

# GRAND *Legacy*



📍 No.4 Deal Place & No.3 Deaston Place, Colombo 03





# GRAND *legacy*

*Where Timeless Elegance Meets Modern Living*

Welcome to **Grand Legacy**, a 24-storey landmark by Grand Apartment Group that redefines urban living. Located in the heart of Colombo 03 with convenient two-road access, this exclusive development features beautifully designed 2, 3, and 4-bedroom apartments, blending spacious layouts with modern elegance. With premium amenities like a serene swimming pool, a relaxing sauna, and a flexible multi-purpose hall ideal for hosting events. Discover a home where contemporary lifestyle meets timeless design, offering a legacy of luxury for generations to come.

**72**  
Units

**24**  
Storey

**2|3|4**  
Bedrooms





# TYPICAL FLOOR PLAN

Deal Place

Sea View

City View

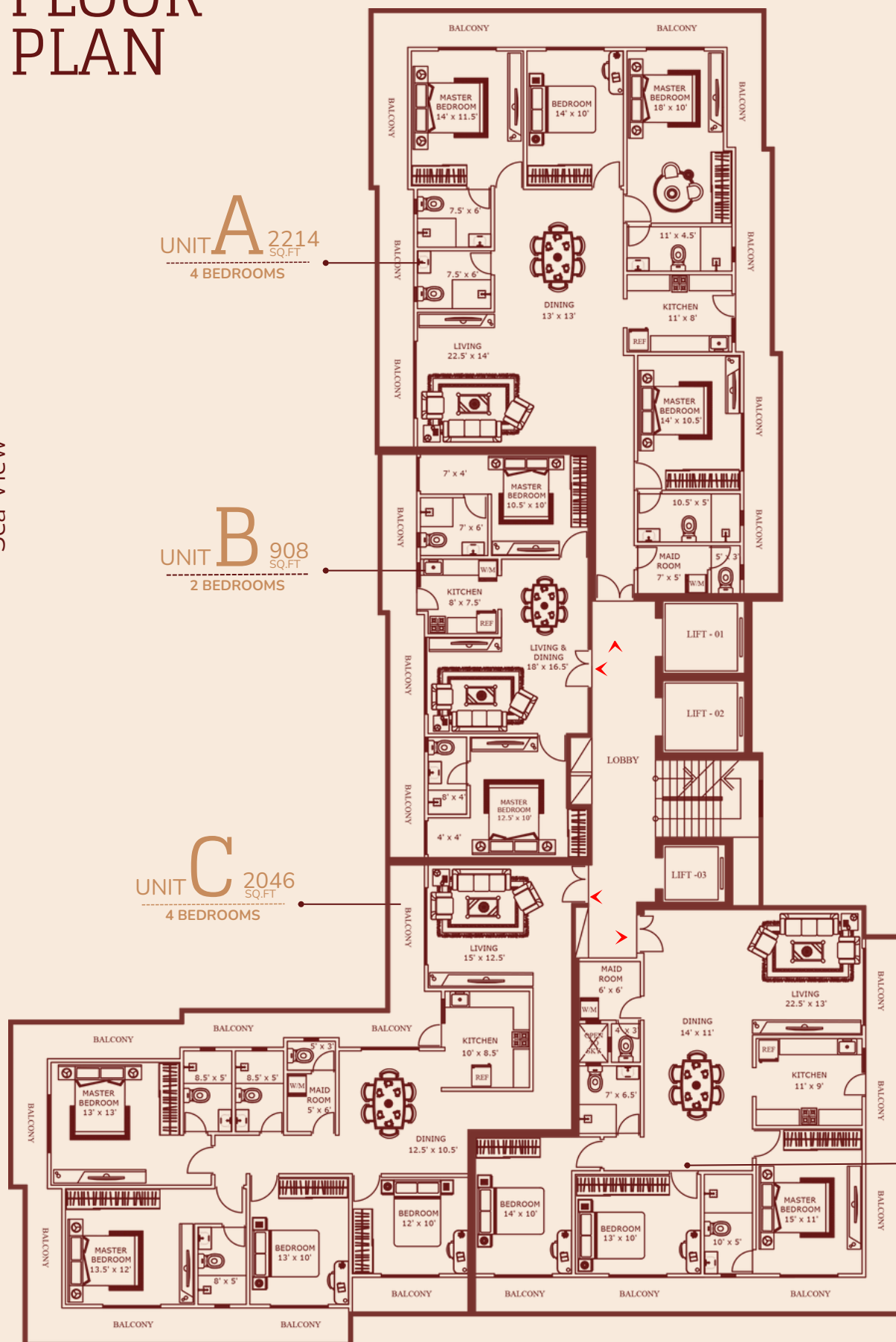
UNIT **A** 2214  
SQ.FT  
4 BEDROOMS

UNIT **B** 908  
SQ.FT  
2 BEDROOMS

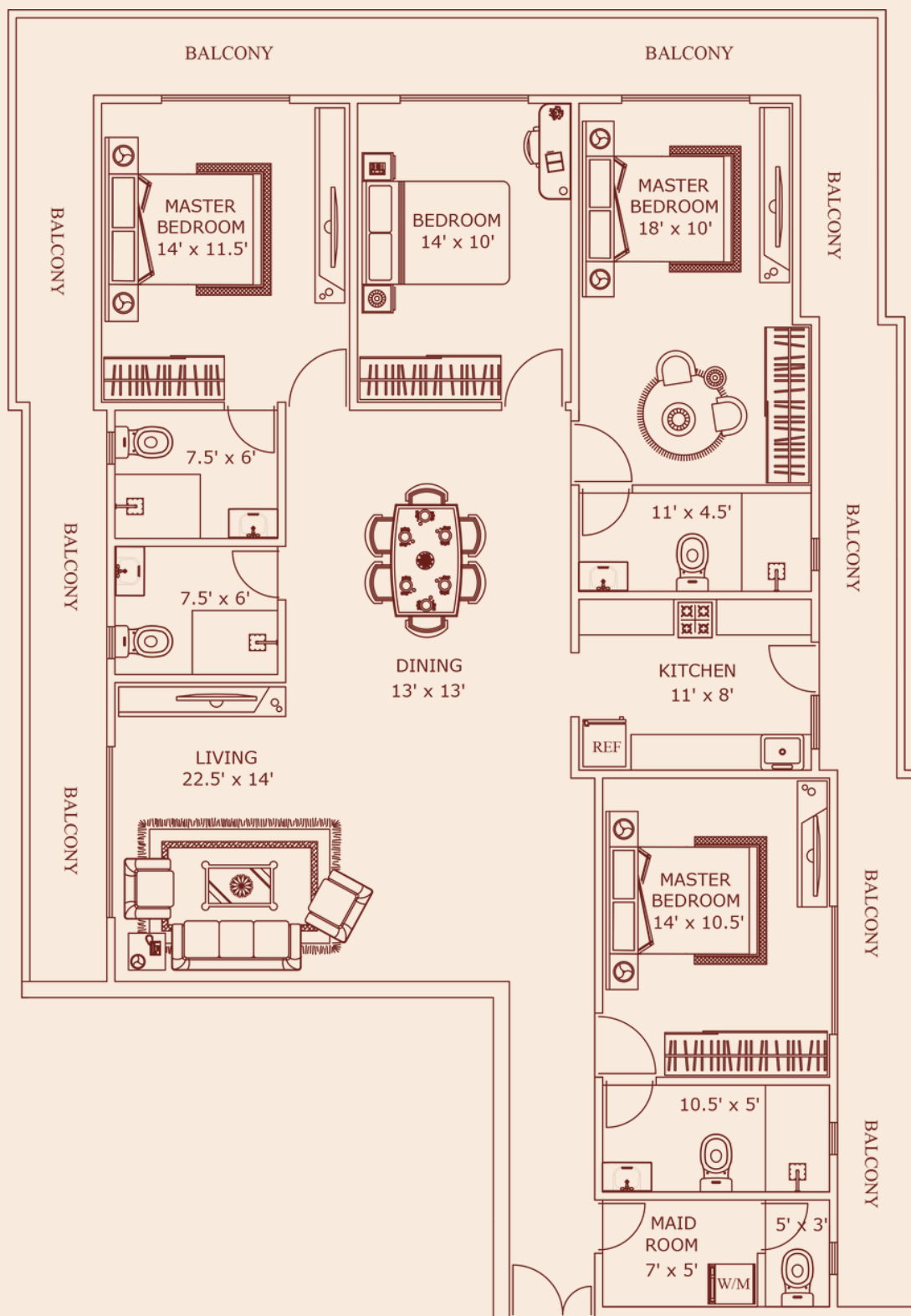
UNIT **C** 2046  
SQ.FT  
4 BEDROOMS

UNIT **D** 1599  
SQ.FT  
3 BEDROOMS

Deanston Place







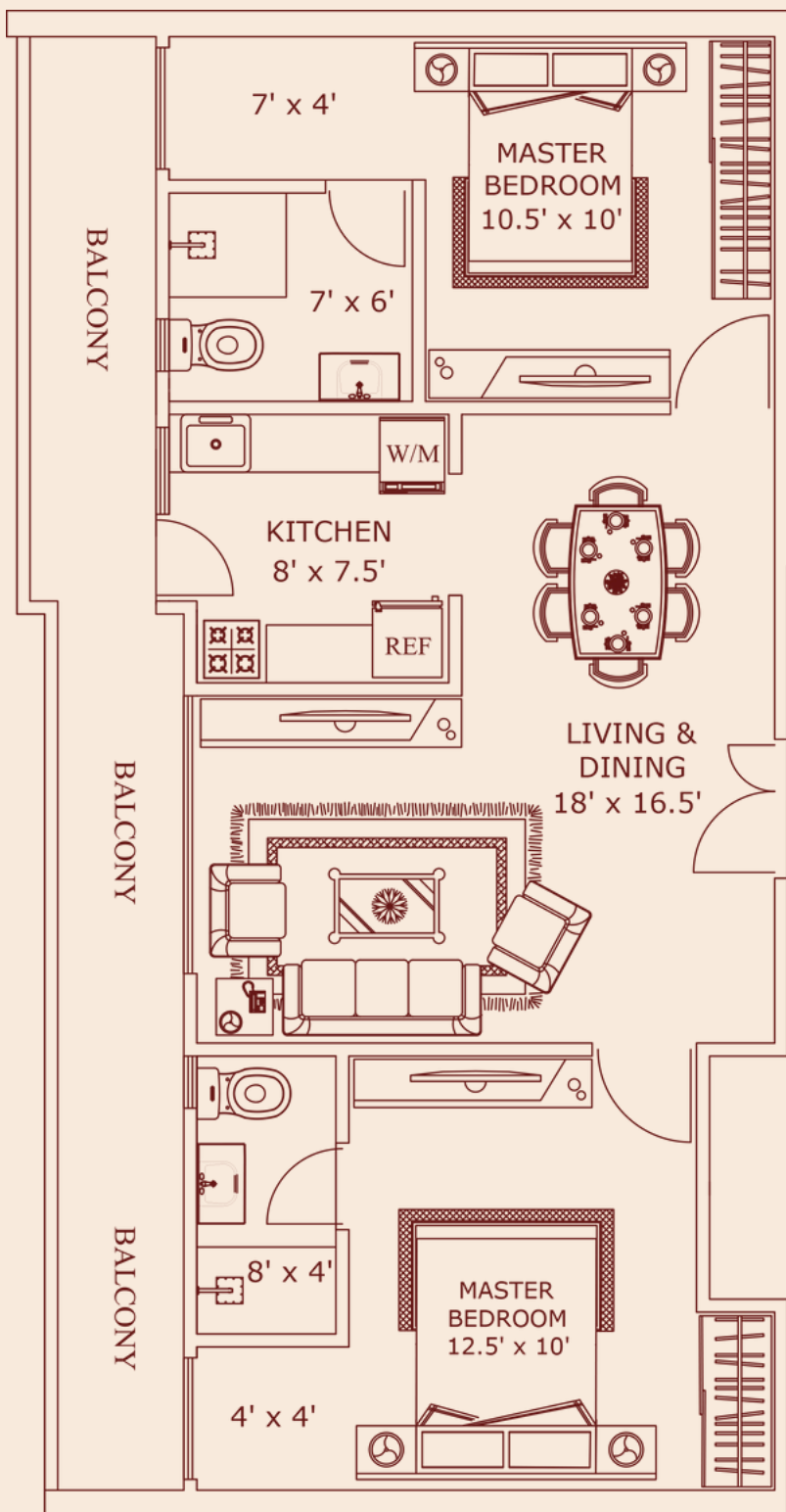
UNIT **A** 2214  
SQ.FT  
4 BEDROOMS

## ALLOCATED SPACES

Living  
Dining  
Kitchen  
03 Master Bedroom With Bathroom  
01 Secondary Bedroom  
Common Bathroom  
Maid Room With Bathroom  
Balcony Area



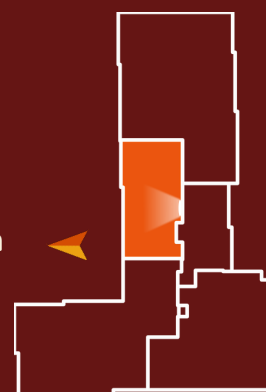




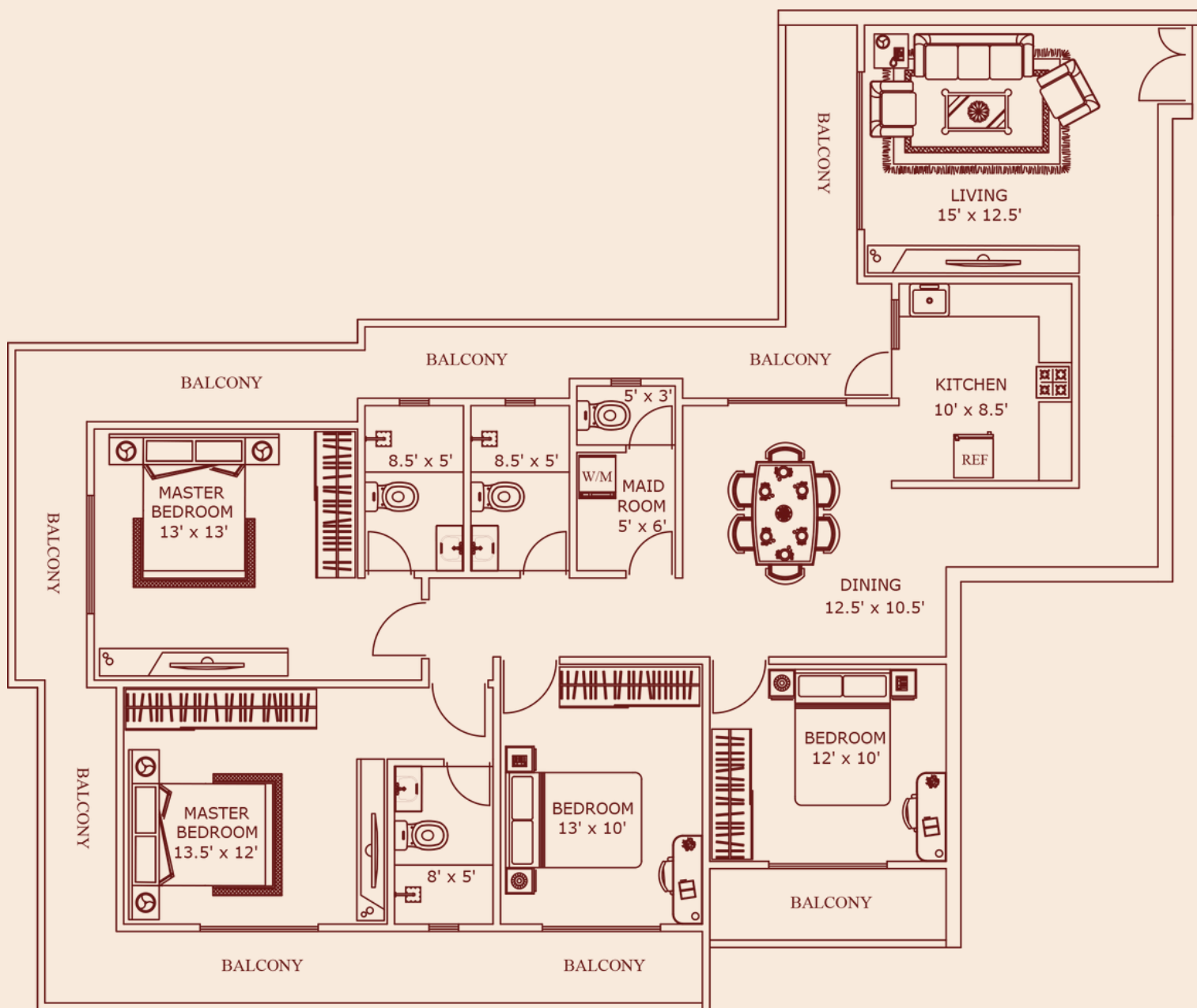
UNIT **B** 908  
SQ.FT  
2 BEDROOMS

### ALLOCATED SPACES

Living  
Dining  
Kitchen  
02 Master Bedroom With Bathroom  
Balcony Area







# UNIT C

2046  
SQ.FT

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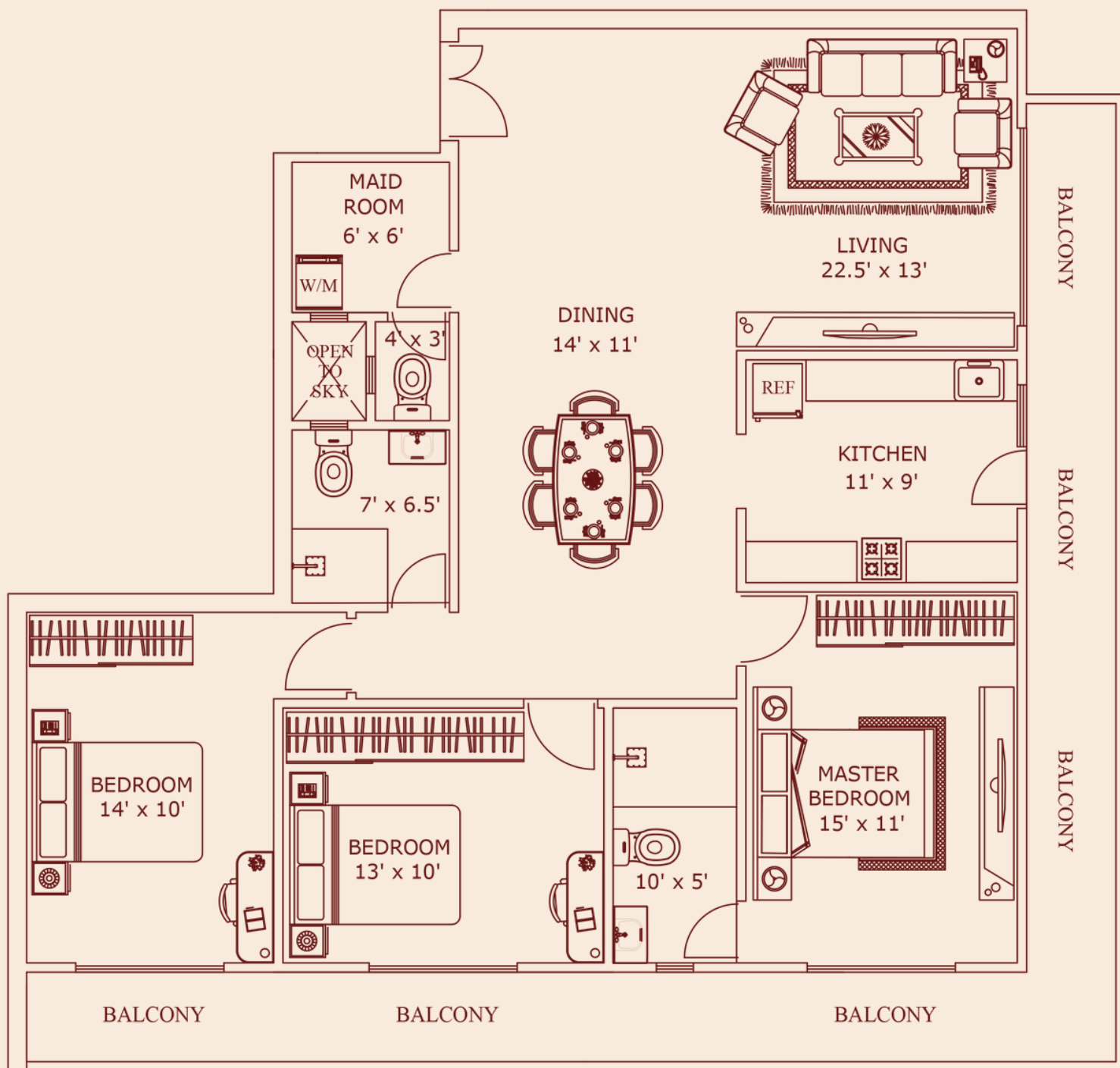
## 4 BEDROOMS

### ALLOCATED SPACES

- Living
- Dining
- Kitchen
- 02 Master Bedroom With Bathroom
- 02 Secondary Bedroom
- Common Bathroom
- Maid Room With Bathroom
- Balcony Area







UNIT **D** 1599  
SQ.FT  
3 BEDROOMS

### ALLOCATED SPACES

Living  
Dining  
Kitchen  
01 Master Bedroom With Bathroom  
02 Secondary Bedroom  
Common Bathroom  
Maid Room With Bathroom  
Balcony Area





# APARTMENT SPECIFICATIONS

## DOORS

- **Main Entrance:** Solid Flush Doors With Quality Ironmongery
- **Internal:** Solid Flush Doors With Quality Ironmongery
- **Balcony/Window:** Powder-Coated Aluminum Sliding Doors With Powder-Coated Aluminum Frames

## LIVING/DINING

- **Flooring:** Elegant Vitrified Porcelain Tiles
- **Walls:** Smooth Plaster Skim Coat With Emulsion Paint
- **Ceiling:** Smooth Plaster Skim Coat With Emulsion Paint
- **Features:** Ceiling Fans And Light Fittings
- **Air Conditioning:** Provision for Air Conditioning Units
- **Utilities:** TV & Telephone Points

## KITCHEN

- **Flooring:** Elegant Vitrified Porcelain Tiles
- **Wall:** Smooth Plaster Skim Coat With Emulsion Paint
- **Ceiling:** Smooth Plaster Skim Coat With Emulsion Paint
- **Fittings :** Modern Pantry Cupboards With Gas Hob, Integrated Hood And Stainless Steel Sink
- **Hot Watter :** Provision For Electric Geyser

## BEDROOMS

- **Flooring:** Elegant Vitrified Porcelain Tiles
- **Wall:** Smooth Plaster Skim Coat With Emulsion Paint
- **Ceiling:** Smooth Plaster Skim Coat With Emulsion Paint
- **Features:** Ceiling Fans And Light Fittings
- **Air Conditioning:** Provision for Air Conditioning Units
- **Utilities:** TV & Telephone Points In Master Bedroom





## BATHROOMS

- **Flooring:** Non-Slip Matte Finish Tiles
- **Wall:** Elegant Vitrified Porcelain Tiles
- **Ceiling:** Smooth Plaster Skim Coat With Emulsion Finish
- **Fittings & Fixtures:** Reputed Brand Fixtures And Accessories (American Standard Or Equivalent Standard )  
With Glass Partition For Shower Area
- **Hot Water:** Electric Geyser Hot Water Supply

## MAID'S ROOM

- **Flooring:** Elegant Vitrified Porcelain Tiles
- **Wall:** Smooth Plaster Skim Coat With Emulsion Paint
- **Ceiling:** Smooth Plaster Skim Coat With Emulsion Paint
- **Facilities:** Maid's Toilet And Provision For Washing Machine

## BALCONIES

- **Flooring:** Non-Slip Matte Finish Tiles
- **Wall:** Rough Surface Finish With Exterior Emulsion Paint
- **Ceiling:** Smooth Plaster Skim Coat With Exterior Emulsion Paint





# COMMON SPECIFICATIONS

## COMMON FEATURES

- **Visitors:** Visitors Lobby With Sitting Area On The Ground Floor
- **Elevators:** 03 Passenger Elevators
- **Mail:** Letter Boxes For Each Apartment
- **Management:** Condominium Management Office
- **Garbage Room:** Ventilated Garbage Room On Ground Floor
- **Safety:** Lightning Protection & Earthing System
- **Maintenance:** Building Maintenance Outsourced For A Fee

## GENERAL

- **Foundation:** Pile Foundation
- **Superstructure:** Reinforced Concrete Grid Superstructure
- **External Walls:** Reinforced Concrete And Cement Block Wall
- **Internal Walls:** Reinforced Concrete And Cement Block Wall

## ROOFTOP AND OTHER FACILITIES

- **Swimming Pool:** Rooftop Swimming Pool And Separate Kinds Pool
- **Changing Rooms:** Convenient Changing Rooms Adjacent To The Pools
- **Event Hall:** Multi-Purpose Area Designed To Host Social Gatherings
- **Gym:** Provision For Gym Area
- **Sauna Room:** Wellness Sauna for Complete Refreshment
- **Open Terrace:** Terrace Featuring Relaxing Green Spaces And Seating Areas

## SECURITY

- **Intercom:** Security With Intercom Connectivity To Each Apartment
- **CCTV:** CCTV Surveillance In Designated Common Areas

## FIRE DETECTION AND PROTECTION SYSTEM

- **Fire Safety:** Fire Detection System And Fire Protection System With Wet Riser System And Sprinkler System As Per Fire Authority Guidelines
- **Gas:** Piped Gas System As Per Fire Authority Guidelines





## PARKING

- **Levels:** Five Car Park Levels
- **Slots:** One Parking Slot Per Apartment
- **Accessibility:** Handicapped Car Parking Facility

## ELECTRICITY SUPPLY & INSTALLATION

- **Source:** National Grid Electricity Supply
- **Power Supply:** Individual Metering For Apartments From National Grid
- **Wiring:** Electrical Copper Wiring With Circuit Breakers
- **Switches:** Modular Electric Switches, Plug Sockets From A Reputed Maker

## WATER SUPPLY

- **Source:** Supply From Mains With Individual Metering On Rooftop
- **Plumbing:** Premium Quality Pipes, Pumps And Fittings
- **Storage:** Sump And Overhead Tanks

## STAND-BY POWER

- **Backup:** Generator For Common Area Lighting, Elevators, Motor Pumps And Essential Supply To Apartments







# FACILITIES PLACES WITHIN 2 KM



## EDUCATIONAL INSTITUTES

British Council  
Anc Education  
Ladies College  
Royal College  
Mahanama College  
Thurstan College

## BANKS

Bank of Ceylon  
People's Bank  
Hatton National Bank  
Commercial Bank  
Sampath Bank HSBC Bank  
National Savings Bank  
Seylan Bank  
LB Finance PLC

## SUPERMARKETS

Cargills Food City  
Keells

## HOSPITALITY

Manhattan Fish Market  
The Mango Tree  
The Gallery Café  
Commons Coffee  
Café On The 5th  
Chocoholics  
Sponge Bakery  
Fab Bakery  
Carnival Ice Cream  
Spa Ceylon

## HEALTH CARE

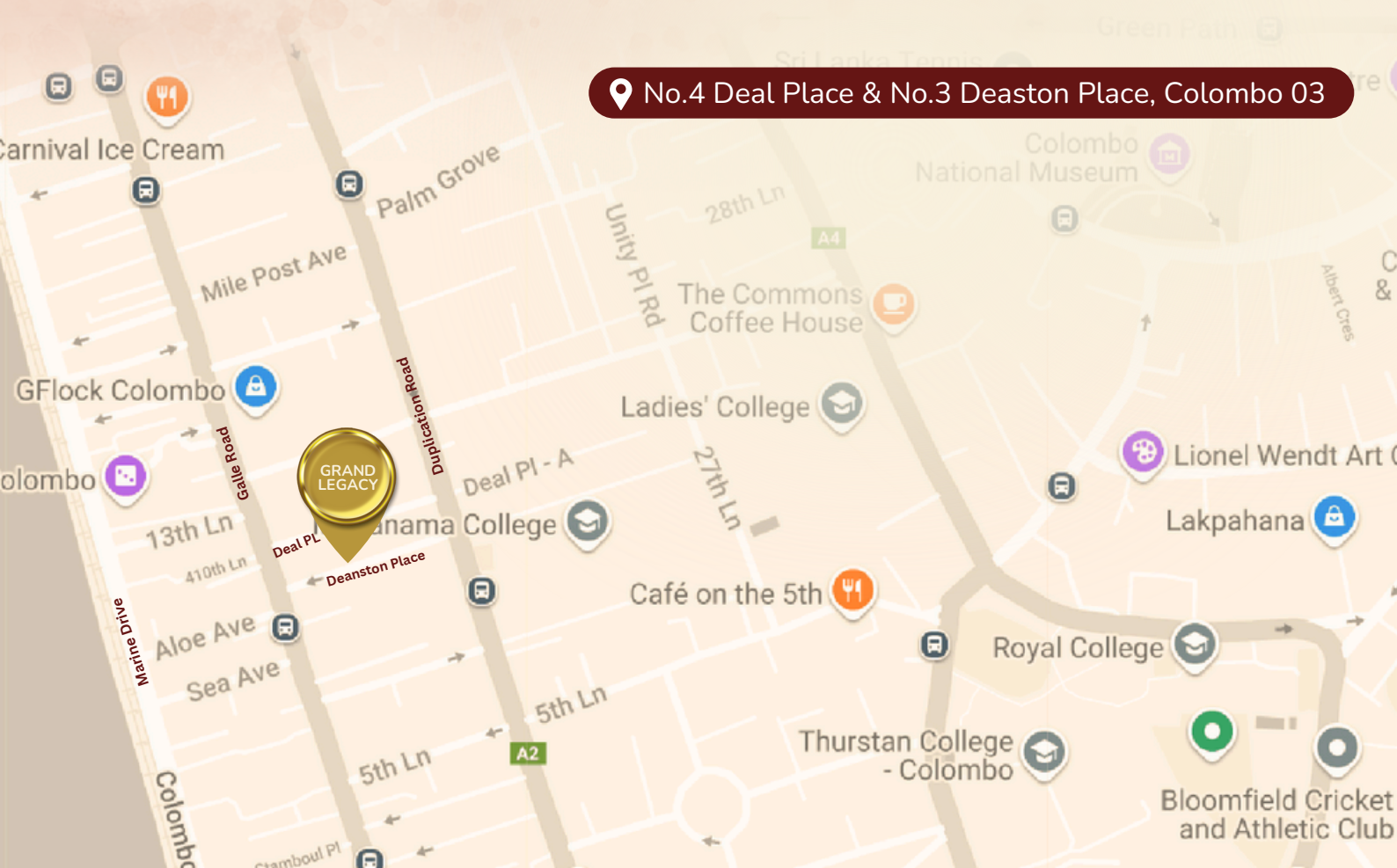
Durdans Hospital  
Vision Care

## SHOPPING MALLS

Liberty Plaza  
Crescat Boulevard  
Majestic City  
Marino Mall

## ADMINISTRATIVE INSTITUTES

High Commission of Canada  
Embassy of Oman  
Embassy of Nepal  
Embassy of Germany







We focus on blending great design with affordability, making sure every detail is thoughtfully crafted for you. With a commitment to quality and open communication, We've built lasting relationships through reliability and a proven track record of delivery. At Grand Apartments, you come first, and we're here to create a space where you can truly feel at home.

## HOTLINES

**JAMEEL - 077 772 7520**

**JUNAID - 077 361 0777**

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