



Grand Heights
an exquisite project by
Grand Apartment Group
offering an epitome of
modern living in
Colombo 04. This
development stands
tall with 13 floors and
hosts 44 exclusive units.
Experience the comfort
and elegance of our
thoughtfully designed
3 and 4 bedroom units
ranging from 1463 sq.ft to
1835 sq.ft.

Grand Heights offers
unparalleled convenience
with easy access to nearby
amenities featuring
two-way entrances from
Marine Drive and Galle
Road. Escape from the
bustling cityscape to our
exclusive rooftop
swimming pool and
immerse yourself
in breathtaking
panoramic views
of the coastline.



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JUNAID – 077 361 0777



www.grandapartments.lk



info@grandapartments.lk

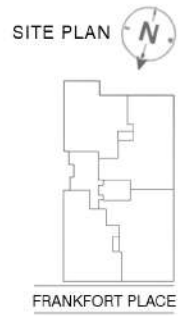


GRAND HEIGHTS

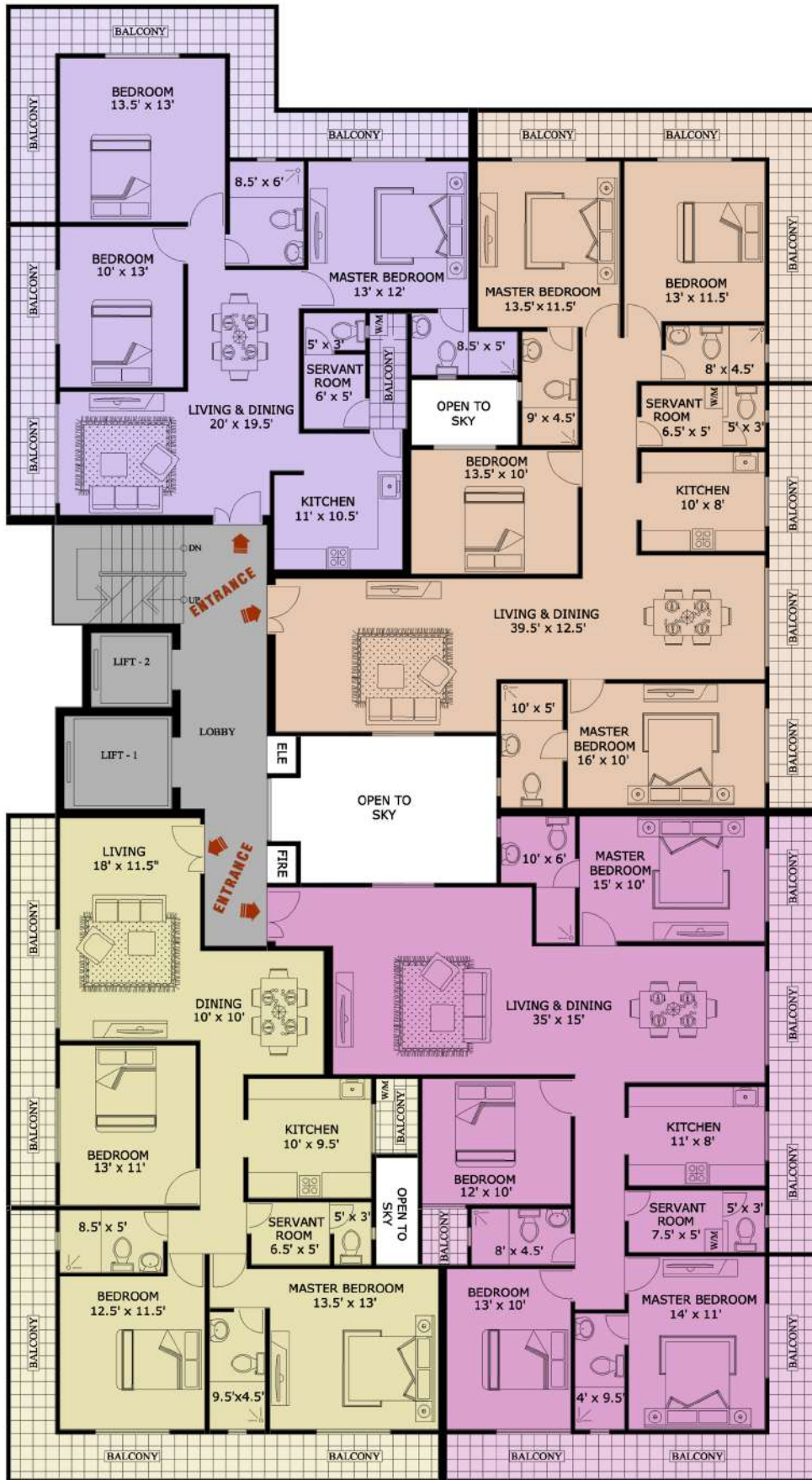
NO.19, FRANKFORT PLACE, COLOMBO - 04

TYPICAL FLOOR-2D

(3RD - 13TH FLOORS, 44 UNITS)



UNIT-C
3 BEDROOM
APARTMENT
1463 SQ.FT

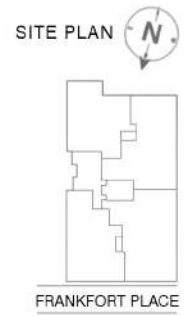


UNIT-D
4 BEDROOM
APARTMENT
1826 SQ.FT

UNIT-B
3 BEDROOM
APARTMENT
1560 SQ.FT

UNIT-A
4 BEDROOM
APARTMENT
1835 SQ.FT

TYPICAL FLOOR-3D
 (3RD - 13TH FLOORS, 44 UNITS)



UNIT-C
 3 BEDROOM
 APARTMENT
 1463 SQ.FT

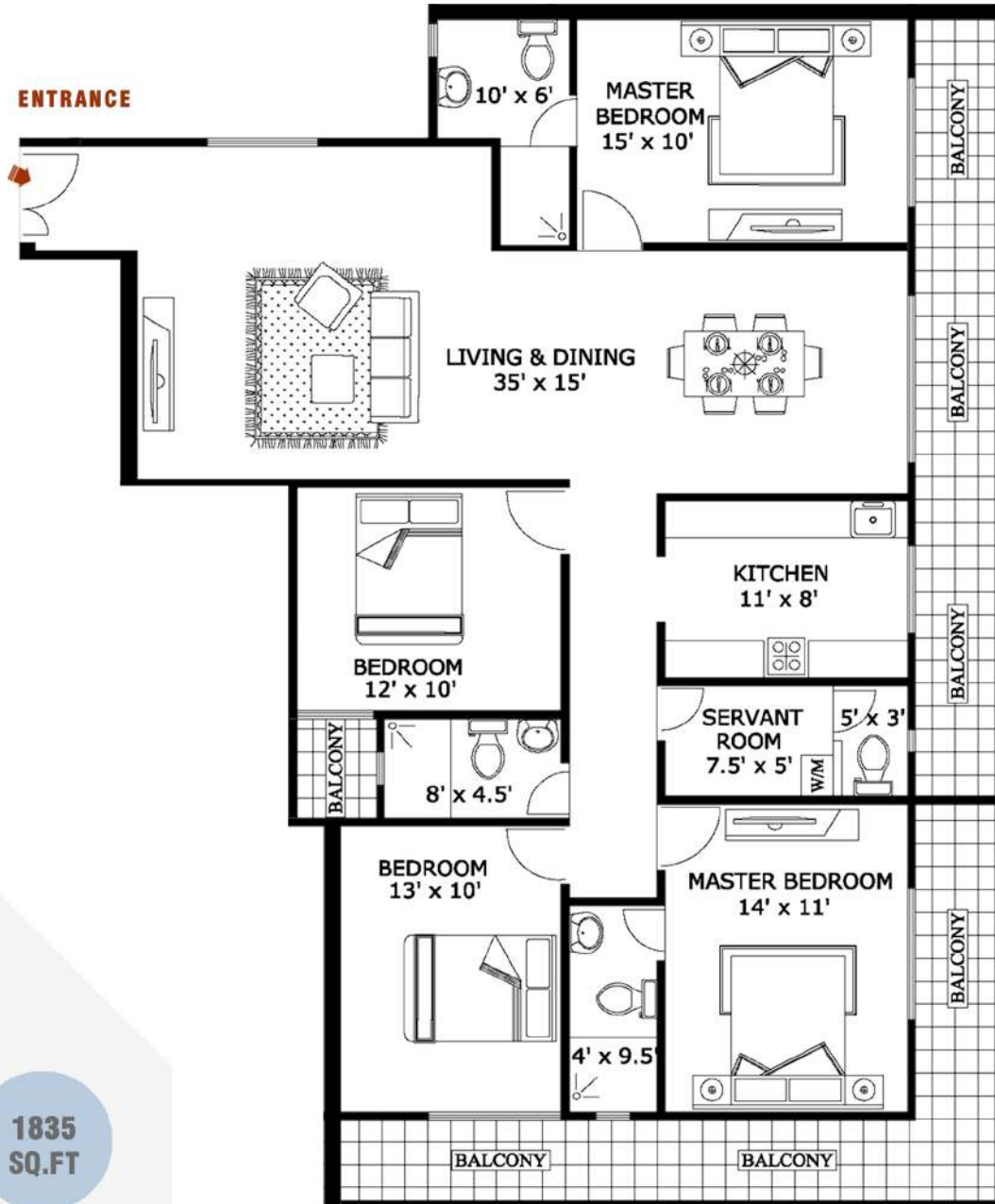
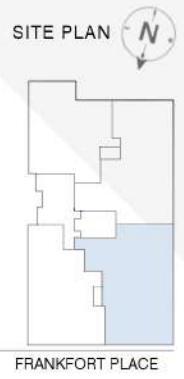


UNIT-D
 4 BEDROOM
 APARTMENT
 1826 SQ.FT

UNIT-B
 3 BEDROOM
 APARTMENT
 1560 SQ.FT

UNIT-A
 4 BEDROOM
 APARTMENT
 1835 SQ.FT

UNIT-A-2D
 (3RD - 13TH FLOORS, 4 BEDROOM UNITS)



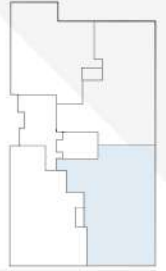
1835
SQ.FT

ALLOCATED SPACES

- BEDROOMS - 04
- LIVING & DINING - 01
- KITCHEN - 01
- SERVANT ROOM - 01
- TOILETS - 04

UNIT-A-3D
(3RD - 13TH FLOORS, 4 BEDROOM UNITS)

SITE PLAN 



FRANKFORT PLACE

ENTRANCE



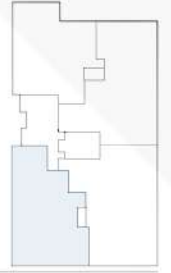
1835
SQ.FT

ALLOCATED SPACES

BEDROOMS	- 04
LIVING & DINING	- 01
KITCHEN	- 01
SERVANT ROOM	- 01
TOILETS	- 04

UNIT-B-3D
(3RD - 13TH FLOORS, 3 BEDROOM UNITS)

SITE PLAN 



FRANKFORT PLACE



1560
SQ.FT

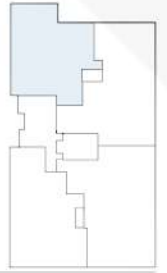
ALLOCATED SPACES

- BEDROOMS - 03
- LIVING & DINING - 01
- KITCHEN - 01
- SERVANT ROOM - 01
- TOILETS - 03

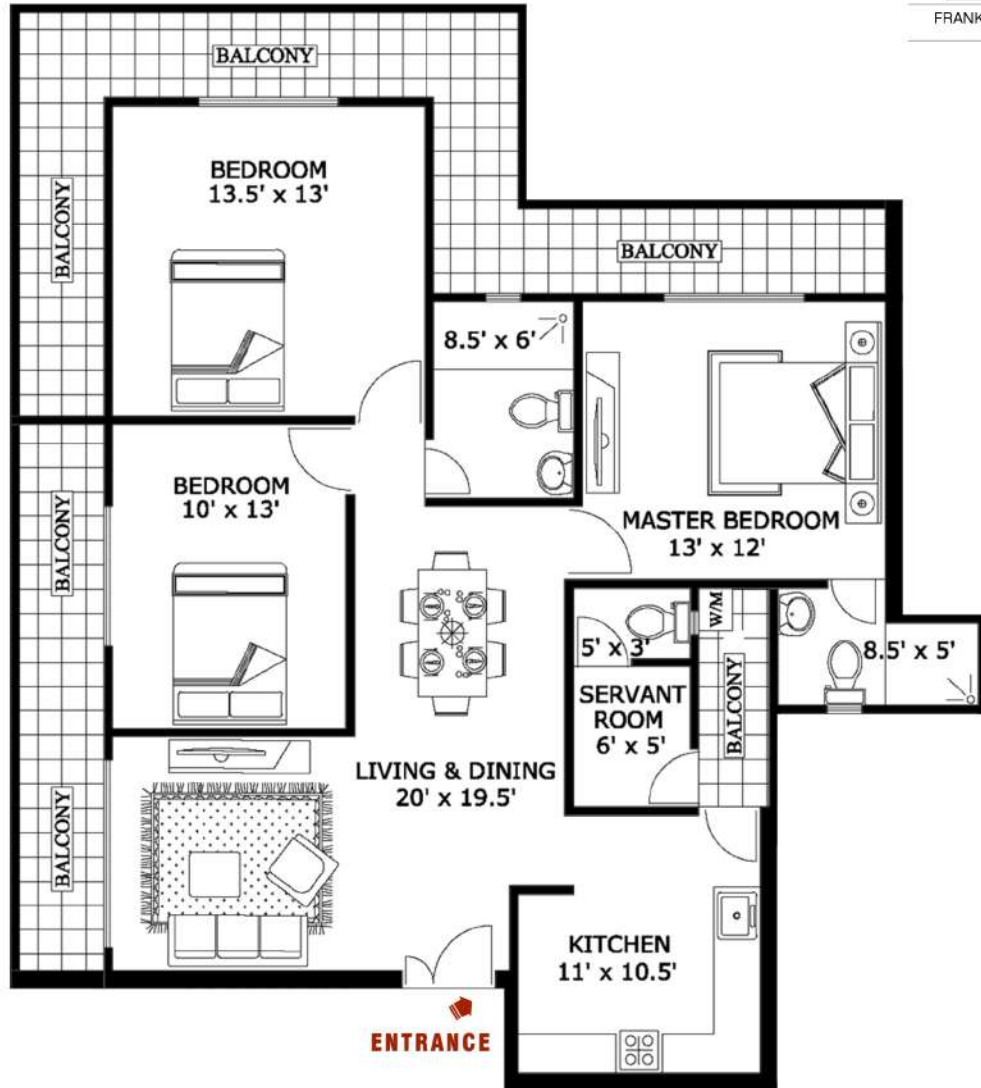
UNIT-C-2D
 (3RD - 13TH FLOORS, 3 BEDROOM UNITS)



SITE PLAN



FRANKFORT PLACE



1463
SQ.FT

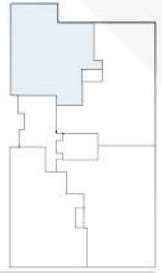
ALLOCATED SPACES

- BEDROOMS - 03
- LIVING & DINING - 01
- KITCHEN - 01
- SERVANT ROOM - 01
- TOILETS - 03

UNIT-C-3D
(3RD - 13TH FLOORS, 3 BEDROOM UNITS)



SITE PLAN



FRANKFORT PLACE



ENTRANCE

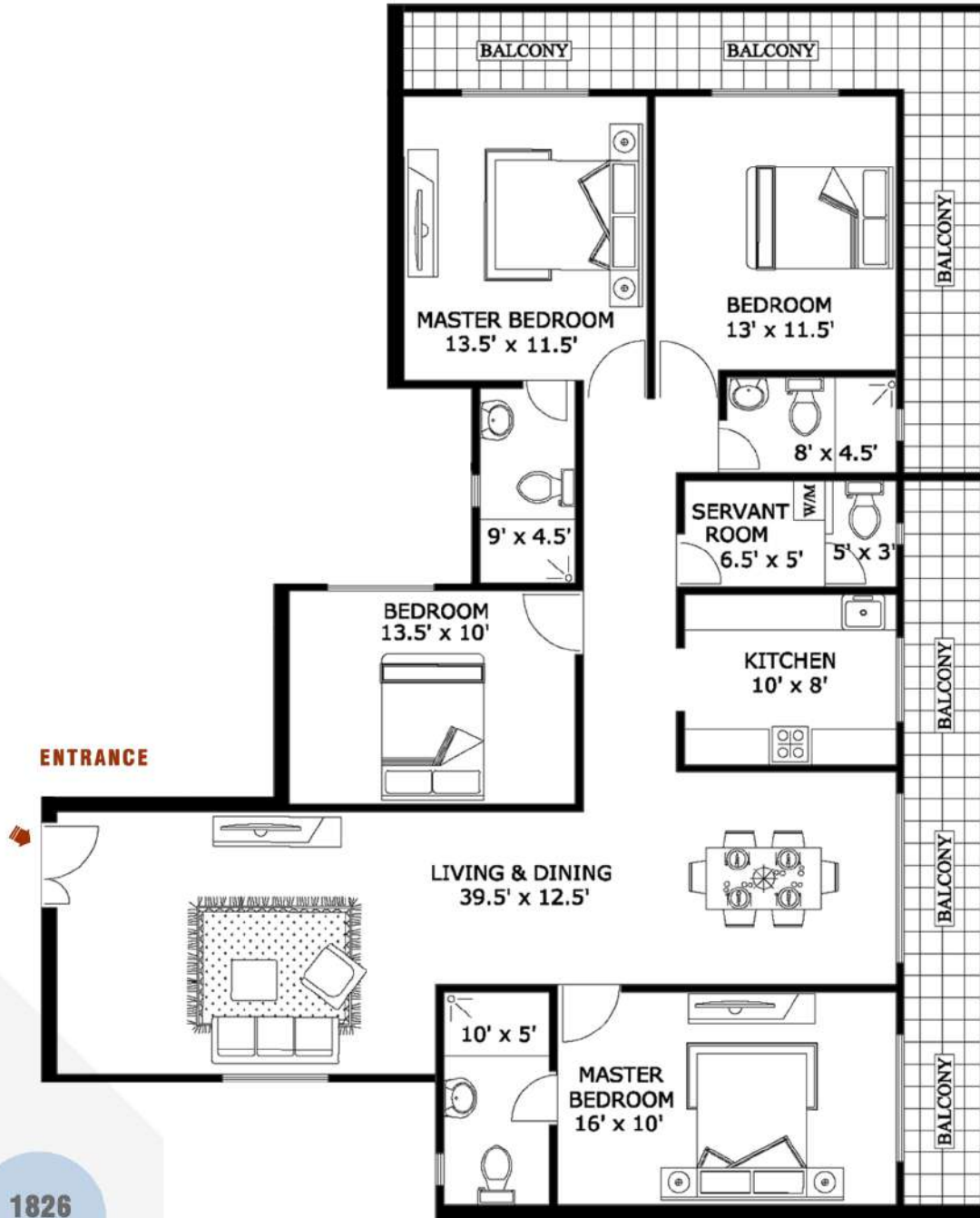
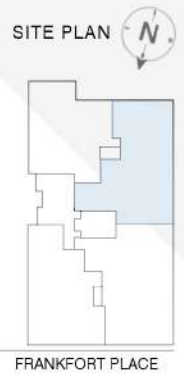
**1463
SQ.FT**

ALLOCATED SPACES

- BEDROOMS - 03
- LIVING & DINING - 01
- KITCHEN - 01
- SERVANT ROOM - 01
- TOILETS - 03

UNIT-D-2D

(3RD - 13TH FLOORS, 4 BEDROOM UNITS)



**1826
SQ.FT**

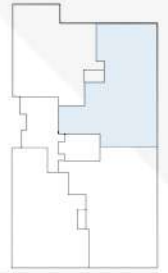
ALLOCATED SPACES

- BEDROOMS - 04
- LIVING & DINING - 01
- KITCHEN - 01
- SERVANT ROOM - 01
- TOILETS - 04

UNIT-D-3D

(3RD - 13TH FLOORS, 4 BEDROOM UNITS)

SITE PLAN 



FRANKFORT PLACE



1826
SQ.FT

ALLOCATED SPACES

BEDROOMS	- 04
LIVING & DINING	- 01
KITCHEN	- 01
SERVANT ROOM	- 01
TOILETS	- 04

SPECIFICATIONS

FLOORING

- Tiles for Hall, Kitchen and Rooms
- Tiles for Bathrooms and Balcony
- Tiles for Lobby and Rooftop

DOORS & WINDOWS

- Wooden Doors for Entrance and Bedrooms
- Wood Composite Doors for Bathrooms
- Powder Coated Aluminium for Balcony Doors / Windows

KITCHEN

- Modern pantry Sink with Faucet
- Modern Pantry with Granite Top
- Tiles for Pantry Wall

ELECTRICAL

- Individually Metered Electricity from the National Grid
- Standard Switches/Fixtures with Safety Panels and Graded Trip Switches
- Hall & Bedrooms Equipped with Ceiling Fans and Light Fittings
- TV Antenna Provision
- Intercom System to Security Point
- Fiber Optic connection provision

PLUMBING

- Modern Sanitary Fittings and Accessories
- Water Geyser Provision for Bathrooms
- Standard Sewerage and Waste Water Systems
- Washing Machine Provision
- Water Supply from the Main Line Metered Individually

GENERAL SPECIFICATIONS

- Standby Generator Backup for Common Areas Lighting, Elevators Pumps and essential supply to Apartments
- Fire Protection System
- CCTV System Monitoring Common Areas
- Optimal Balance In Lighting and Ventilation
- Lightening Arrester
- Two Passenger Elevators Serving all Floors
- Visitors Lobby Area
- Open Rooftop Area with Hosting Facilities
- Rooftop Adult and Kids Swimming Pools
- Building Maintenance outsourced to an Expert for a fee
- Any Additional Works/Facilities are subject to charges

Note: This brochure is a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in

LOCATION

NO.19, FRANKFORT PLACE COLOMBO - 04





LOBBY AREA



ROOFTOP



SWIMMING POOL

COMPLETED PROJECTS



GRAND APARTMENTS
No.14, Sri Wimalasiri Road, Dehiwala



GRAND RESIDENCES
No. 105 B, Sri Saranankara Road, Dehiwala



GRAND TOWER
No.50, Parakumba Place, Colombo 06



GRAND HOMES
No.28, Daya Road, Colombo 06



GRAND VIEW
No.06, Melbourne Avenue, Colombo 04



GRAND PARK
No.45, 6th Lane, Colombo 13



GRAND APARTMENTS

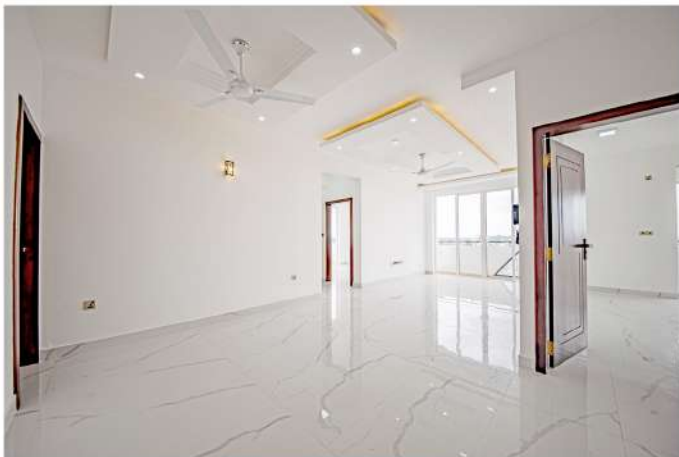
Reaching New Heights

Grand Apartments, a trusted and reputed development company in Sri Lanka, specializes in crafting modern and comfortable condominium units. With a strong track record of reliability, we create homes that harmoniously blend affordability with contemporary design.

Our commitment to quality shines through in every detail of our projects. From innovative architectural concepts to meticulous craftsmanship, **Grand Apartments** ensures that each condominium unit reflects a thoughtful balance of style and functionality.

At the heart of our approach is you, the homeowner. We pride ourselves on creating living spaces that cater to your needs and aspirations, providing a sanctuary where you can truly thrive amidst the urban landscape.

Transparency and integrity are the cornerstones of our business. Grand Apartments has built a reputation for trustworthiness, establishing enduring relationships with our clients based on ethical practices and open communication.



CALL FOR RESERVATION

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