



GRAND

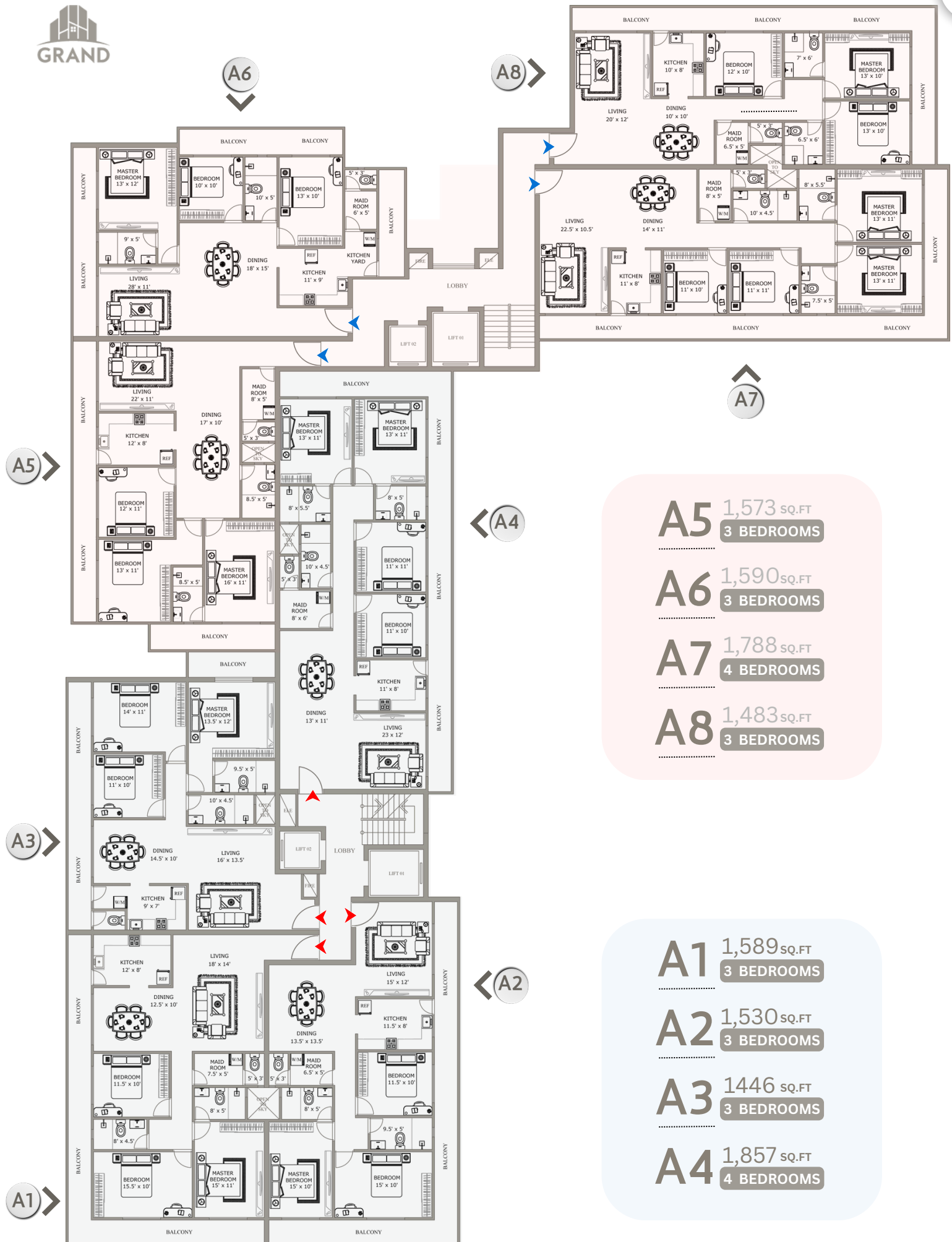
CAPITAL

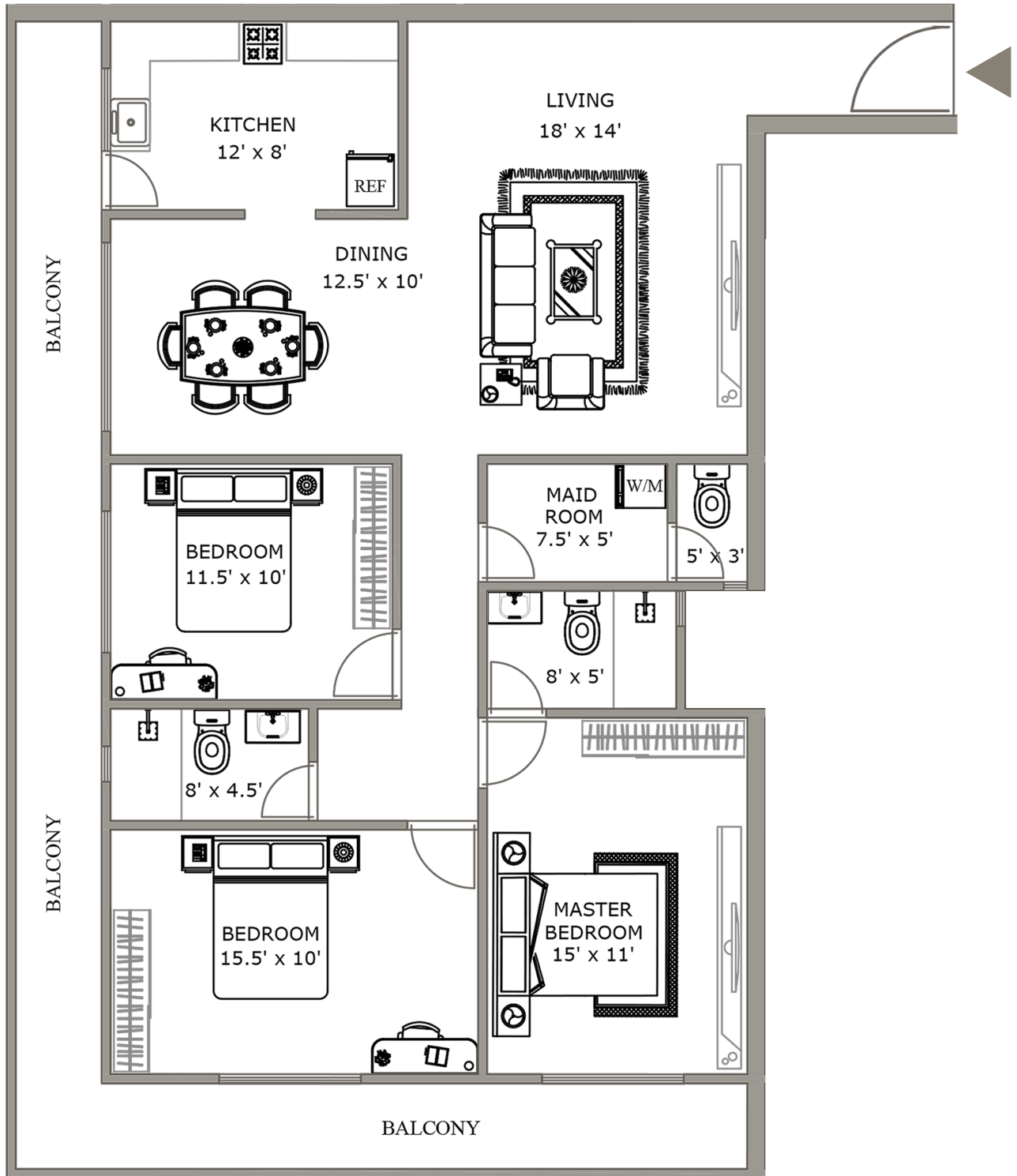


CONNECTED CITY LIVING

Grand Capital is a thoughtfully planned residential project by Grand Apartments Group, Located just 300 meters off **Baseline Road in Dematagoda, Colombo 09**. Set in a highly connected urban neighborhood, it offers easy access to public transport, daily conveniences like markets and grocery stores, reputed schools, and essential medical facilities—making everyday living seamless and efficient.

ADDRESS – 97 SRI DHARMARAMA MAWATHA,
DEMATAGODA ,COLOMBO 09





THREE BEDROOM UNIT

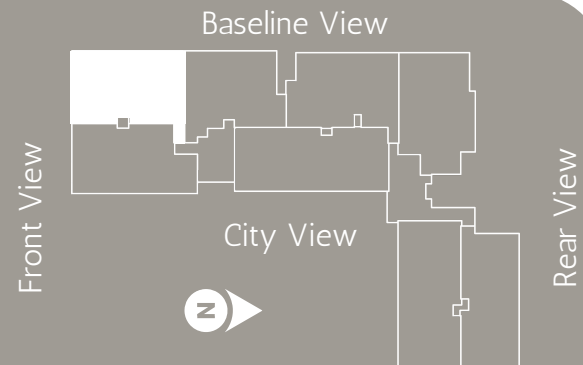
TOTAL AREA
SQ.FT

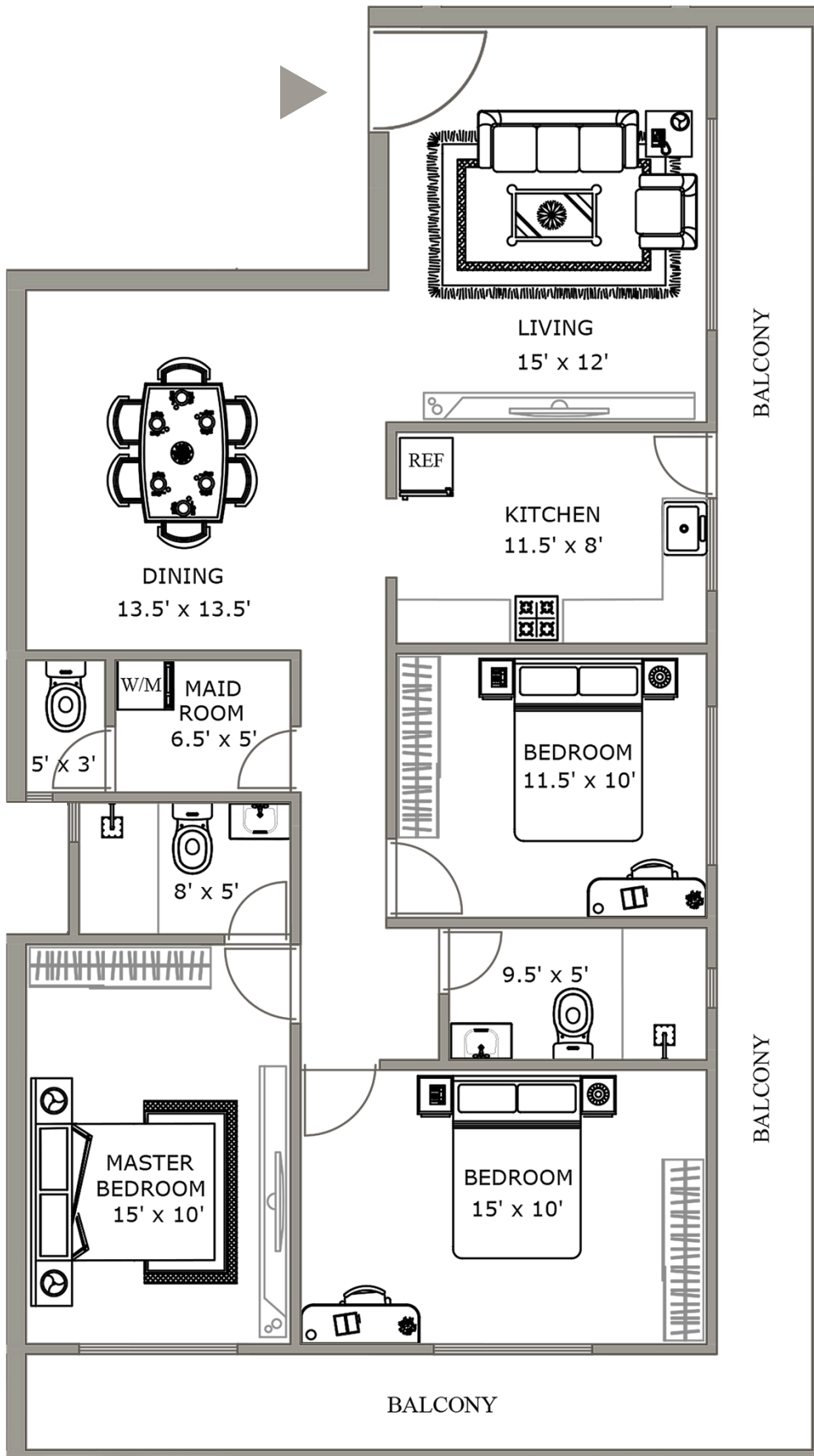
1,589

A1

ALLOCATED SPACES

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





THREE BEDROOM UNIT

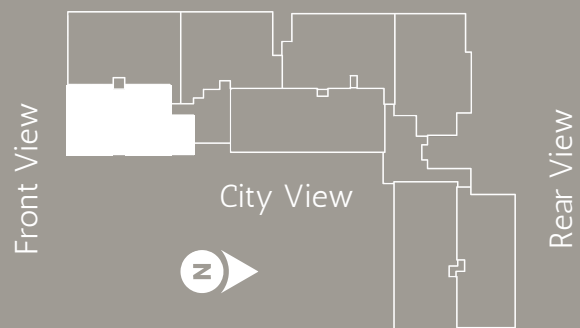
TOTAL AREA
SQ.FT

1,530

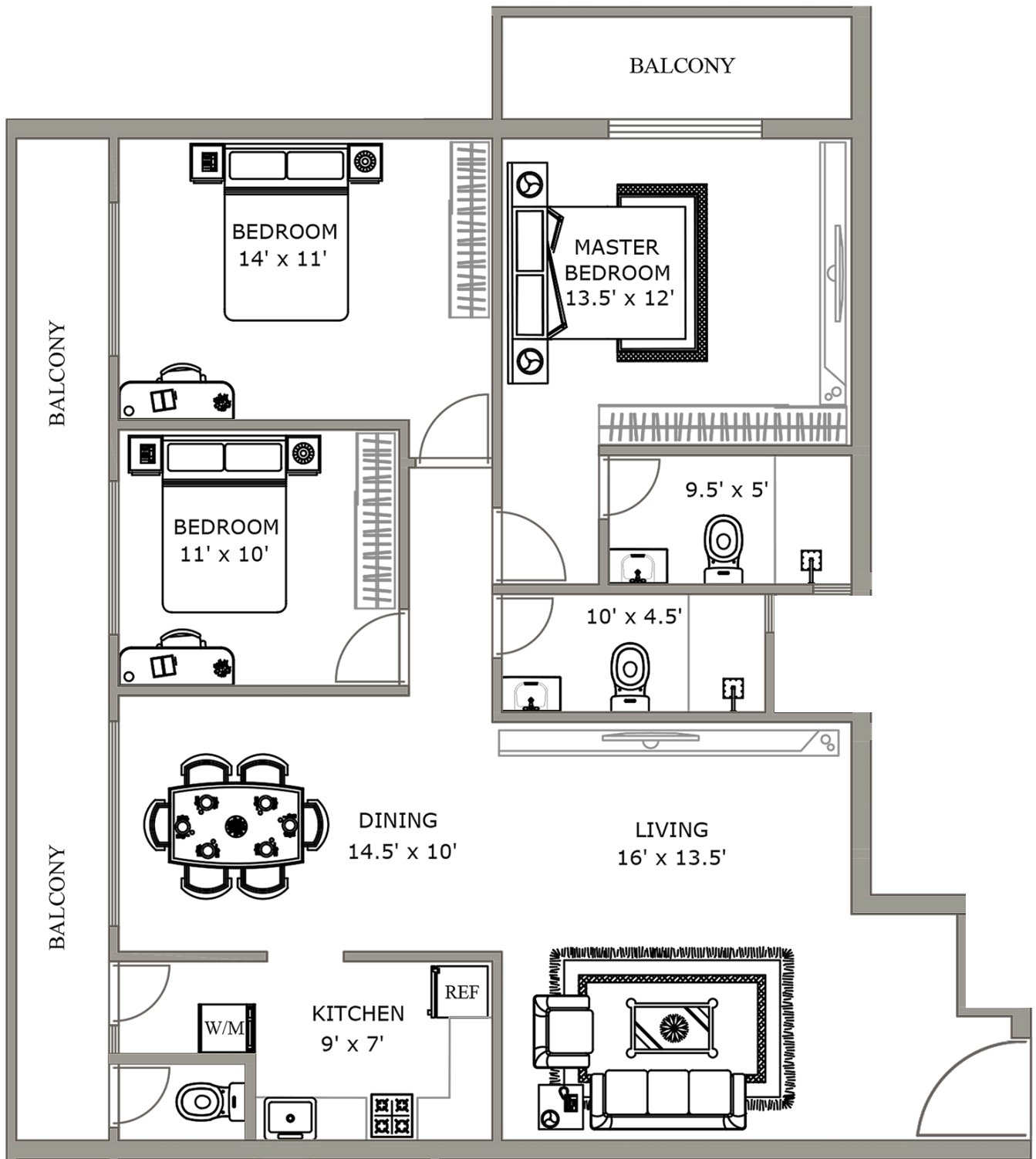
ALLOCATED SPACES

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

Baseline View



A2



THREE BEDROOM UNIT

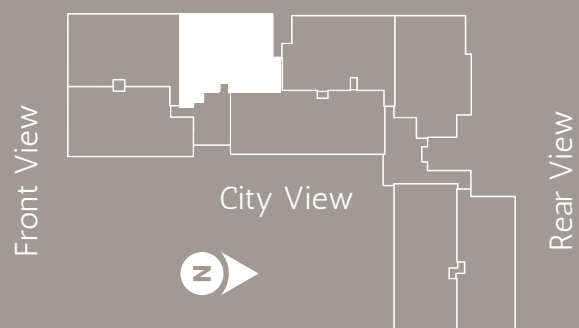
TOTAL AREA
SQ.FT

1,446

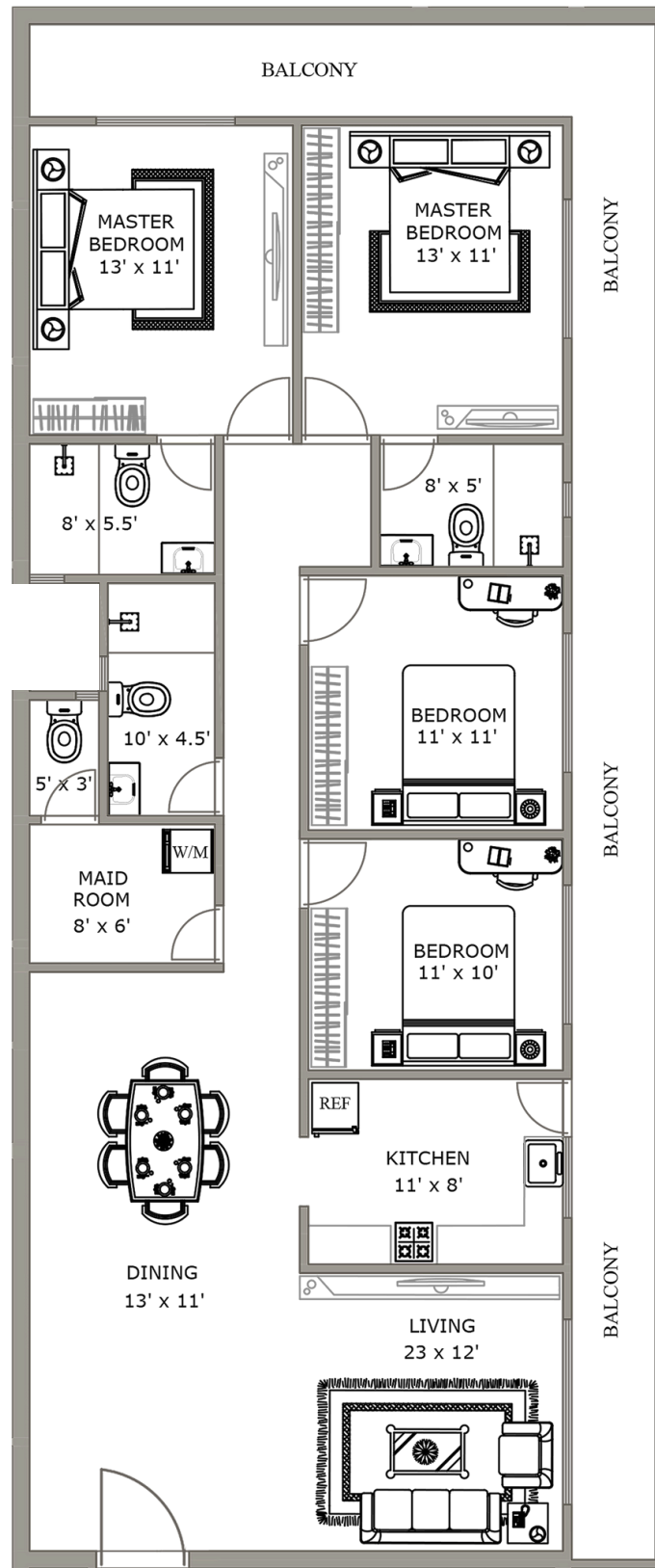
ALLOCATED SPACES

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

Baseline View



A3



FOUR BEDROOM UNIT

TOTAL AREA
SQ.FT

1,857

ALLOCATED SPACES

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

Baseline View



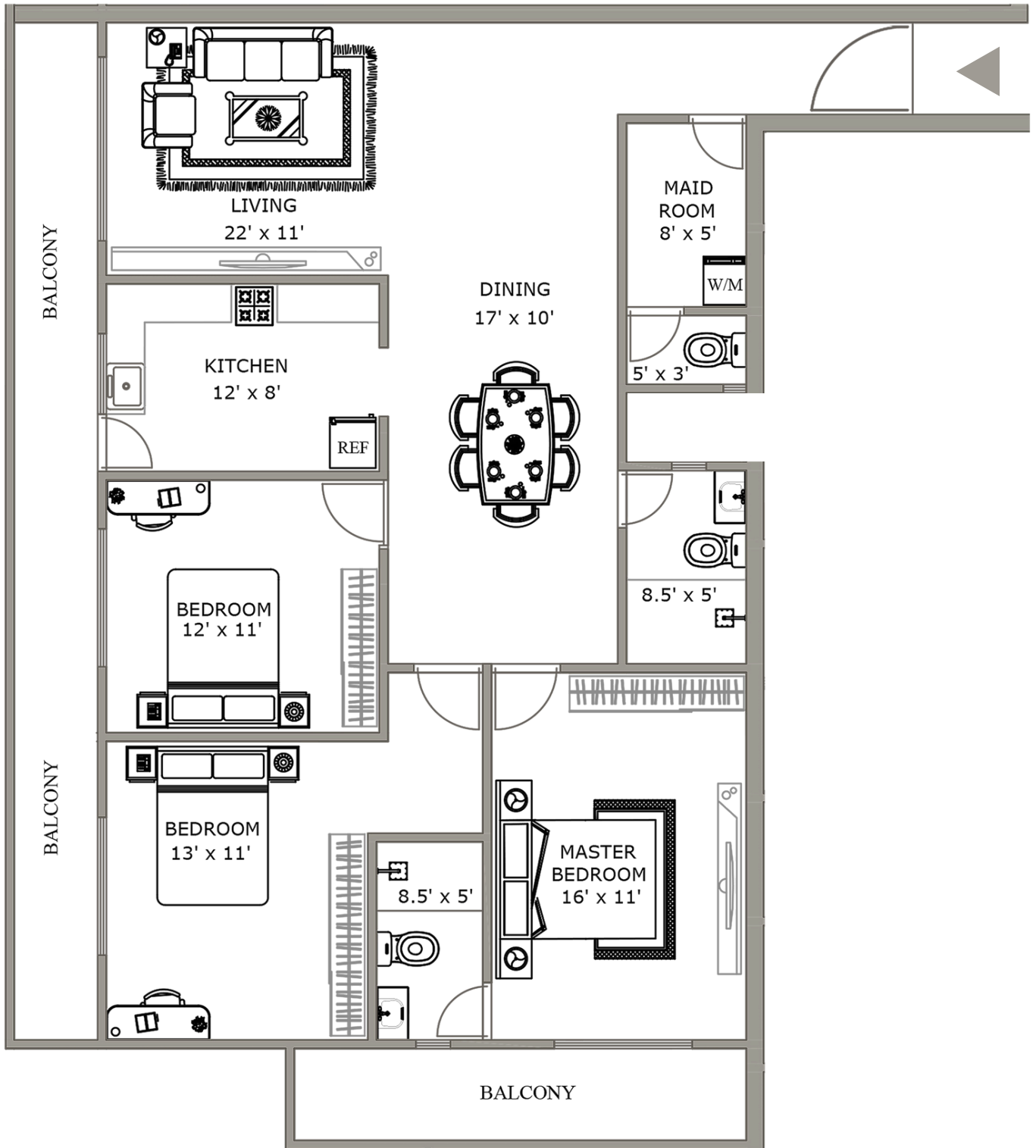
City View



Front View

Rear View

A4



THREE BEDROOM APARTMENT

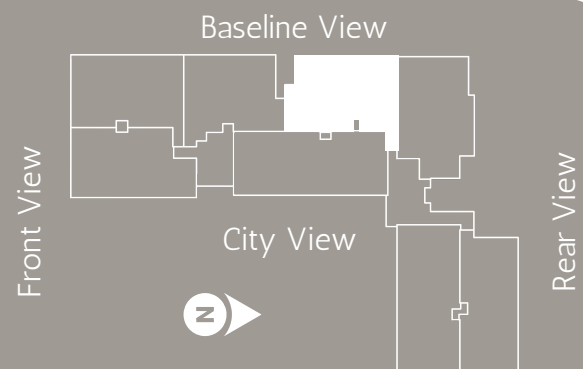
TOTAL AREA
SQ.FT

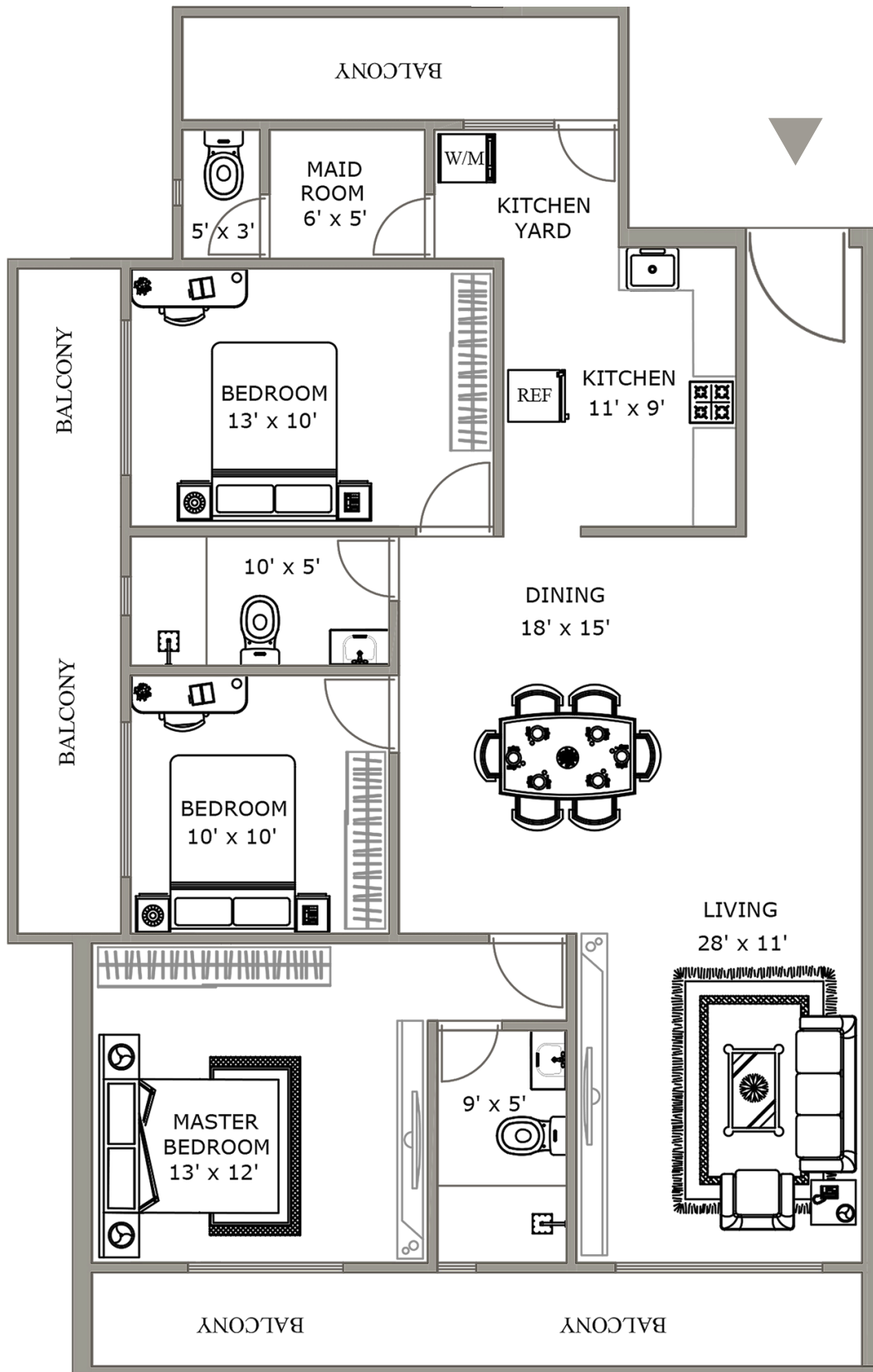
1,573

A5

ALLOCATED SPACES

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





THREE BEDROOM APARTMENT

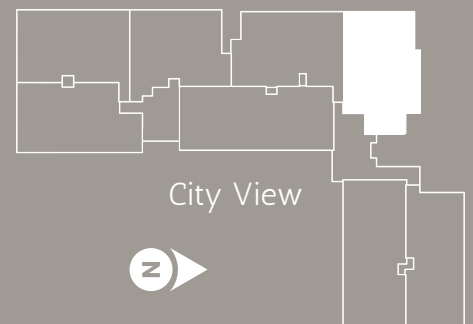
TOTAL AREA
SQ.FT

1,590

ALLOCATED SPACES

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

Baseline View

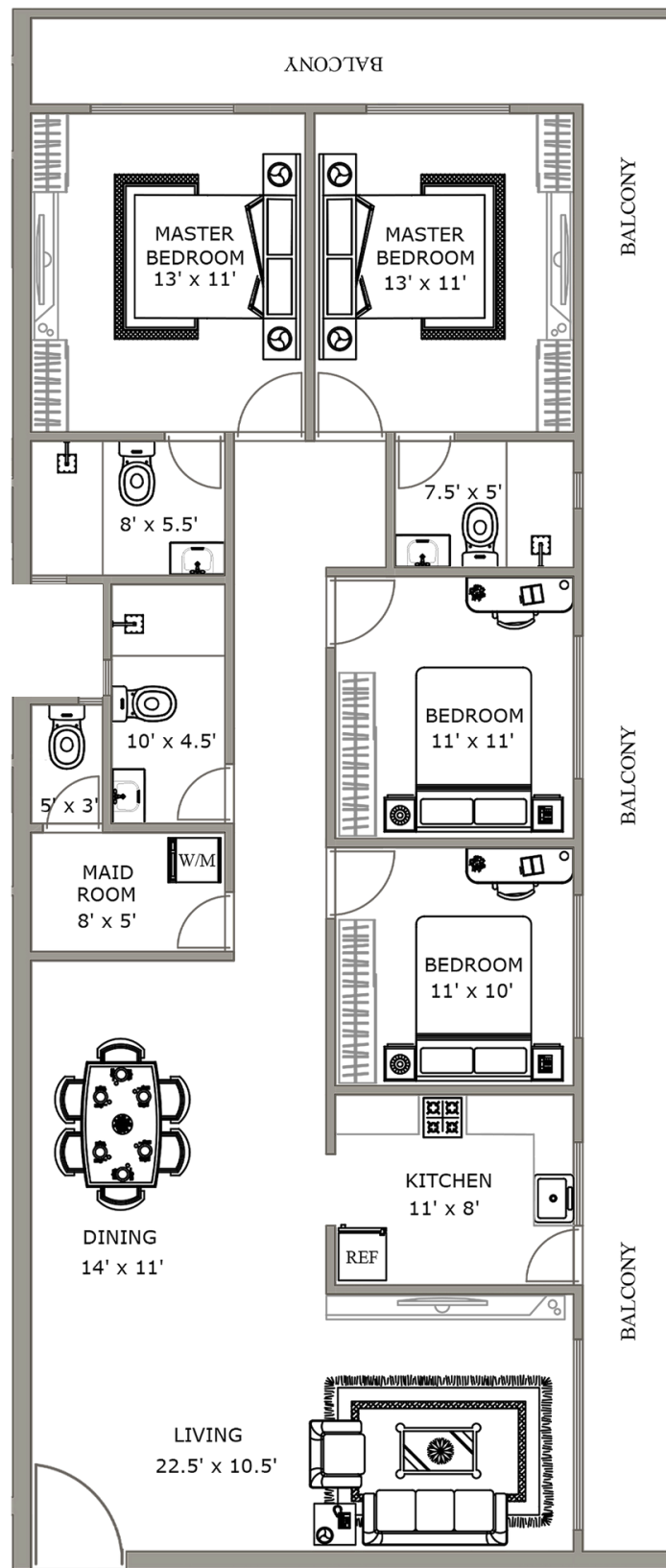


Front View

City View

Rear View

A6



FOUR BEDROOM APARTMENT

TOTAL AREA
SQ.FT

1,788

ALLOCATED SPACES

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

Baseline View

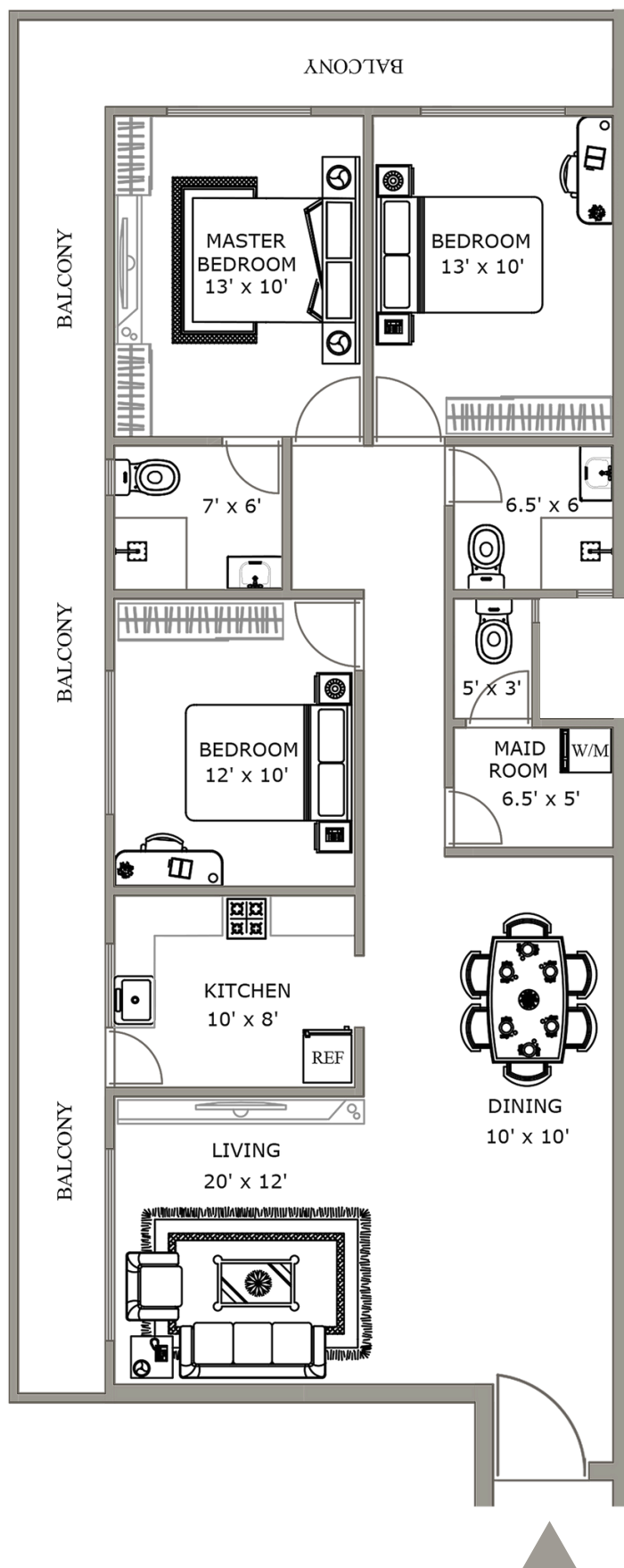


City View



Rear View

A7



THREE BEDROOM APARTMENT

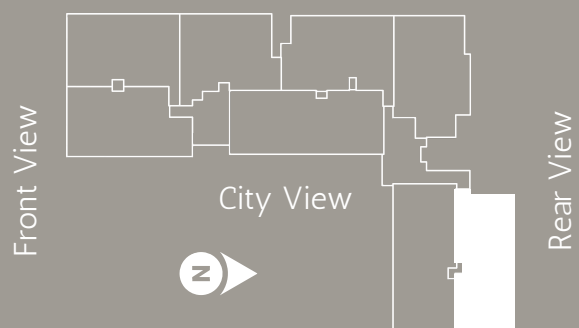
TOTAL AREA
SQ.FT

1,483

ALLOCATED SPACES

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

Baseline View



A8

APARTMENT SPECIFICATIONS

DOORS

- **Main Entrance:** Wooden Doors With Ironmongery
- **Bedrooms:** Wooden Doors With Ironmongery
- **Bathrooms:** Wood Composite Doors
- **Balcony/Window:** Aluminum Sliding Doors With Aluminum Frames

LIVING/DINING

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

PANTRY

- **Flooring:** Modern Polished Tiles
- **Wall:** Smooth Plaster Skim Coat With Paint
- **Ceiling:** Smooth Plaster Skim Coat With Paint
- **Fittings :** Lower Pantry Cupboards With Granite Top And Sink

BEDROOMS

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

BATHROOMS

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

MAID'S ROOM

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

BALCONIES

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

COMMON SPECIFICATIONS

COMMON FEATURES

- **Elevators:** 04 Passenger Elevators
- **Open Rooftop :** Terrace Featuring Relaxing Spaces And Usable For Social Gatherings
- **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/Raft 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

PARKING

- **Levels:** Ground Level + Three Levels Parking
- **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:** Standard Electric Switches, Plug Sockets

WATER SUPPLY

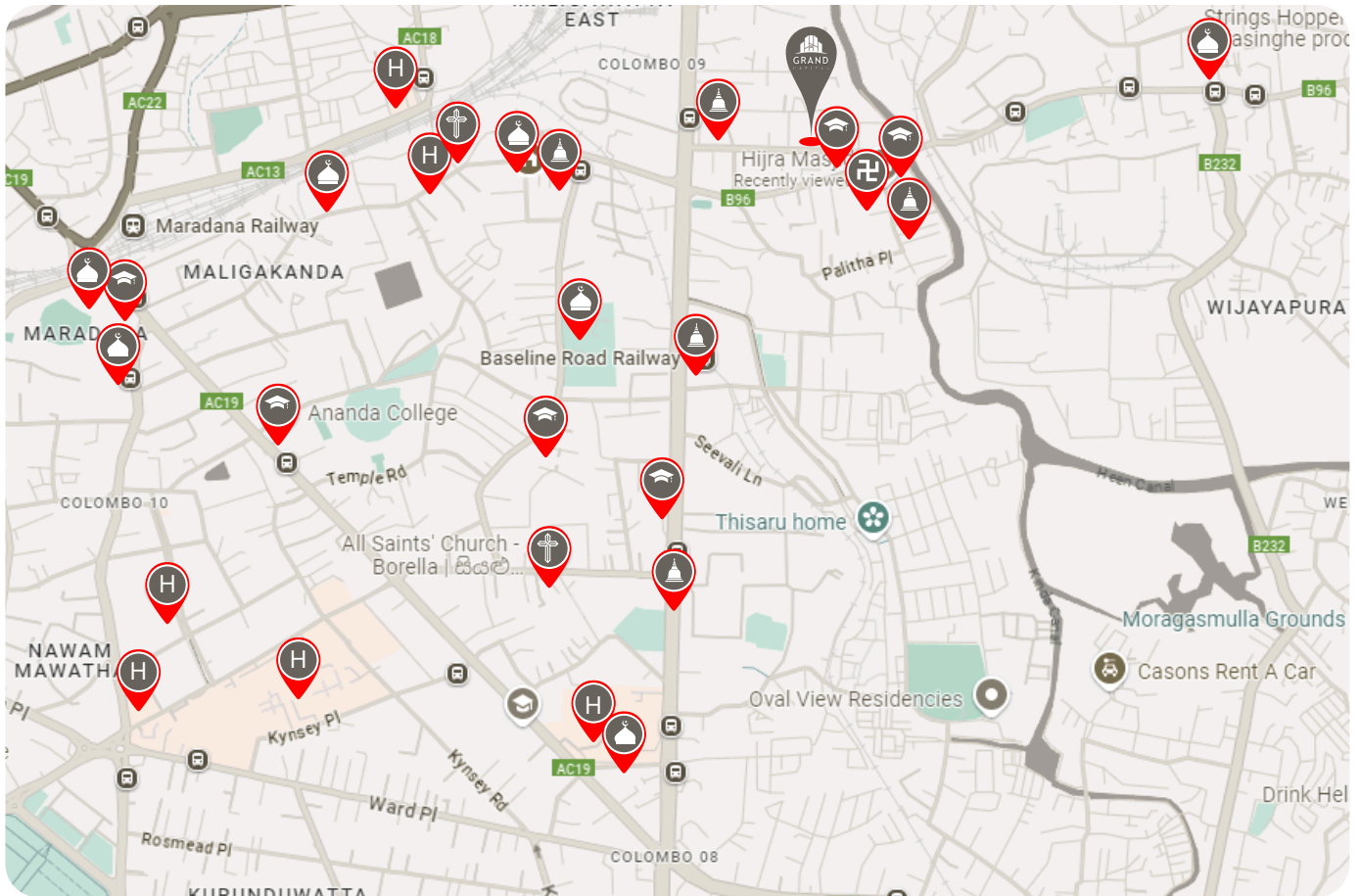
- **Source:** Supply From Mains With Individual Metering On Rooftop
- **Plumbing:** Standard Pipes, Pumps And Fittings
- **Storage:** Sump And Overhead Tanks

STAND-BY POWER

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

NEARBY AMENITIES

WITHIN 2KM RADIUS



EDUCATIONAL INSTITUTIONS

- Ananda College
- Zahira College, Colombo
- Wesley College, Colombo
- Veluwana College
- St. John's College, Colombo
- Mukarramah International School
- Readway International College
- Green bridge international college

HEALTHCARE FACILITIES

- Lady Ridgeway Hospital for Children
- Dematagoda Medical Centre
- Castle Street Hospital for Women
- National Eye Hospital (Colombo)
- National Dental Hospital (Colombo)

SHOPPING AND DAILY ESSENTIALS

- Cargills Square Dematagoda
- Dematagoda Public Market
- Lanka Sathosa – Dematagoda
- Bank Of Ceylon
- Hatton National Bank
- Abans Baseline Showroom
- LB Finance

RELIGIOUS PLACES

- Kuppiyawatte Jummah Mosque
- All Saints Church
- Kolonnawa Masjid
- Muhyuddeen Jummah Masjid (MINAN MASJID)
- Visuddharama Maha Pirivena
- Dematagoda Vidyalankara Pirivena



CONTACT

GRAND APARTMENTS

34 27th Lane, Colombo – 00300

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.