



# GRAND VIEW

No-06, Melbourne Avenue, Colombo 04

Grand View Apartments is centrally located at the heart of Bambalapitiya and it is encircled by the beautiful skyline of growing Colombo city.

The residential complex is located seconds away from Galle Road within easy access to business and shopping centres, landmarks, leisure and dining spots and more activities hosting places.

The complex consists of 27 fully equipped and comfortable units on its 11 storey building offer an expressiveness spacious-cozy environment for a grand living.

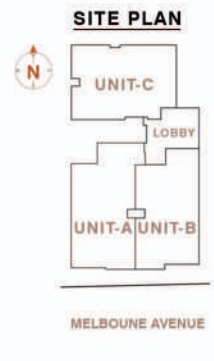
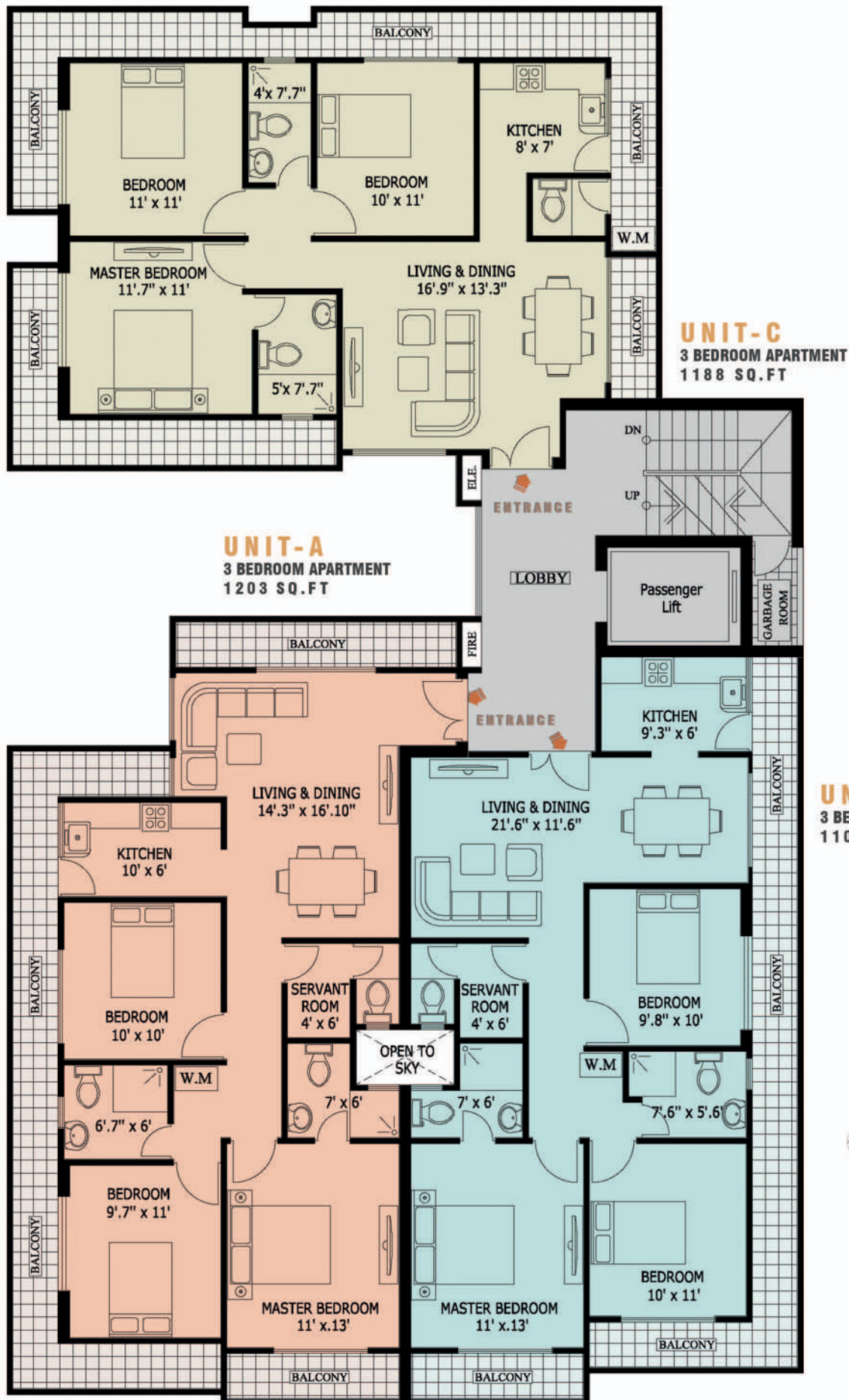
Location-  
No-06,  
Melbourne Avenue,  
Bambalapitiya,  
Colombo 04





# TYPICAL FLOOR-2D

01<sup>ST</sup> TO 06<sup>TH</sup> & 11<sup>TH</sup> FLOORS



# TYPICAL FLOOR-3D

01<sup>ST</sup> to 06<sup>TH</sup> & 11<sup>TH</sup> FLOORS

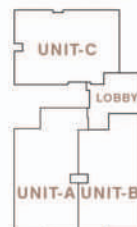


**UNIT-A**  
3 BEDROOM APARTMENT  
1203 SQ.FT

**UNIT-C**  
3 BEDROOM APARTMENT  
1188 SQ.FT

**UNIT-B**  
3 BEDROOM APARTMENT  
1104 SQ.FT

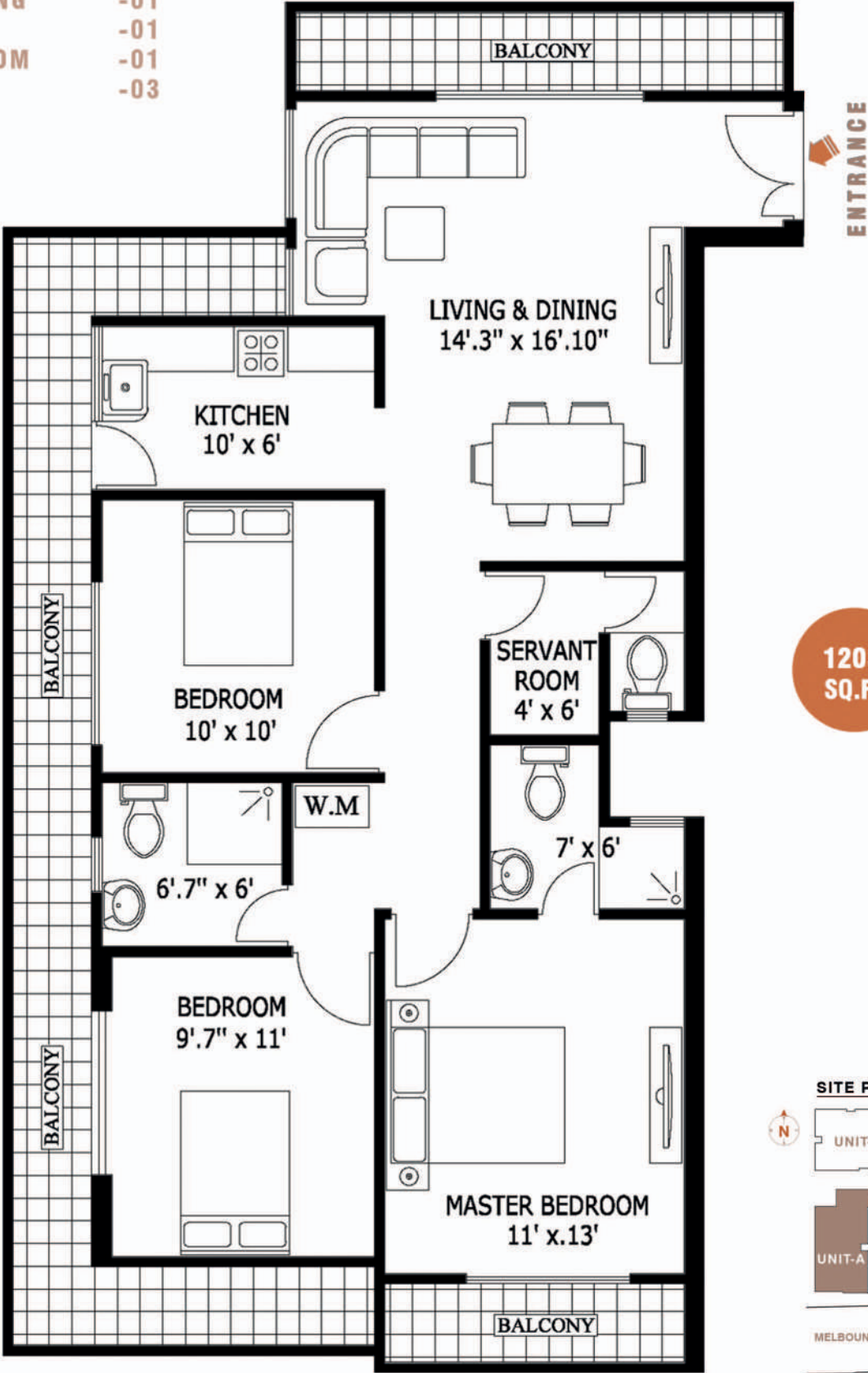
## SITE PLAN



MELBOURNE AVENUE

ALLOCATED SPACES

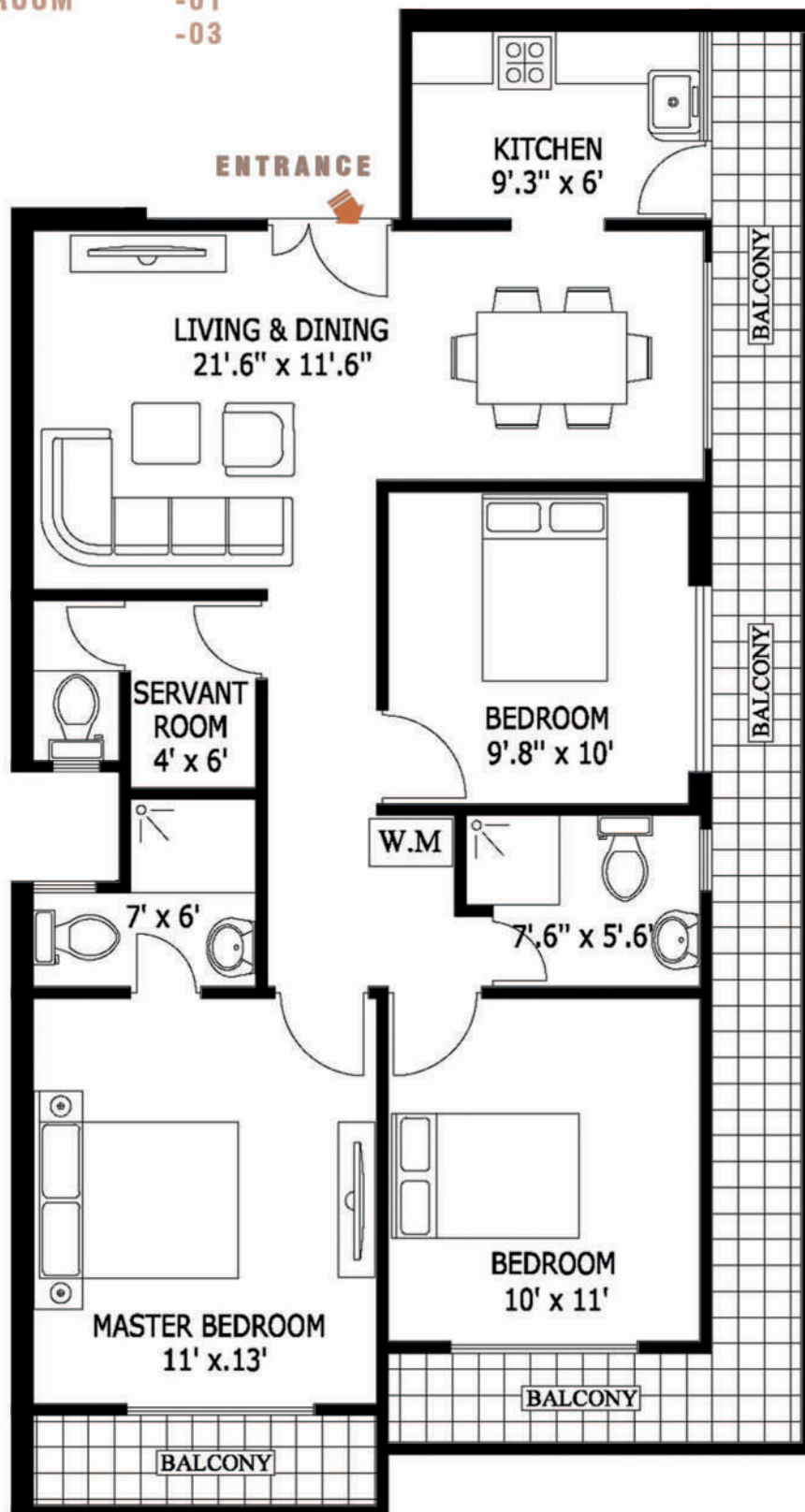
BEDROOMS	-03
LIVING&DINING	-01
KITCHEN	-01
SERVANT ROOM	-01
TOILETS	-03



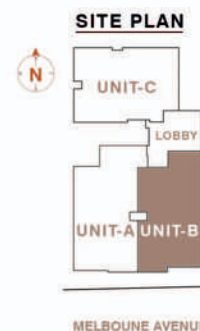


## ALLOCATED SPACES

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



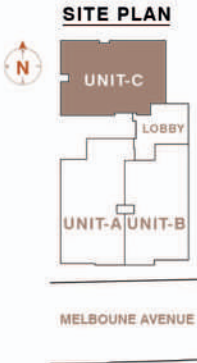
**1104  
SQ.FT**



**ALLOCATED SPACES**

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

**1188**  
**SQ.FT**





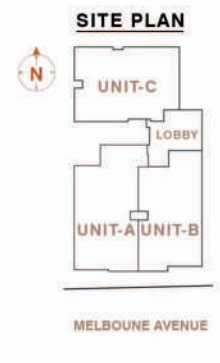
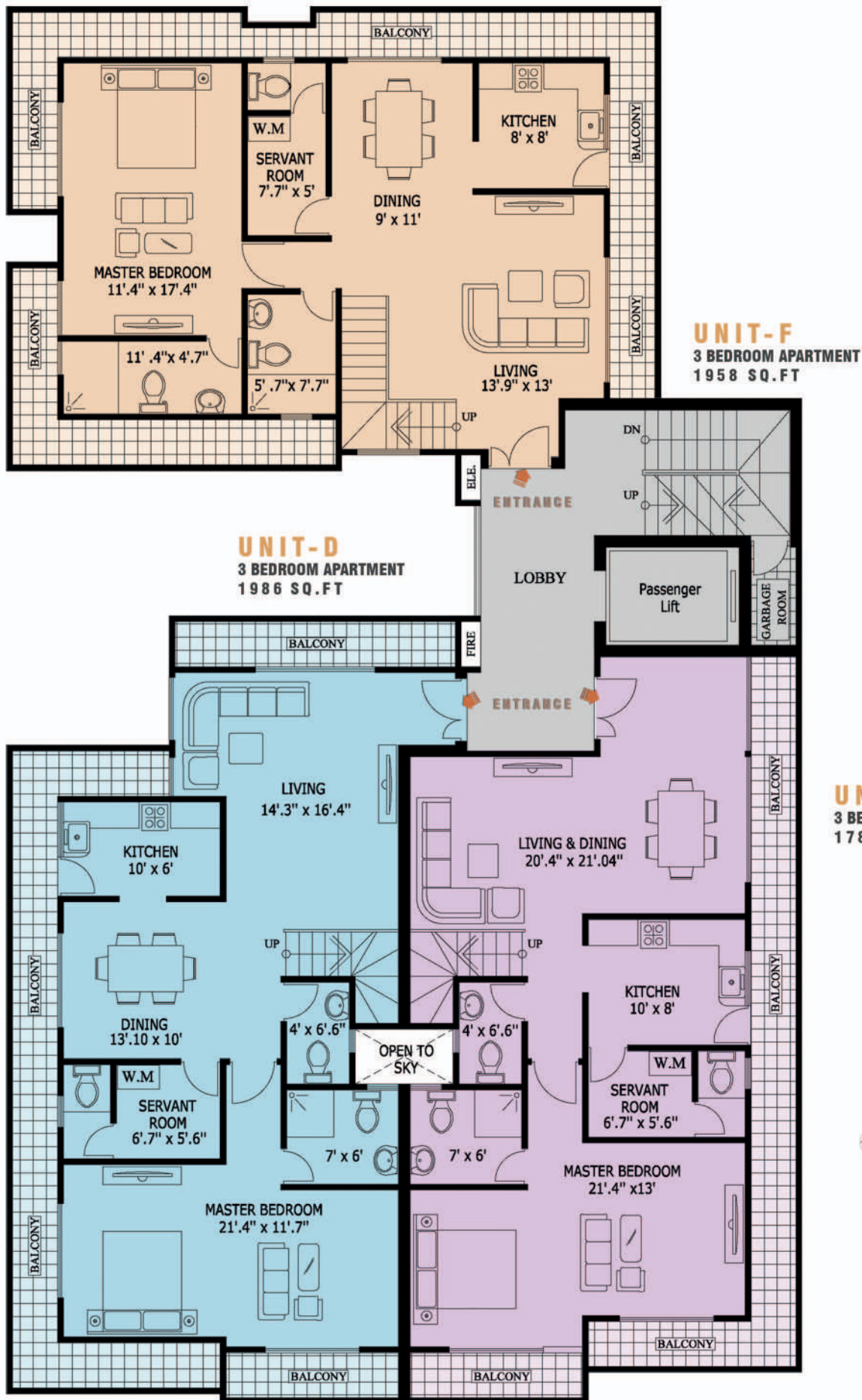
View from Pool level



View from Roof top level

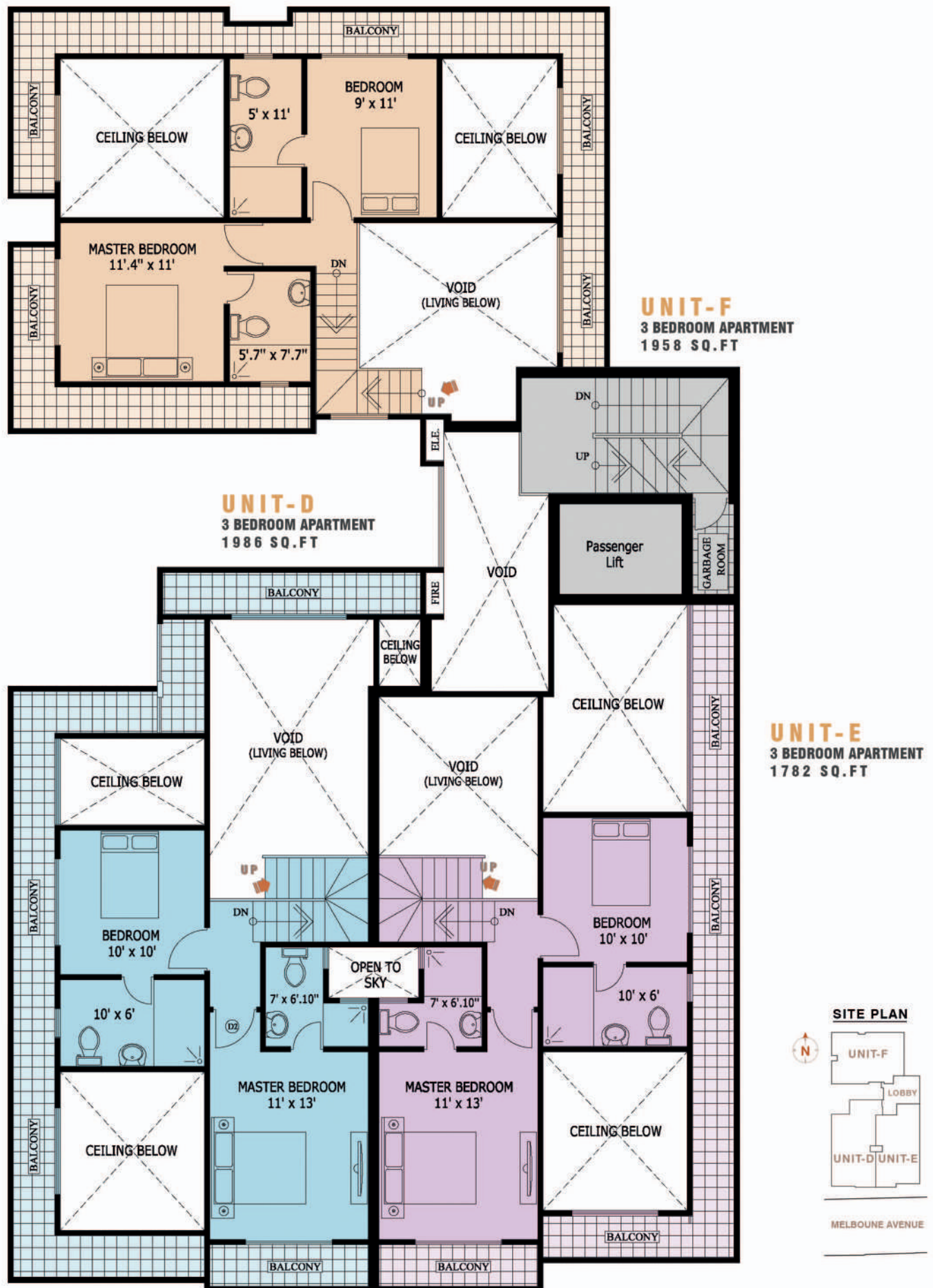


# **DUPLEX FLOOR-2D** 07<sup>TH</sup> & 09<sup>TH</sup> FLOORS(LOWER)





## DUPLEX FLOOR-2D



# SPECIFICATIONS

## FLOORING

- Porcelain tiles for rooms and hall
- Tiles for bathrooms
- Tiles flooring for staircase & lobby

## DOORS & WINDOWS

- Quality doors for entrance and rooms
- PVC / Aluminium doors for bathrooms
- Rust proof powder coated aluminum for balconies

## KITCHEN

- Sink with cold water tap
- Premium quality pantry with granite top
- Tiles for pantry wall

## ELECTRICAL WORKS/ FIXTURES

- Individually metered electricity from the national grid
- Quality switches, fixtures and trip switch

## PLUMBING

- Imported sanitary fittings
- Hot water geyser provided for bathrooms
- Hand bidet spray
- Wash basin + pedestal
- Quality plumbing finishes connected to the main municipal sewer lines / treatment plant
- Water supply from the main line metered individually
- Ground storage sump & over-head tank in roof top

## GENERAL SPECIFICATIONS

- Hall & bedrooms are fitted with ceiling fans and light fittings
- Floor to floor height 10ft
- TV outlets in hall & master bedroom
- Standby generator backup for common areas lighting, elevators, water pump and fire pumps
- Fire protection system
- Optimal balance in lighting. Ventilation & privacy
- Fully secured parapet wall right around
- Lightning conductor
- Maintenance agency to provide professional service at a charge
- 11 passenger elevator
- Provision for washing machine
- Roof top swimming pool/ open area for BBQ reception and party facilities

## Any additions will be charged

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

## LOCATION

**No.06, Melbourne Avenue, Bambalapitiya, Colombo - 04**





## COMPLETED PROJECTS



**GRAND APARTMENTS**  
No.14, Sri Wimalasiri Road,  
Kalubowila, Dehiwala  
8 floors Residential Complex  
40 units



**GRAND RESIDENCES**  
No. 105 B, Sri Saranankara Road,  
Kalubowila, Dehiwala  
10 Floors Residential Complex  
47 Units



## ONGOING PROJECTS



**GRAND HOMES**  
No.28, Daya Road, Wellawatte,  
Colombo 06.  
9 Floors Residential Complex  
20 Units



**GRAND TOWER**  
No, 50 Perakumba place,  
Wellawatte, Colombo 06.  
16 Floors Residential Complex  
86 Units



**GRAND PARK**  
No. 45, 6TH Lane, Kotahena,  
Colombo 13.  
08 Floors Residential Complex  
40 Units



**GRAND CROWN RESIDENCES**  
No. 73 / 22, Sri Saranankara Road,  
Kalubowila, Dehiwala.  
11 Floors Residential Complex  
54 Units





# GRAND APARTMENTS

No. 105 B, Sri Saranankara Road Kalubowila, Dehiwala

**Grand Apartments** has built a reputation on providing excellence in construction of residential condominium over the years.

Dedicated to a mission that defines our projects

**"Build homes, not houses"**

Our projects emerge from fine engineering and craftsmanship, supported with quality materials and fittings.

The architecture is focused on comfort and luxury ensuring a pleasant livelihood which reflects in the finishing of each of our buildings

We, at Grand Apartments believe in open communication and delivering customer satisfaction which has enabled us to be a premier brand decorating the skyline of Sri Lanka and has allowed us to gain the trust of 100s of families and investors.

