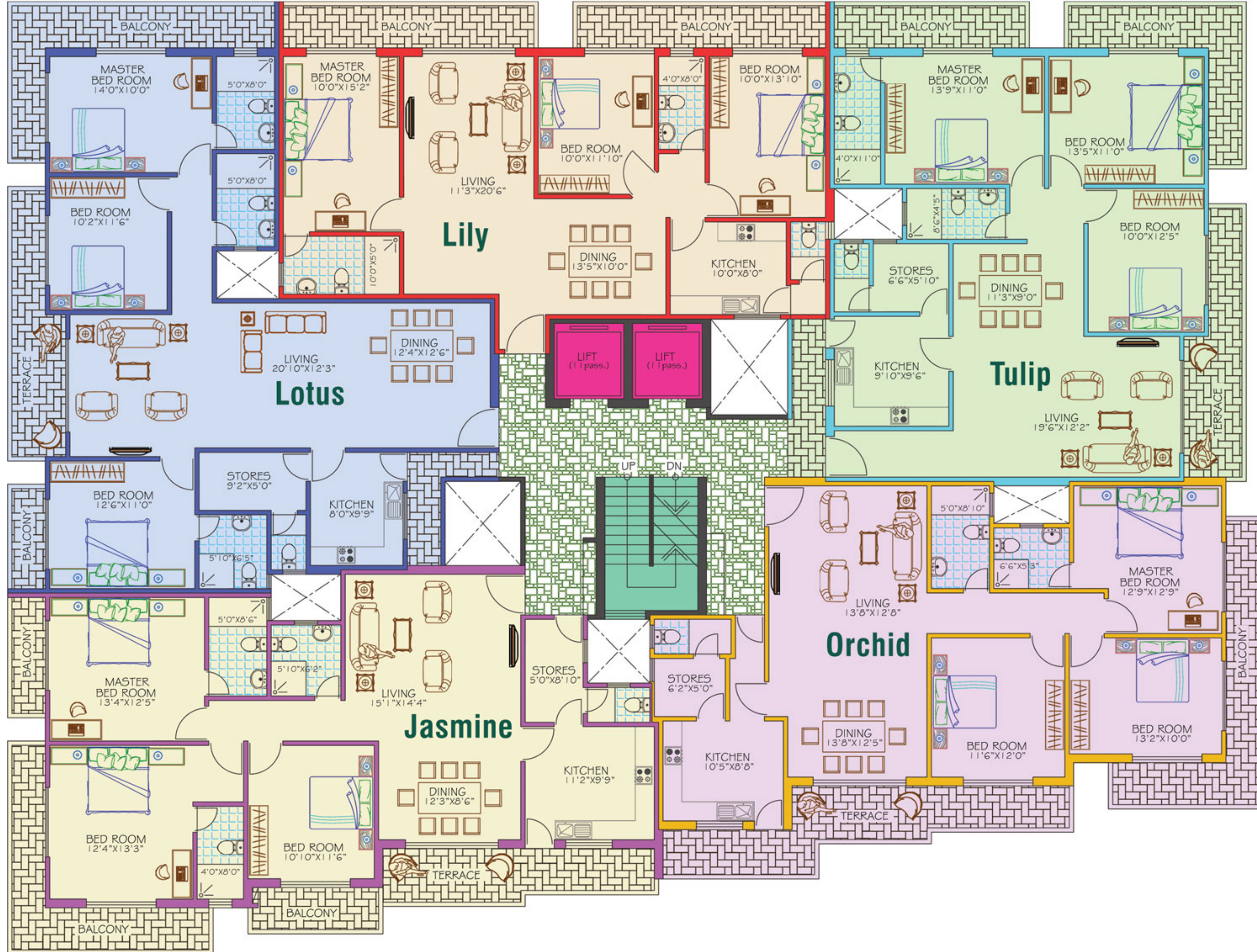
**Lily**  
3 Bedroom  
Apartment  
1270sq.ft

**Lotus**  
3 Bedroom  
Apartment  
1580sq.ft

**Tulip**  
3 Bedroom  
Apartment  
1485sq.ft

**Jasmine**  
3 Bedroom  
Apartment  
1560sq.ft

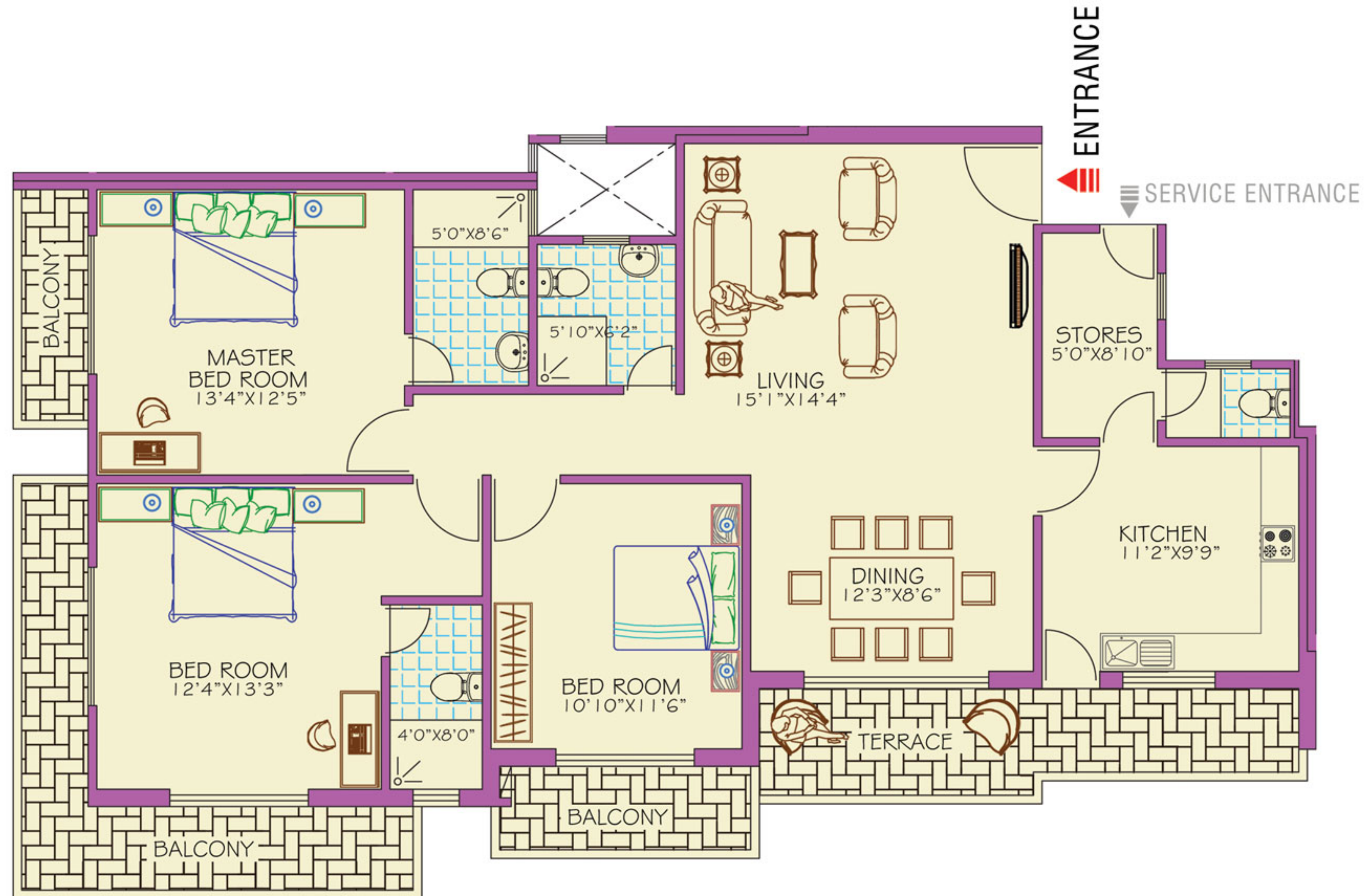
**Orchid**  
3 Bedroom  
Apartment  
1470sq.ft





# Jasmine

3 Bedroom / 4 Bathroom / Living & Dining / Kitchen / Balcony / Terrace

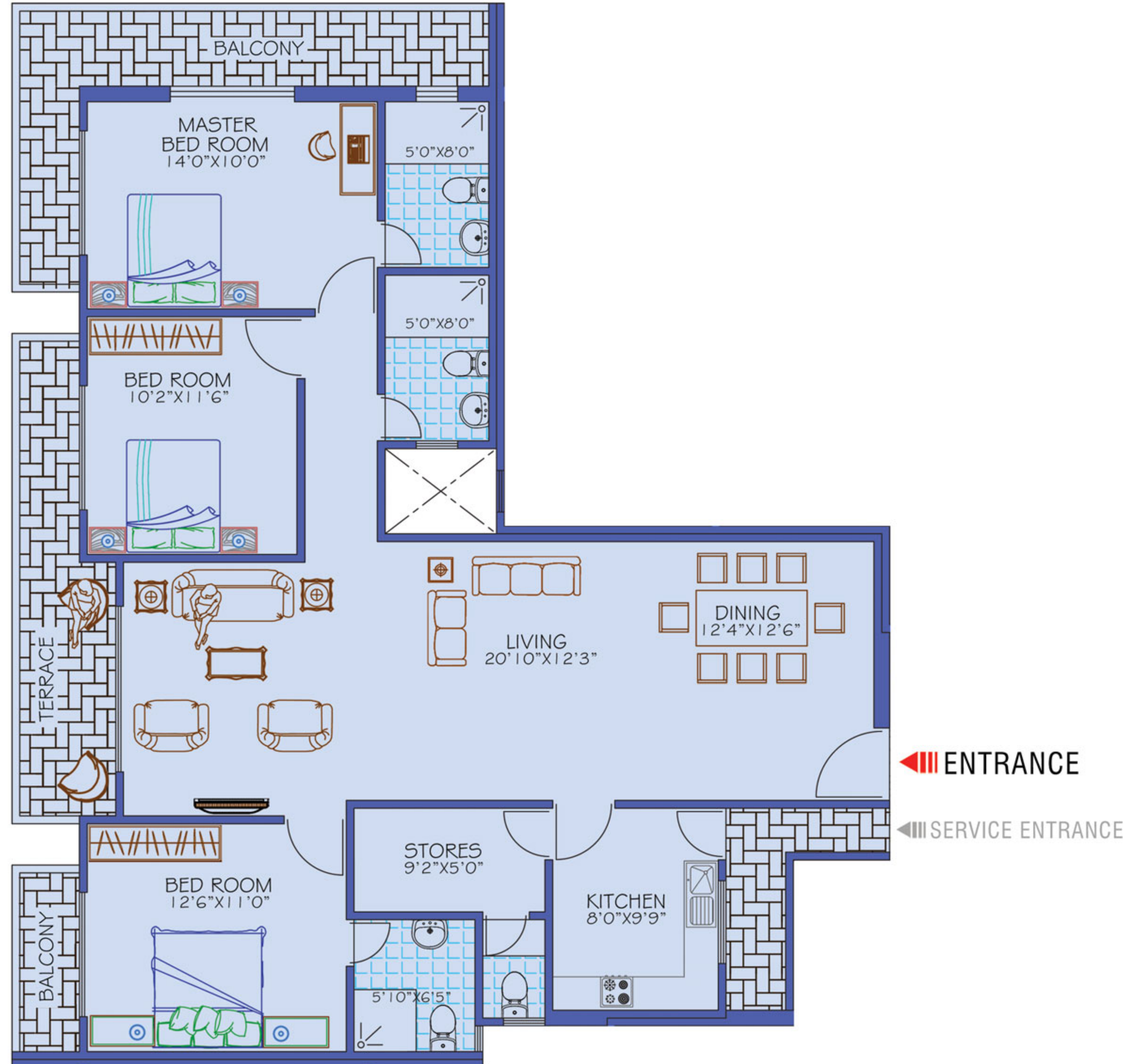


1560Sq.ft



# Lotus

3 Bedroom / 4 Bathroom / Living & Dining / Kitchen / Balcony / Terrace

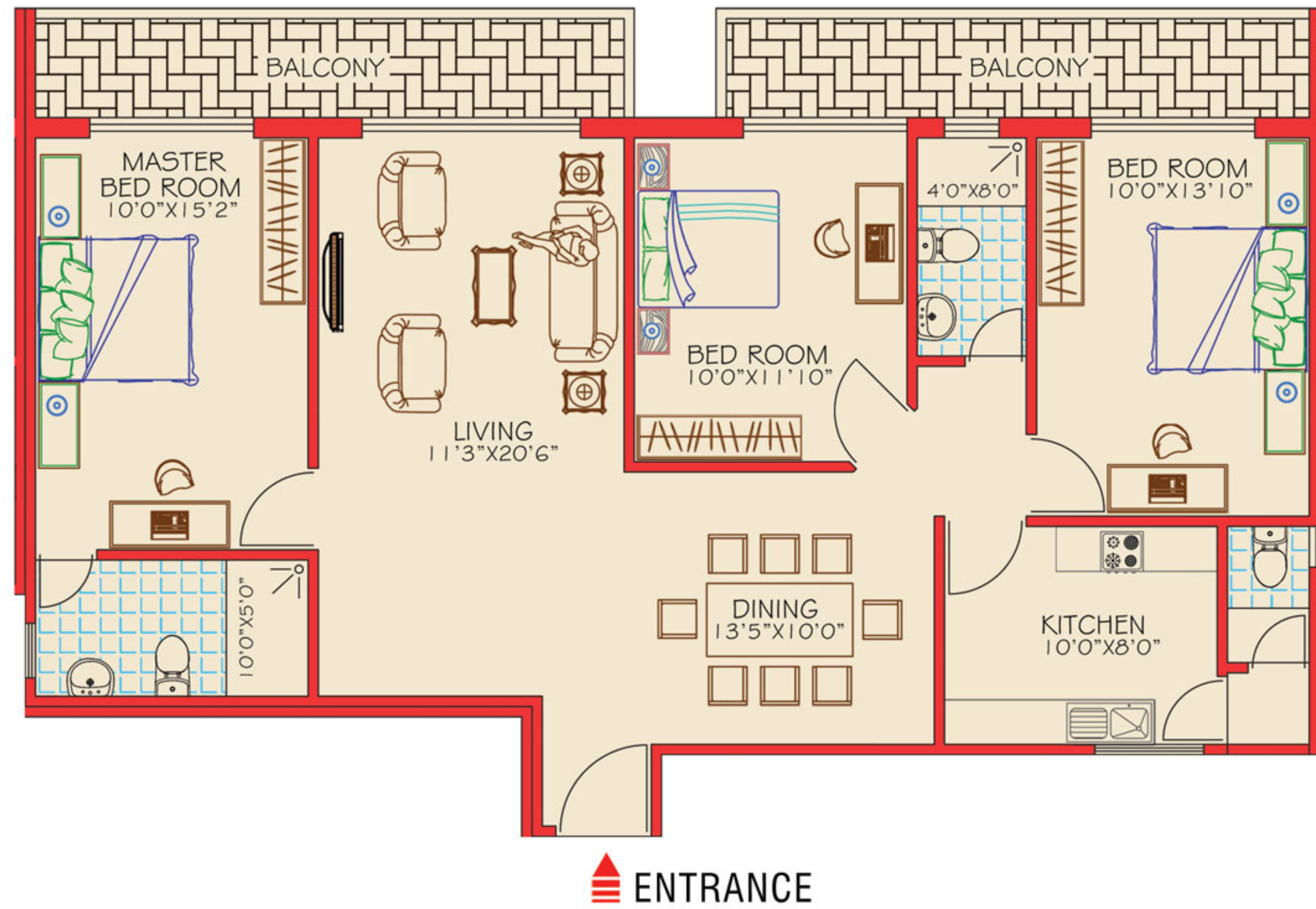


1580 Sq.ft



# Lily

3 Bedroom / 3 Bathroom / Living & Dining / Kitchen / Balcony / Terrace

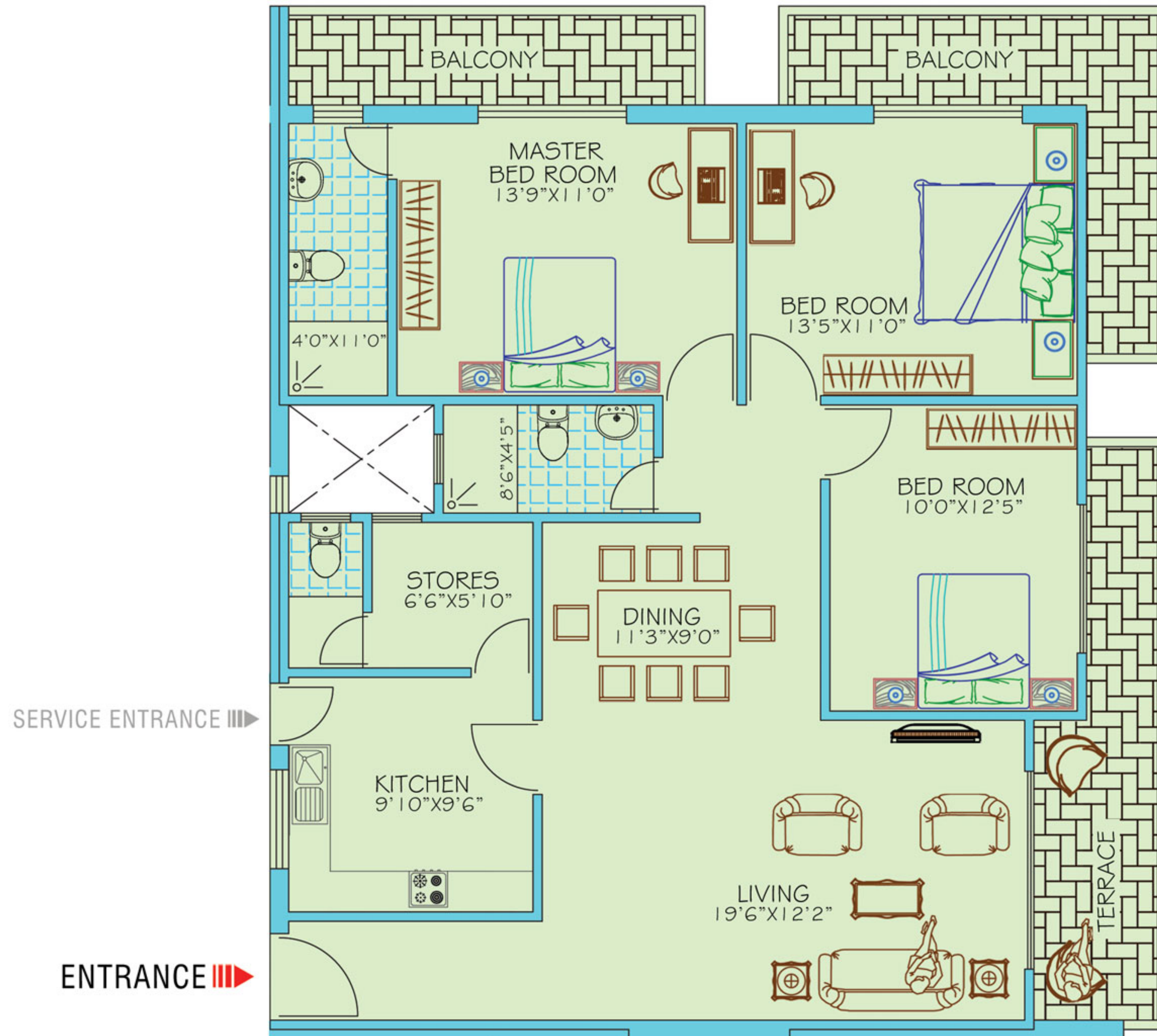


1270sq.ft



# Tulip

3 Bedroom / 3 Bathroom / Living & Dining / Kitchen / Balcony / Terrace

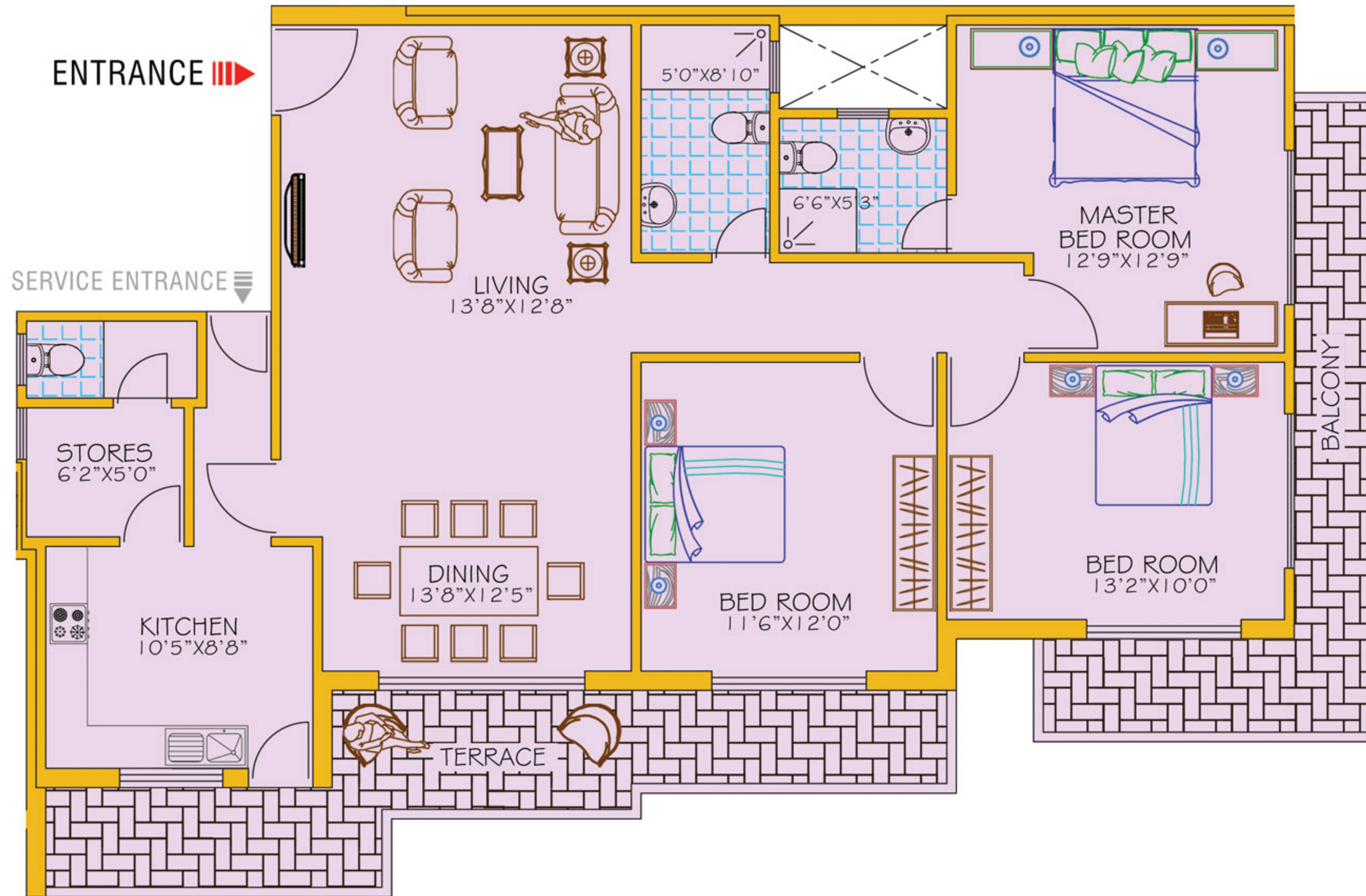


1485Sq.ft



# Orchid

3 Bedroom / 3 Bathroom / Living & Dining / Kitchen / Balcony / Terrace



1470Sq.ft





A unique blend of affordability and lifestyle, Grand Residency offers a desirable combination of a prime location and modern comfortable living. A 10 storey residential building, Grand Residency offers well planned and spacious 5 apartments per floor between 1270sq.ft to 1580sq.ft area.

### **SPECIFICATIONS**

The blueprint for Grand Residency details out impeccable quality and refinement that is reflected in ultra-premium specifications and luxury services that come with it

#### **FOUNDATION**

- Raft foundation or piling as per the soil test

#### **FLOORING**

- Imported porcelain tiles for rooms and hall
- Imported tiles for bathrooms and pantry
- Imported tiles flooring for staircase & lobby

#### **DOORS & WINDOWS**

- Designed entrance mahogany doors
- Wooden doors for rooms & bathrooms/toilets
- Rust proof powder coated aluminum

#### **KITCHEN**

- Sink with cold water tap
- Mahogany Pantry with granite top
- Provision for washing machine
- Imported tiles for pantry wall

#### **ELECTRICAL WORKS/ FIXTURES**

- Individually metered electricity from the national grid
- High quality switches and fixtures with safety panels and
- high grade trip switch

#### **PLUMBING**

- Imported sanitary fittings
- Hot water geyser provided for bathrooms
- Hand bidet spray
- Single lever concealed shower mixer
- Wash basin + pedestal with mixer tap
- High quality plumbing finishes connected to the main municipal sewer lines/treatment plant

### **GENERAL SPECIFICATIONS**

- Fully, approved free hold property
- Dedicated parking slots for residents
- High speed passenger elevator serving all levels
- 3 Bedrooms
- Hall & Bedrooms are fitted with ceiling fans and light fittings
- Floor to floor height 10ft
- TV outlets in hall & master bedroom
- Telephone outlets in hall & master bedroom
- Stand by generator backup for common areas lighting, Two elevators, water pump and fire pumps
- Fire protection system
- Optimal Balance in lighting. Ventilation & privacy
- Door to door Garbage collection. eliminating the issue of odor and pests in chutes and garbage rooms on the floors
- Fully secured Parapet wall right around
- Lightning conductor
- Maintenance agency to provide Professional maintenance services
- Water supply from the main line metered individually
- Ground storage sump & over head tank in roof top with pressure system
- Roof top garden/ open area for BBQ reception and party facilities

**Any additions will be charged**

All material fittings & equipments are of international standards reputed makes, with high quality finish all around conformity to all statutory & regulatory standards & requirements.

## **GRAND RESIDENCY.**

No.105 B Sri Saranankara Road.

Tel: Ariff-0777311859, Junaid-0773610777, Jameel-0777727520

Website: Grandapartments.lk Email ID: Info@grandapartments.lk