



No - 52, 5th Lane Colombo - 03



Grand Central a premier residential apartment in the heart of Colombo 3, enjoys a prime location on the first block from Duplication Road. Discover refined luxury and convenience in this 15-storey residential building, featuring 65 elegant units, including spacious 3-bedroom and 4-bedroom apartments ranging from 1600 sq.ft to 2136 sq.ft.

Grand Central offers a strategic location, placing it within close proximity to prestigious schools, shopping centers and other recreational facilities. The rooftop features a swimming pool with stunning city views. Additionally, the event hall offers a warm and welcoming space for special celebrations.

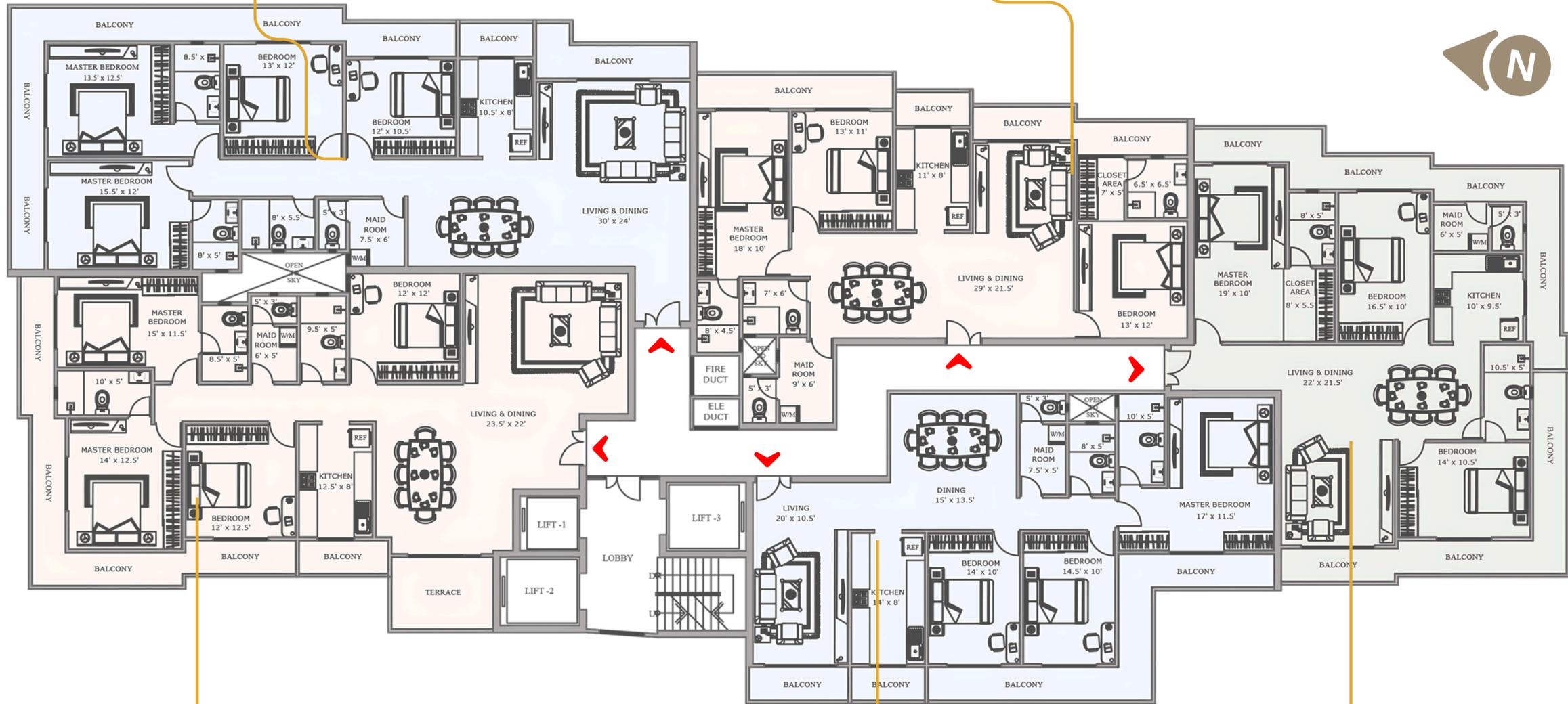
TYPICAL FLOOR PLAN

3RD - 15TH - STOREY



B 2,119
SQ.FT
4 BEDROOMS

C 1600
SQ.FT
3 BEDROOMS



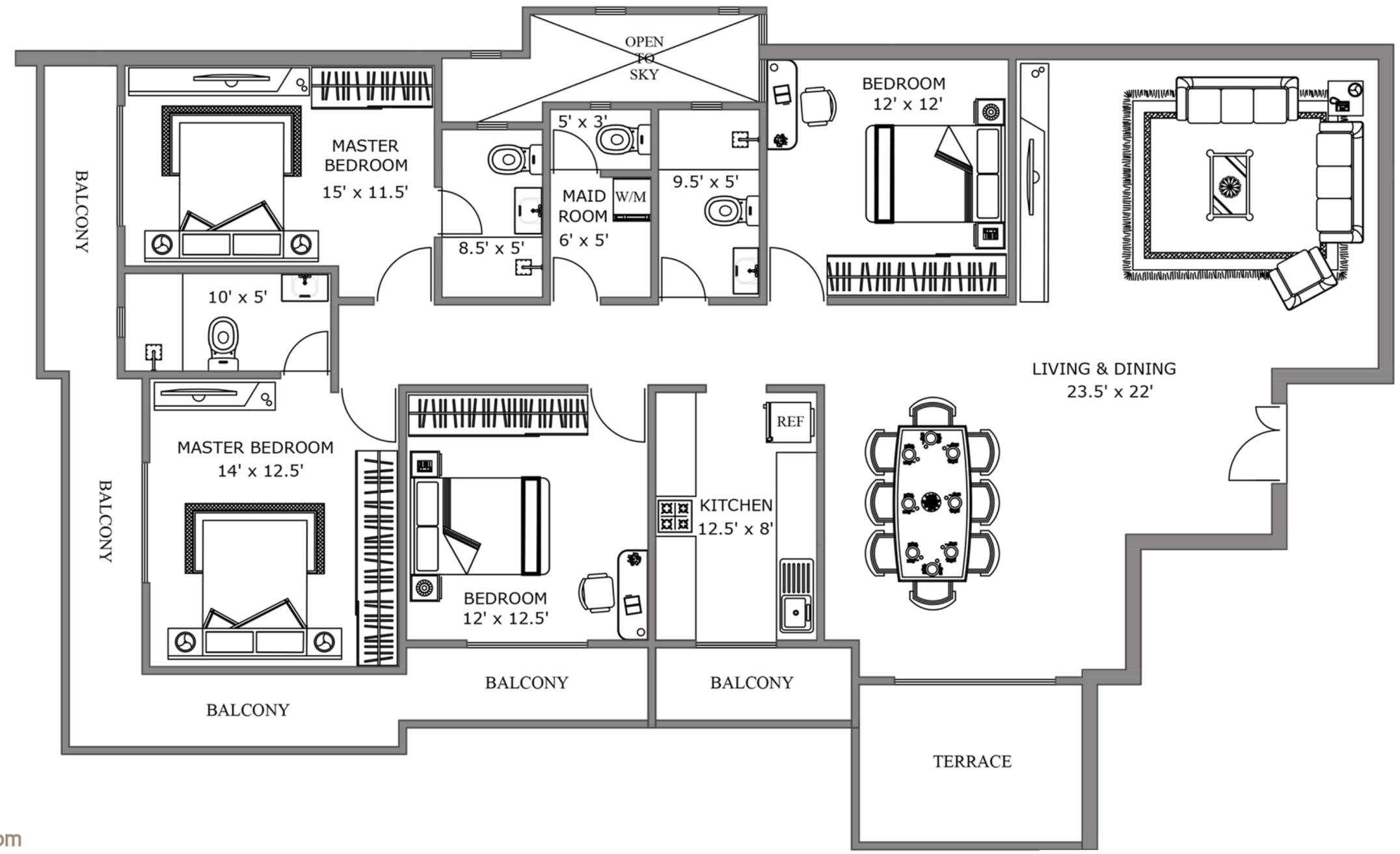
A 2136
SQ.FT
4 BEDROOMS

E 1,666
SQ.FT
3 BEDROOMS

D 1,776
SQ.FT
3 BEDROOMS



UNIT A

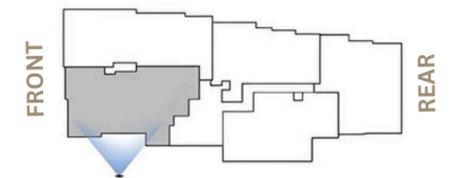


FOUR BEDROOM APARTMENT

ALLOCATED SPACES

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

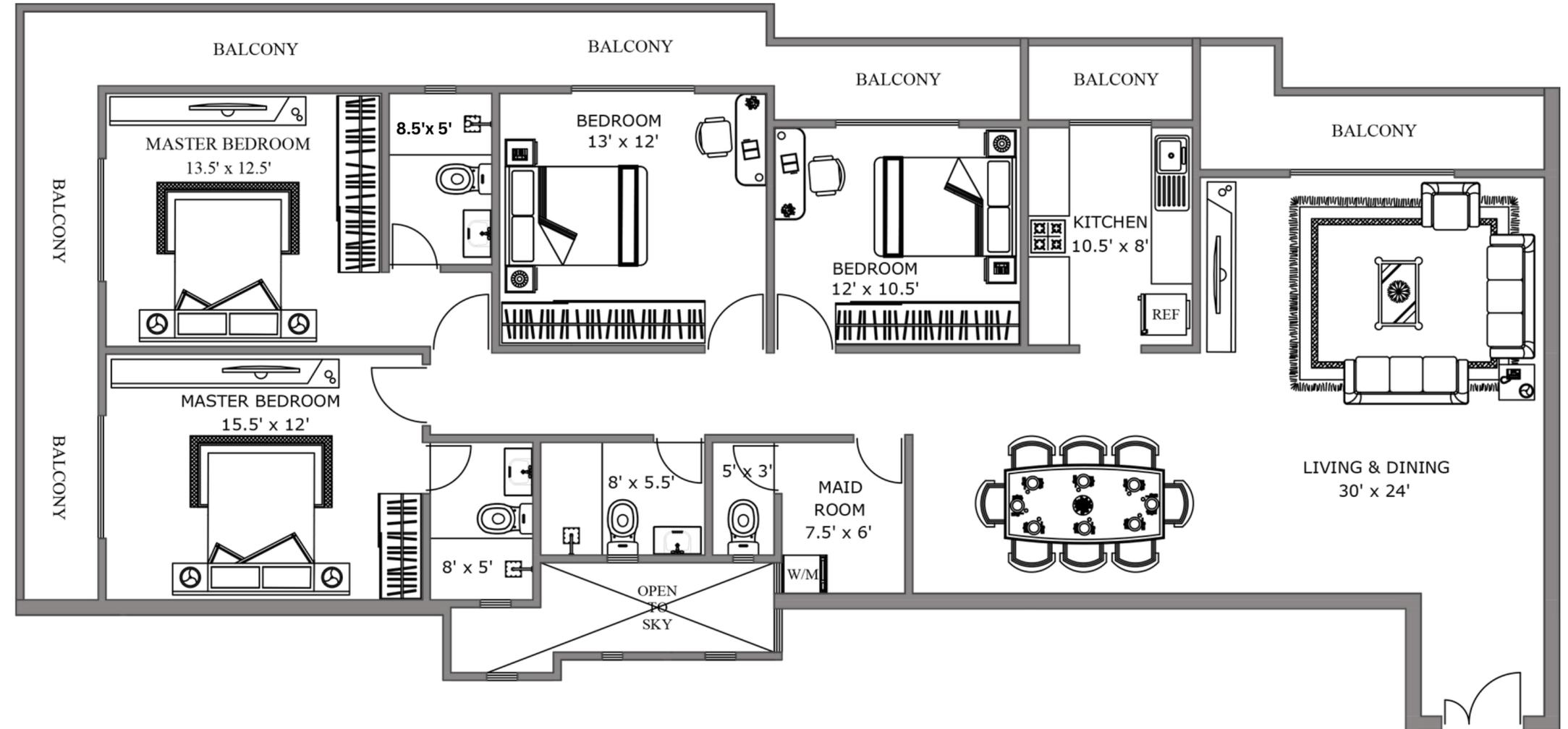
TOTAL AREA
SQ.FT **2,136**



Unit-A



UNIT B

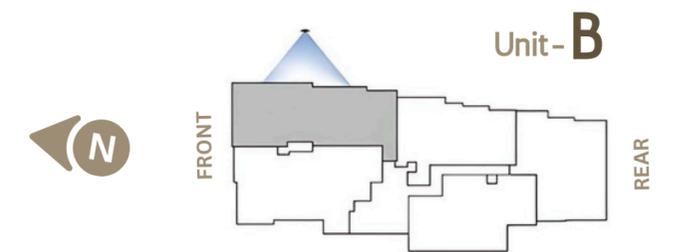


FOUR BEDROOM APARTMENT

ALLOCATED SPACES

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

TOTAL AREA
SQ.FT **2,119**





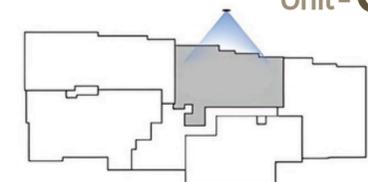
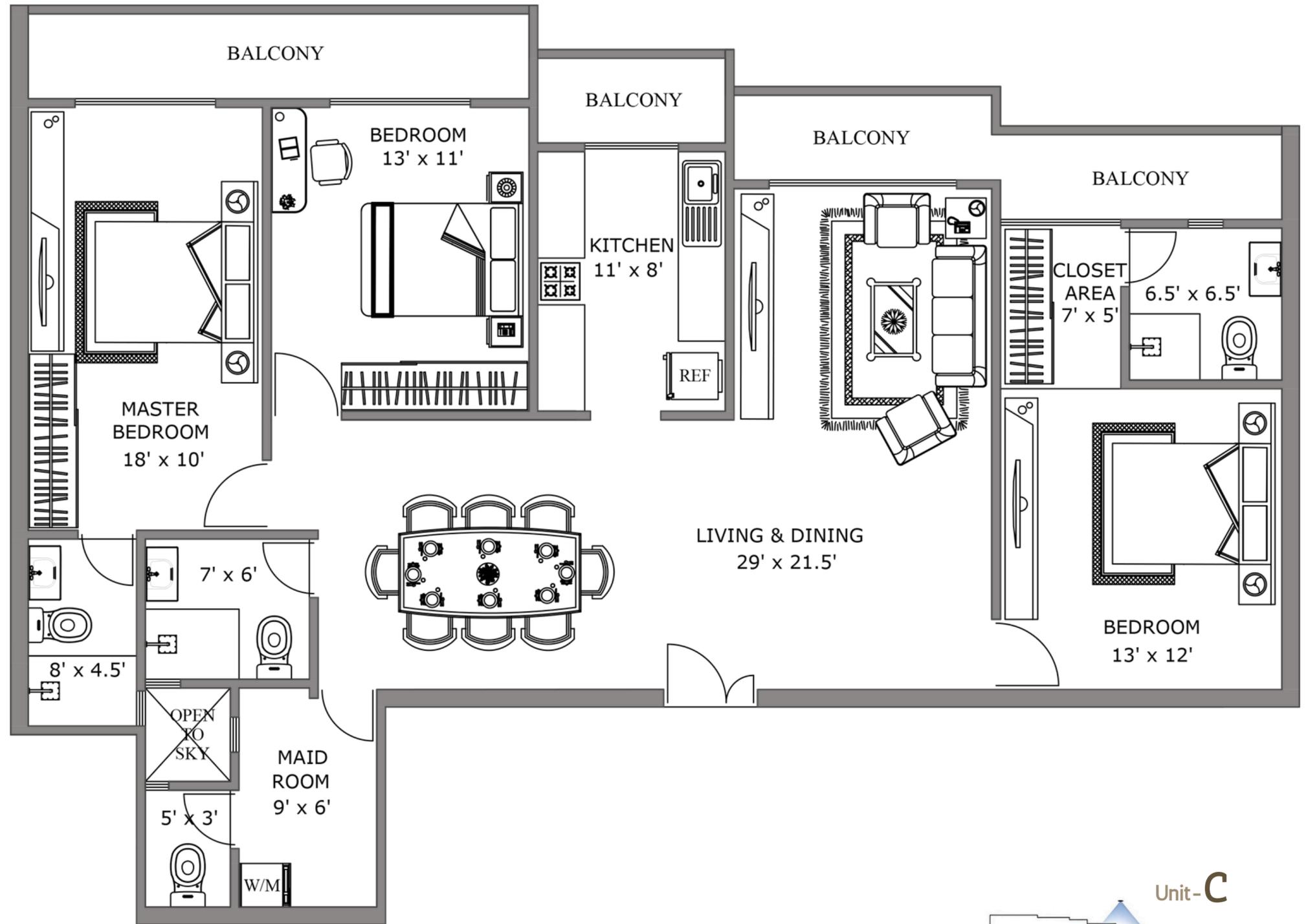
UNIT C

THREE BEDROOM APARTMENT

ALLOCATED SPACES

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

TOTAL AREA
SQ.FT **1,600**



Unit-C



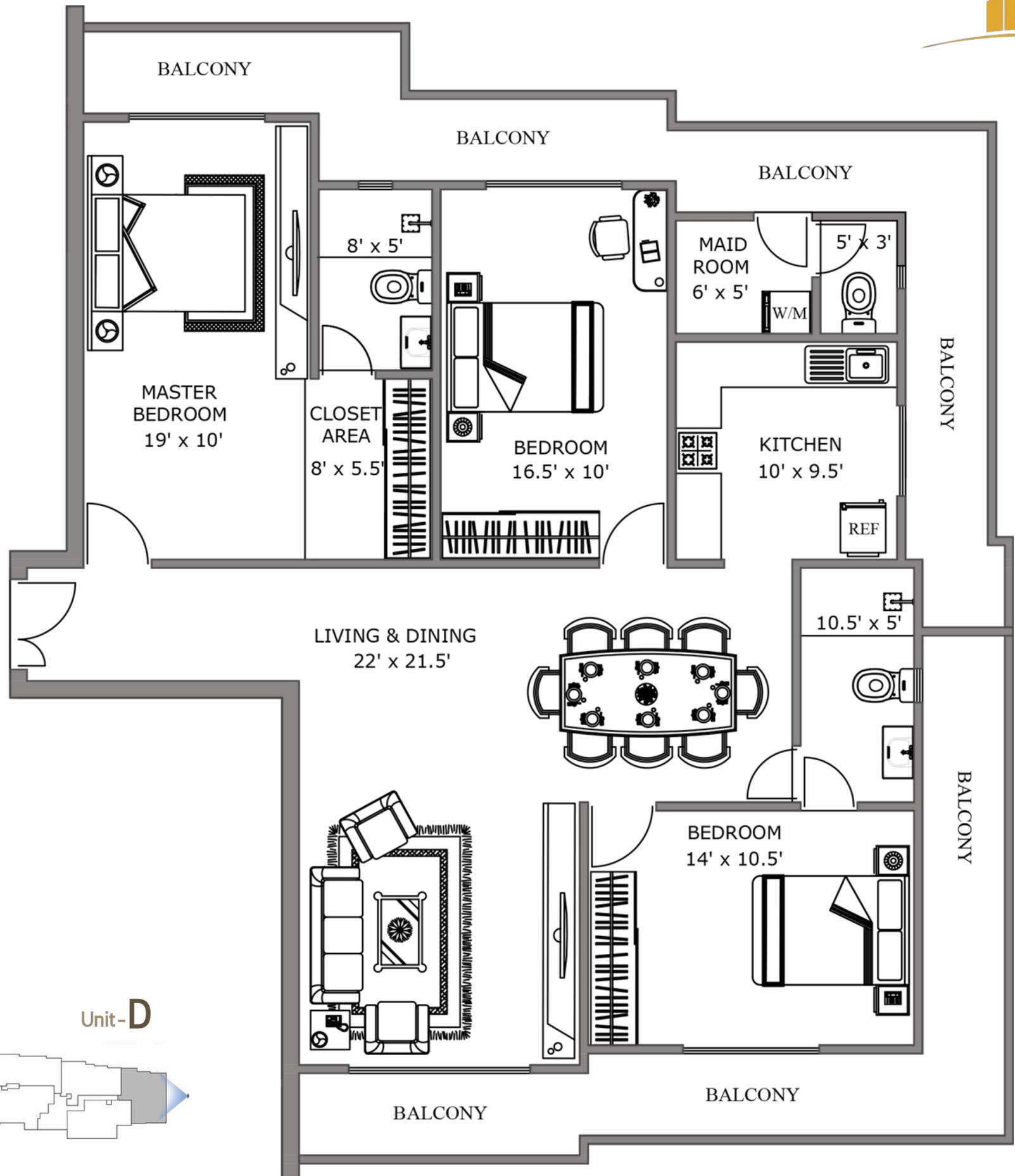
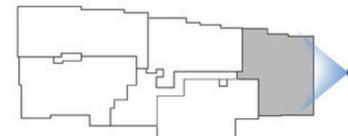
UNIT D

THREE BEDROOM APARTMENT

ALLOCATED SPACES

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

TOTAL AREA
SQ.FT **1,776**





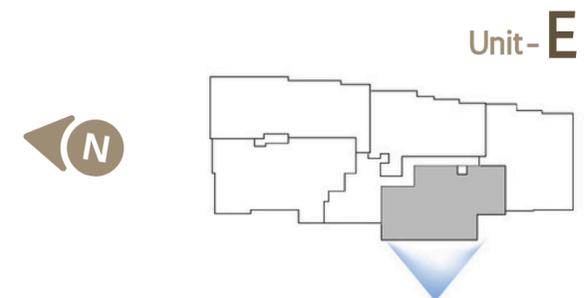
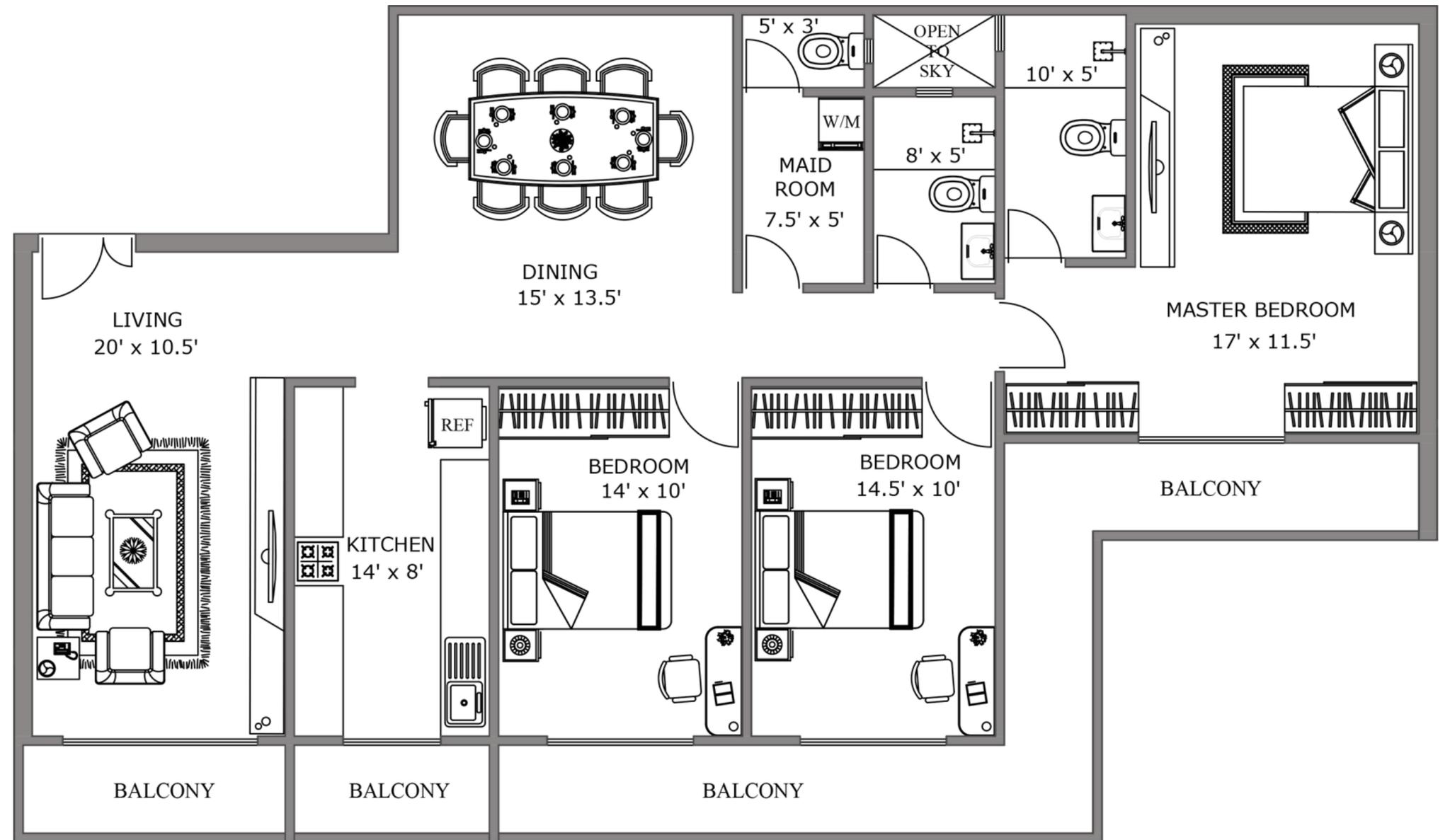
UNIT E

THREE BEDROOM APARTMENT

ALLOCATED SPACES

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

TOTAL AREA
SQ.FT **1,666**





FACILITIES PLACES WITHIN 2 KM



EDUCATIONAL INSTITUTES

- British Council
- Royal College
- Thurstan College
- Ladies' College
- Mahanama College
- University of Colombo

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

- Marino Beach
- MaRadha
- The Gallery Café
- Indian Kitchen
- Café On The 5th
- Chocoholics
- Subway
- Dinemore

HEALTH CARE

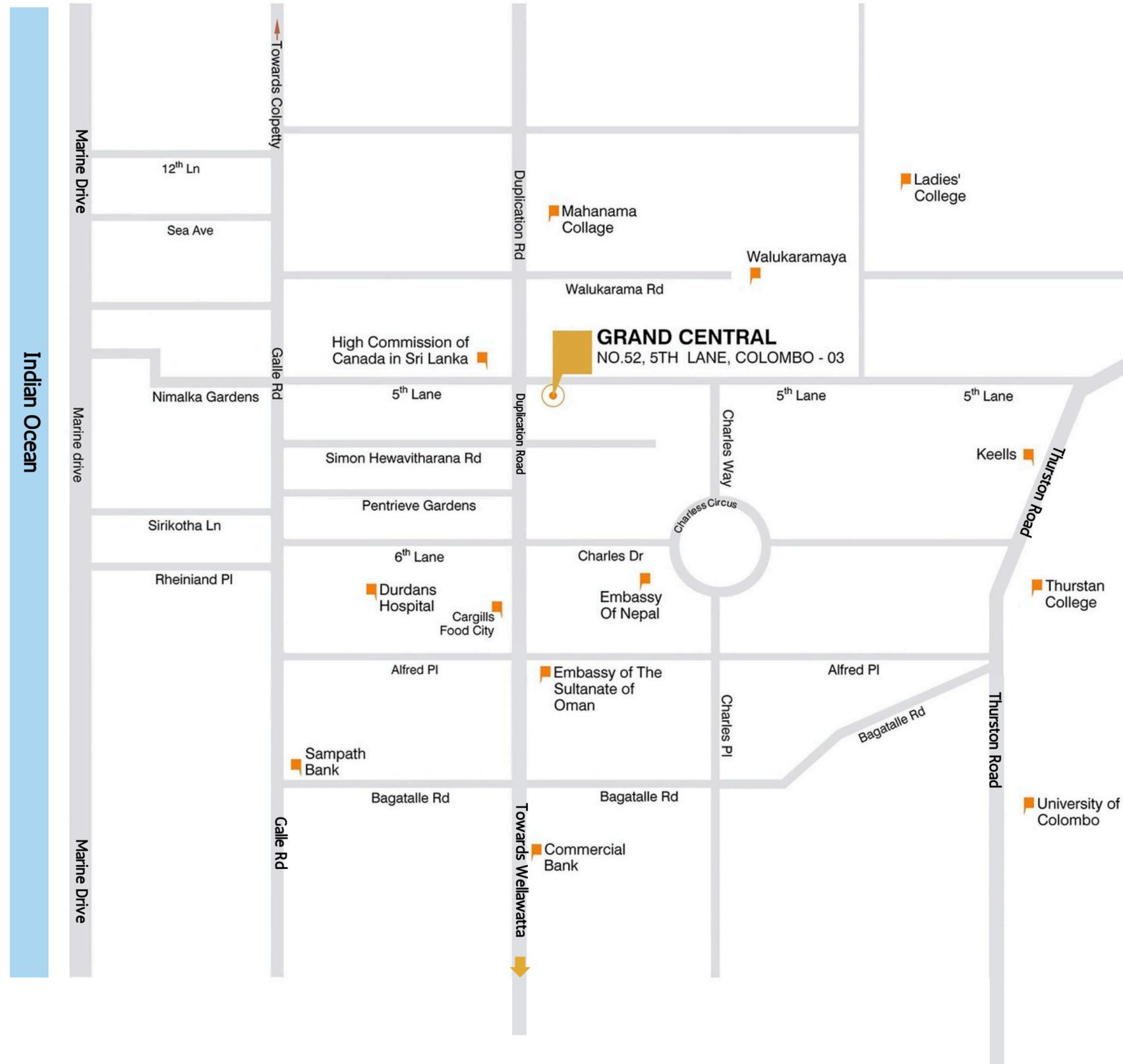
- Durdans Hospital
- Vision Care

SHOPPING MALLS

- Liberty Plaza
- Unity Plaza
- Majestic City
- Marino Mall

ADMINISTRATIVE INSTITUTES

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



APARTMENT SPECIFICATIONS



DOORS

- **Main Entrance:** Solid Flush Doors With Quality Ironmongery
- **Internal:** Solid Flush Doors With Quality Ironmongery
- **Balcony /Window:** Powder-Coated Aluminium Sliding Doors With Powder-Coated Aluminium 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 In Living Area

PANTRY

- **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 Water:** 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 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

- **Entrance Lobby:** Lift Lobby To Residences
- **Visitors:** Visitors Lobby With Sitting Area On The Ground Floor
- **Event Hall:** Designed To Host Social Gatherings
- **Elevators:** 03 Passenger Elevators
- **Mail:** Letter Boxes For Each Apartment
- **Management:** Condominium Management Office
- **Garbage Room:** Air-Conditioned 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 Kids Pool
- **Changing Rooms:** Convenient Changing Rooms Adjacent to the Pools
- **Gym:** Provision For Gym Area
- **Open Terrace:** Terrace Featuring Relaxing Green Spaces and Seating Areas

SECURITY

- **Intercom:** Security With Intercom Connectivity To Each Apartment And Common Areas
- **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:** Four Car Park Levels Accessible By Ramp
- **Slots:** One Parking Slot Per Apartment
- **Accessibility:** Handicapped Car Parking Facility

ELECTRICITY SUPPLY & INSTALLATION

- **Source:** National Grid Electricity Supply
- **Power Supply:** 30A / 3 Phase Power Supply With Individual Metering For Apartments
- **Wiring:** Concealed 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, Water/Fire Pumps And Essential Supply To Apartments

CONTACT

GRAND APARTMENTS

NO – 28, Daya Road, Wellawatta,
Colombo – 06

HOTLINES

JAMEEL - 077 772 7520

JUNAID - 077 361 0777

www.grandapartments.lk

info@grandapartments.lk

Note:

This Brochure Is A Conceptual Presentation And Not A Legal Offering. The Promoters Reserve The Right To Make Changes.