

The image features a large, modern high-rise apartment building with a light-colored facade and numerous balconies, set against a dark, overcast sky. The building is the central focus, with other smaller buildings and trees visible in the background. Overlaid on the building is a large, stylized logo consisting of a 'G' and a 'P' intertwined. Below the logo, the words 'GRAND PEAK' are written in a serif font.

# GRAND PEAK

ADDRESS – NO.11 JULIAN PLACE, OFF SARANANKARA ROAD





UNITS

33

FLOORS

11

BEDROOMS

3|4

## YOUR NEW BEGINNING AWAITS.

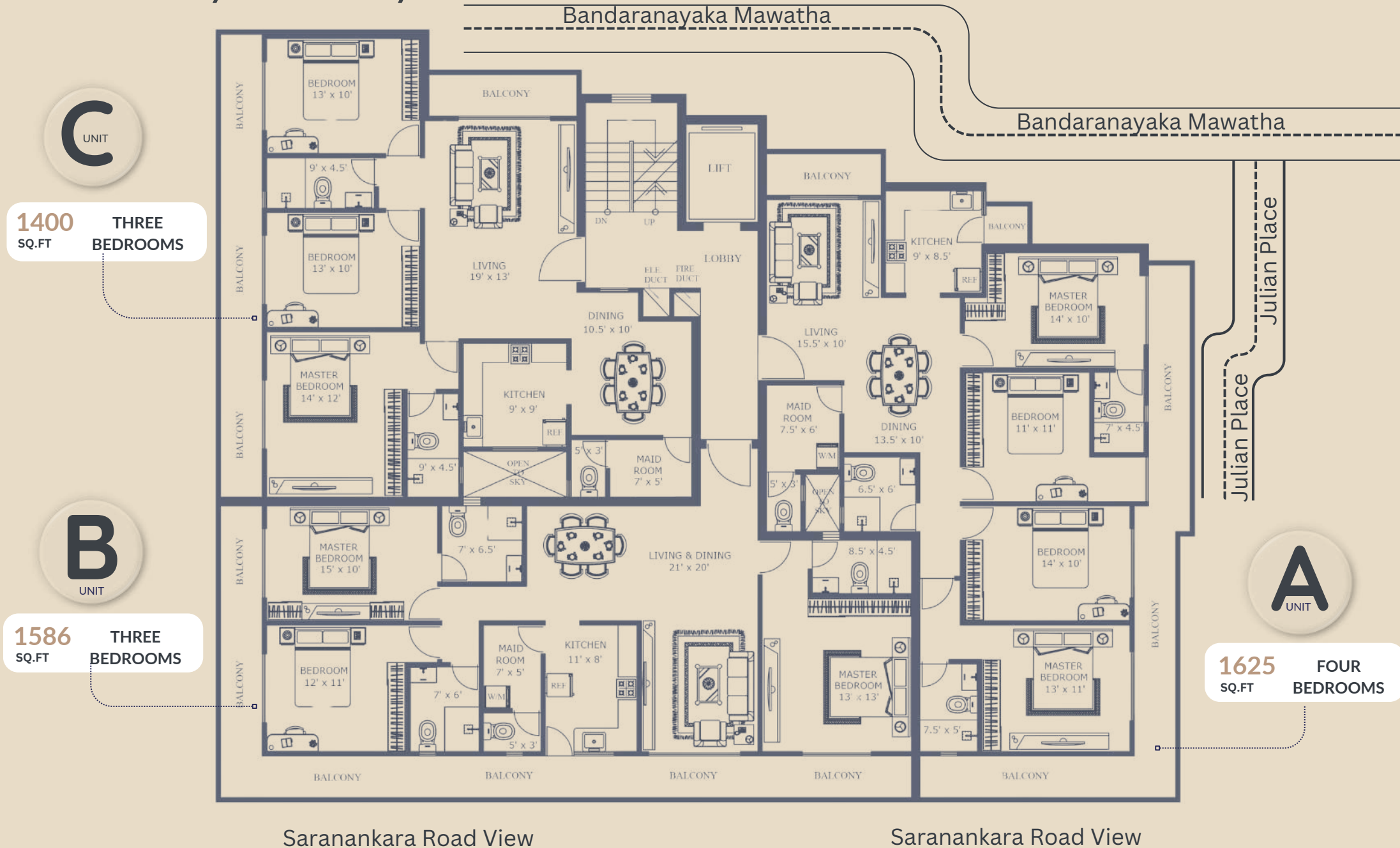
Introducing **Grand Peak**, a remarkable apartment project developed by Grand Apartments Group, located off Saranankara Road, bordering Wellawatte. This elegant building features 33 thoughtfully designed units spread across **11 storeys**, offering spacious 3-bedroom apartments ranging from **1,400 sq.ft to 1,625 sq.ft**. **Grand Peak** provides the perfect blend of comfort and convenience, making it an ideal home for families seeking a comfortable urban lifestyle.

NO.11 JULIAN PLACE, OFF SARANANKARA ROAD



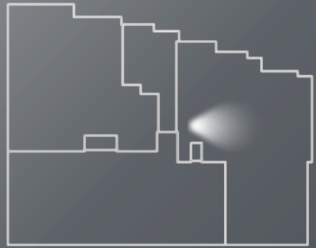
# TYPICAL FLOOR PLAN

## 1 Storey – 11<sup>th</sup> Storey



A  
UNIT

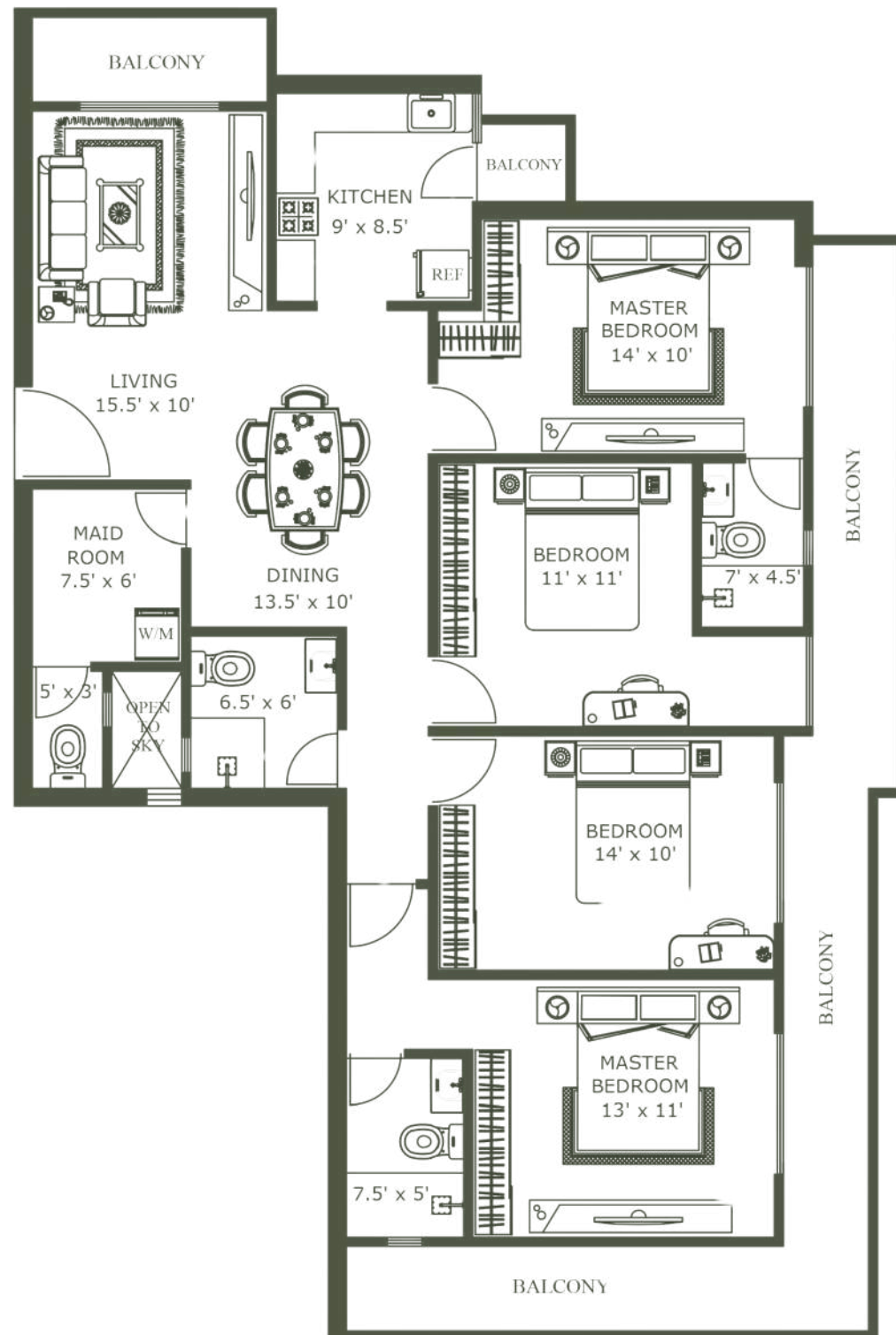
# 4 BEDROOM APARTMENT



## ALLOCATED SPACES

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

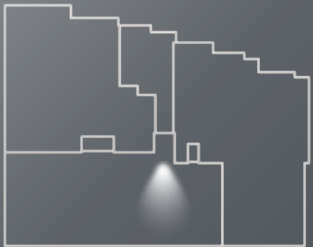
TOTAL AREA **1625** SQ.FT



# B

UNIT

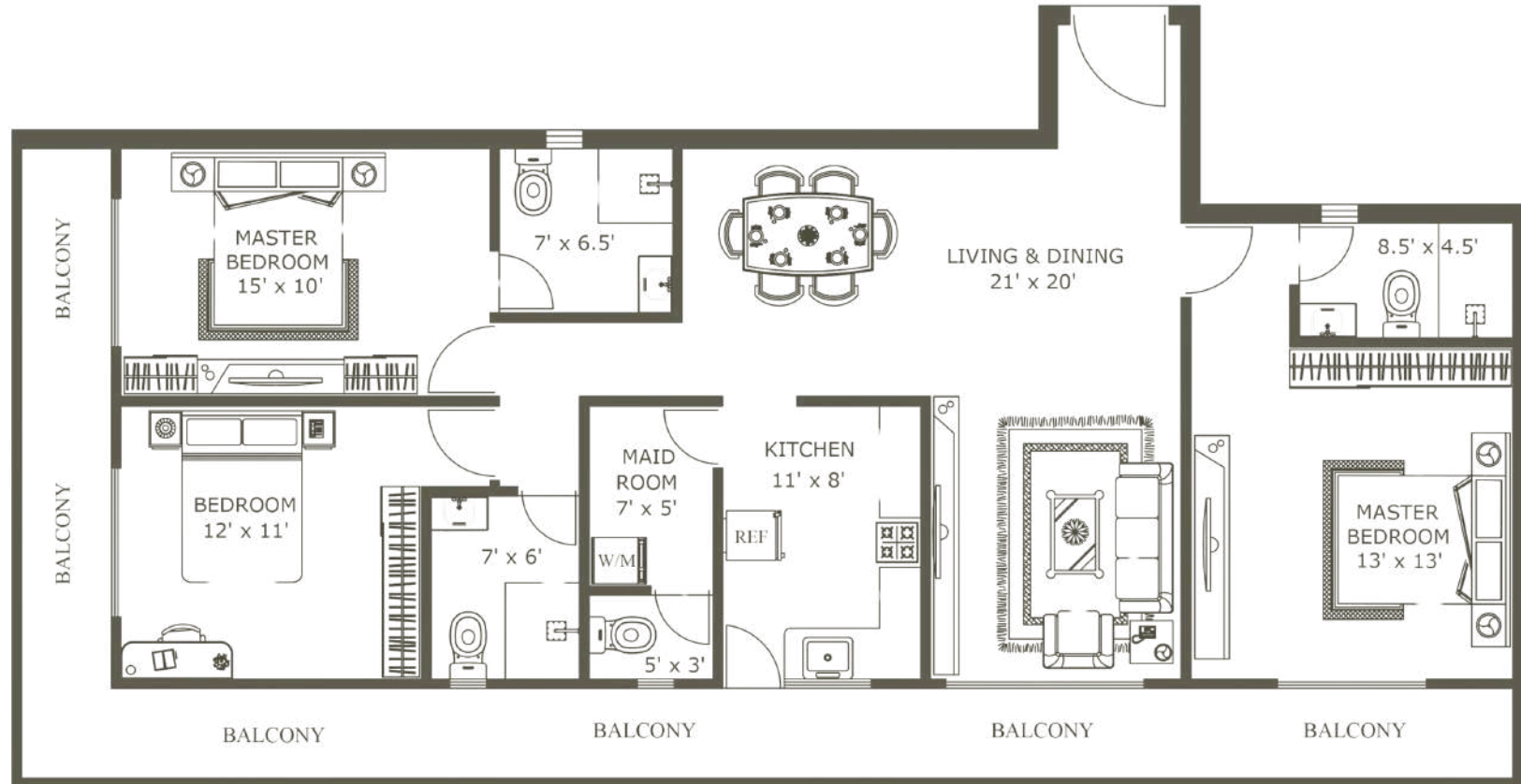
## 3 BEDROOM APARTMENT



### ALLOCATED SPACES

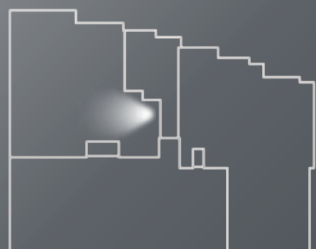
Living & Dining  
Kitchen  
02 Master Bedroom With Bathroom  
01 Secondary Bedroom  
Common Bathroom  
Maid Room With Bathroom  
Balcony Area

TOTAL AREA **1586** SQ.FT



UNIT

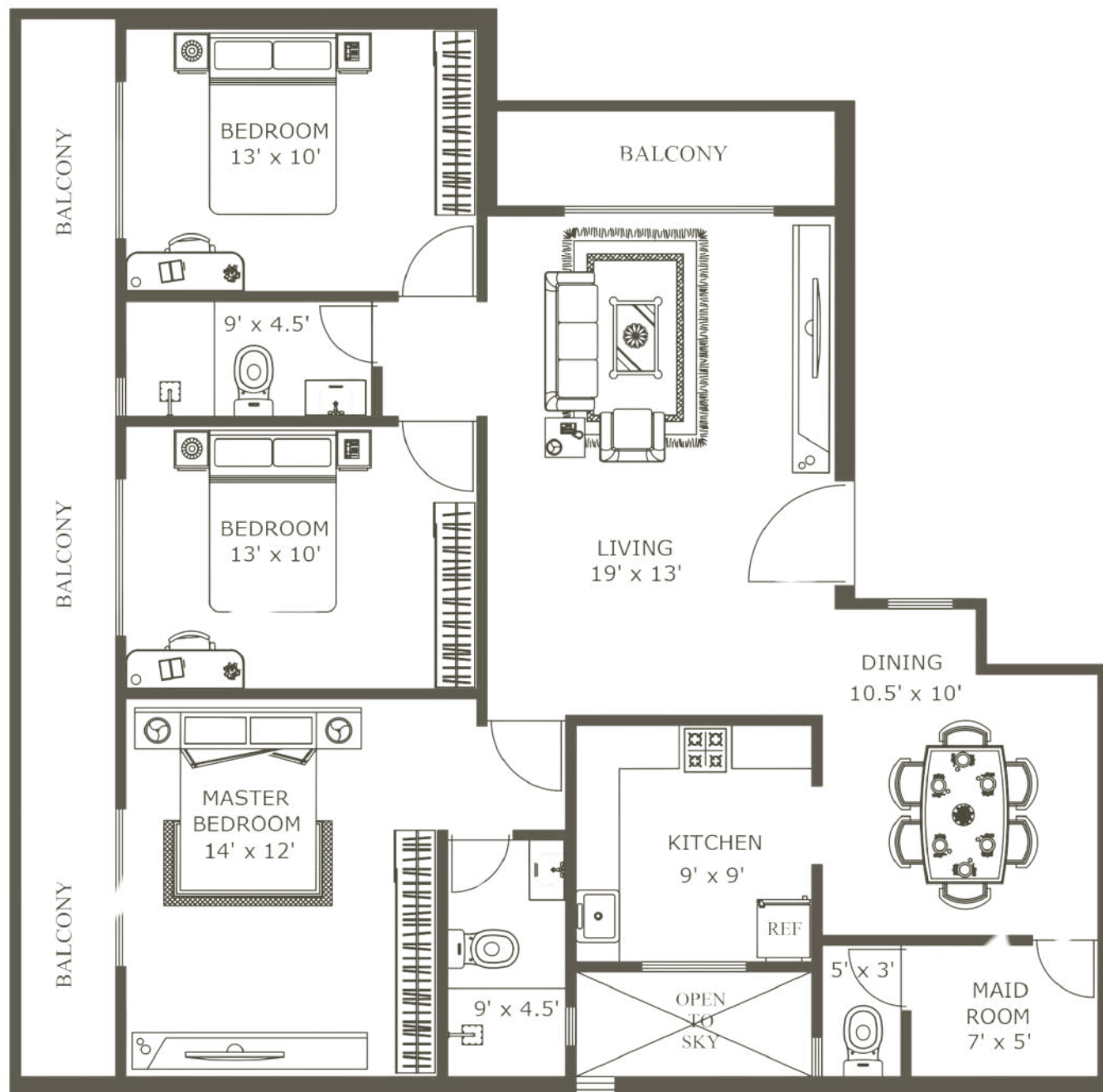
# 3 BEDROOM APARTMENT



## ALLOCATED SPACES

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

TOTAL AREA **1400** SQ.FT



## APARTMENT

# SPECIFICATIONS

### DOORS

- **Main Entrance:** Wooden Doors With Ironmongery
- **Bedrooms:** Wooden Doors With Ironmongery
- **Bathrooms:** WPC / Aluminum Doors
- **Balcony/Window:** Powder-Coated Aluminum Sliding Doors With Powder-Coated Aluminum Frames

### LIVING/DINING

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

### PANTRY

- **Flooring:** Modern Polished Tiles
- **Wall:** Smooth Plaster Skim Coat With Interior Paint
- **Ceiling:** Smooth Plaster Skim Coat With Interior Paint
- **Fittings :** Modern Pantry Cupboards With Sink

### BEDROOMS

- **Flooring:** Modern Polished Tiles
- **Wall:** Smooth Plaster Skim Coat With Interior Paint
- **Ceiling:** Smooth Plaster Skim Coat With Interior Paint
- **Features:** Ceiling Fans And Light Fittings
- **Air Conditioning:** Provision for Air Conditioning Units

### BATHROOMS

- **Flooring:** Non-Slip Matte Finish Tiles
- **Wall:** Modern Polished Tiles
- **Ceiling:** Smooth Plaster Skim Coat With Interior Paint
- **Fittings & Fixtures:** Modern Fixtures And Accessories
- **Hot Water:** Electric Geyser In Master Bathroom And Provision In Common Bathroom

### MAID'S ROOM

- **Flooring:** Modern Polished Tiles
- **Wall:** Smooth Plaster Skim Coat With Interior Paint
- **Ceiling:** Smooth Plaster Skim Coat With Interior Paint
- **Facilities:** Maid's Toilet And Provision For Washing Machine

### BALCONIES

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



# COMMON SPECIFICATIONS

## COMMON FEATURES

- **Elevators:** 01 Passenger Elevators
- **Open Rooftop:** Terrace Featuring Relaxing Spaces And Usable For Social Gatherings
- **Mail:** Letter Boxes For Each Apartment
- **Management:** Maintenance Office, Security Room And Toilet
- **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

## SECURITY

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

## STAND-BY POWER

- **Backup:** Generator For Common Area Lighting, Elevators, Motor Pumps

## PARKING

- **Levels:** Basement & Ground Level Car Park
- **Slots:** One Common Parking Slot Per Apartment

## 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:** Standard Pipes, Pumps And Fittings
- **Storage:** Sump And Overhead Tanks



## FACILITIES PLACES WITHIN 2 KM

ADDRESS – NO.11 JULIAN PLACE,  
OFF SARANANKARA ROAD

### HEALTH CARE

Alignme - Aligners Experience Center  
Dental Surgery  
Neosys healthcare  
Medical Center

### BANKS

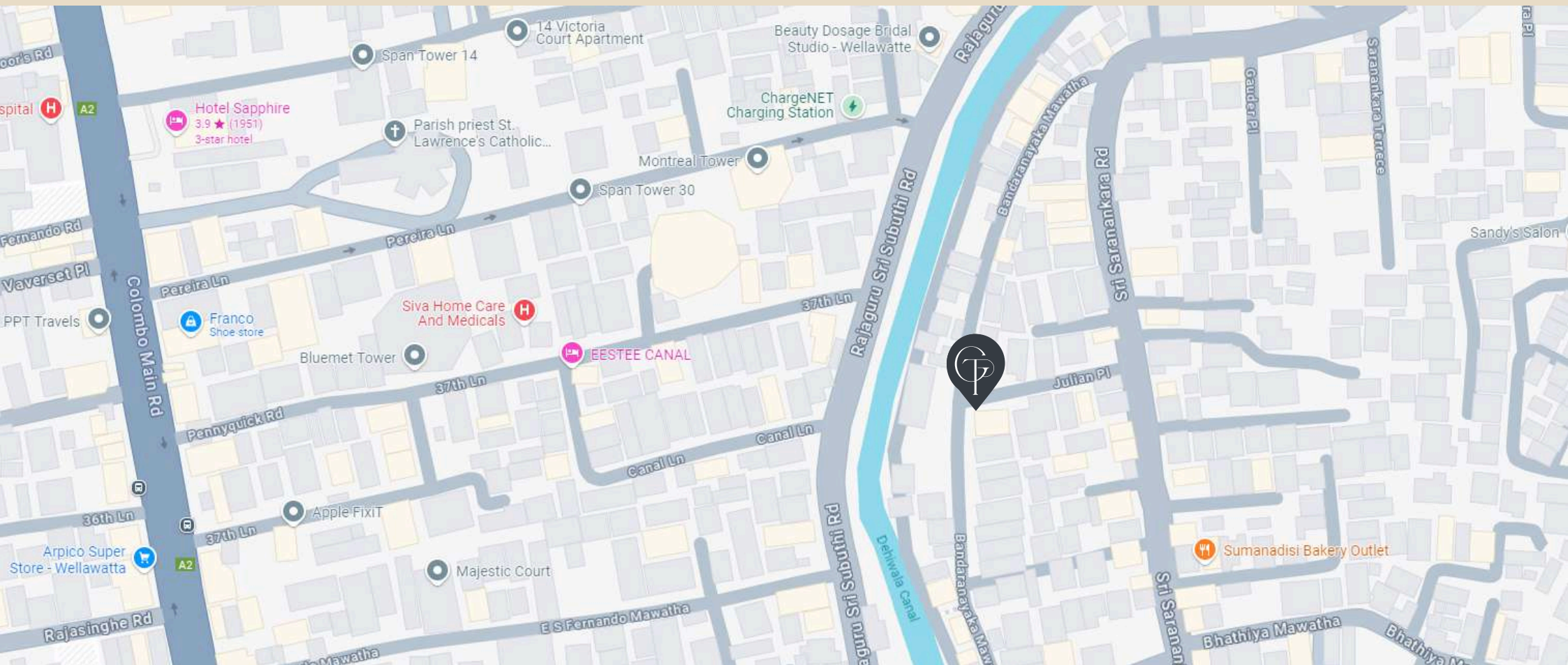
Union Bank  
Amana Bank  
People's Bank  
Commercial Bank

### SUPERMARKETS

Cargills Food City  
Keells

### WORSHIPS

Faizane Ramazan





# COMPLETED PROJECTS



**GRAND PARK**  
COLOMBO - 13



**GRAND VIEW**  
COLOMBO - 04



**GRAND RESIDENCES**  
DEHIWALA



**GRAND APARTMENTS**  
DEHIWALA



**GRAND TOWER**  
COLOMBO- 6



**GRAND HOMES**  
COLOMBO- 6



**GRAND AVENUE**  
DEHIWALA



**GRAND SQUARE**  
COLOMBO - 15





At Grand Apartments, we blend thoughtful design with affordability to create spaces that truly feel like home. Every detail is carefully considered to ensure a perfect balance of style and comfort. With eight completed projects and over 350 condominium units successfully delivered, our track record speaks for itself. We're committed to quality, open communication, and building lasting relationships based on trust and reliability. You come first—our mission is to provide not just a place to live, but a personalized living experience you'll love.

## HOTLINES

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### NOTE:

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