



GRAND  
EDGE



## CITY CONVENIENCE | RESIDENTIAL CALM

Set just **100 meters from the heart of Galle Road**, this address on **47<sup>th</sup> Lane** offers a rare blend of access and tranquility. From top-tier schools and supermarkets to cafés and the coastline, everything you need is within walking distance. Yet the moment you turn onto this quiet residential lane, the city fades into the background. With only 36 well-designed 3-bedroom apartments across 12 floors, this is where modern urban living meets a sense of calm and space—right in **the heart of Wellawatte, Colombo 06**.

**36**  
UNITS

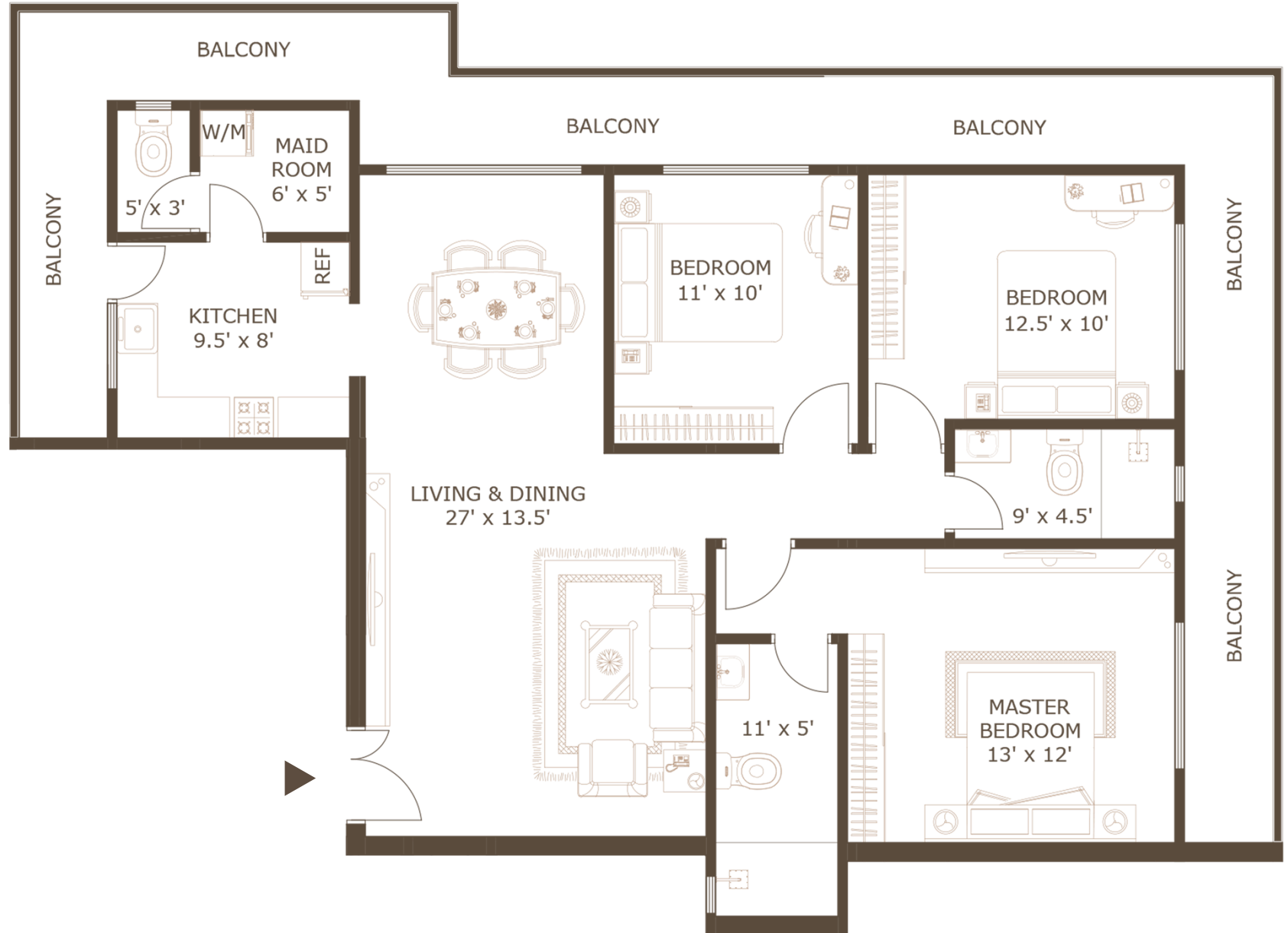
**12**  
FLOOR

ADDRESS – NO: - 47<sup>TH</sup> LANE, WELLAWATTE COLOMBO - 06.

47<sup>TH</sup> Lane

A

1,504

47<sup>TH</sup> LANE





GRAND

UNIT **B**

## THREE BEDROOM UNIT

TOTAL AREA  
SQ.FT

1,515

### ALLOCATED SPACES

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

Rear View

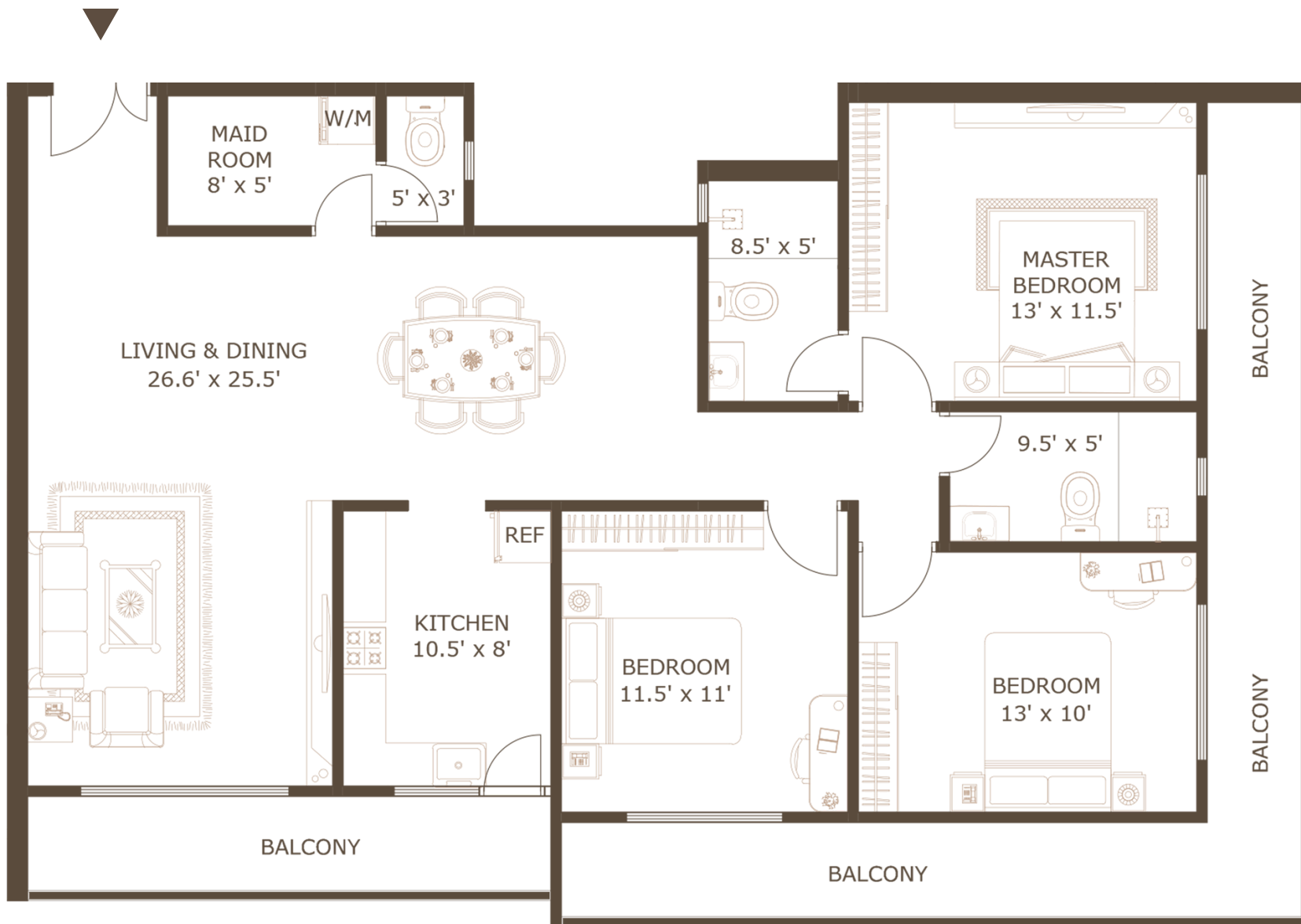


**B**

Front View

47<sup>TH</sup> LANE

Calle Road View





GRAND

UNIT

C

05

## THREE BEDROOM UNIT

TOTAL AREA  
SQ.FT

1,549

### ALLOCATED SPACES

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

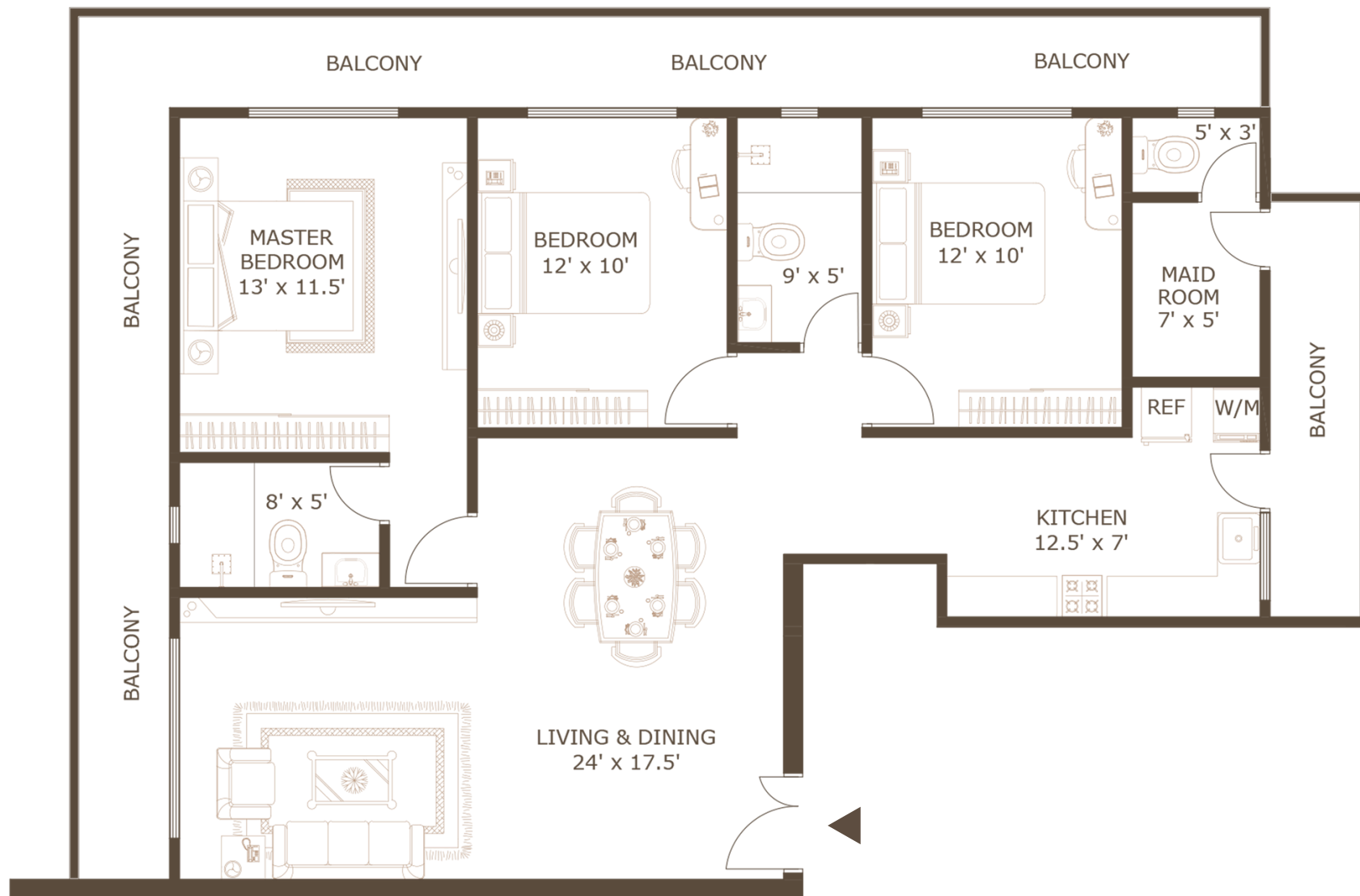
Rear View

C



Front View

47<sup>TH</sup> LANE





## 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
  - **Utilities:** TV & Telephone Points
- 

## DOORS

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

## PANTRY

- **Flooring:** Modern Polished Tiles
  - **Wall:** Smooth Plaster Skim Coat With Paint
  - **Ceiling:** Smooth Plaster Skim Coat With Paint
  - **Fittings:** Modern 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
- **Air Conditioning:** Provision for Air Conditioning Units
- **Utilities:** TV & Telephone Points In Master Bedroom

## BATHROOMS

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

## BALCONIES

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

## 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

## COMMON FEATURES

- **Elevators:** 02 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 /Raft Foundation
- **Superstructure:** Reinforced Concrete Grid Superstructure
- **External Walls:** Reinforced Concrete And Cement Block Wall
- **Internal Walls:** Reinforced Concrete And Cement Block Wall

## 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

## PARKING

- **Levels:** Ground Level + Basement Level Parking
- **Slots:** One Common Parking Slot Per Apartment

## SECURITY

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

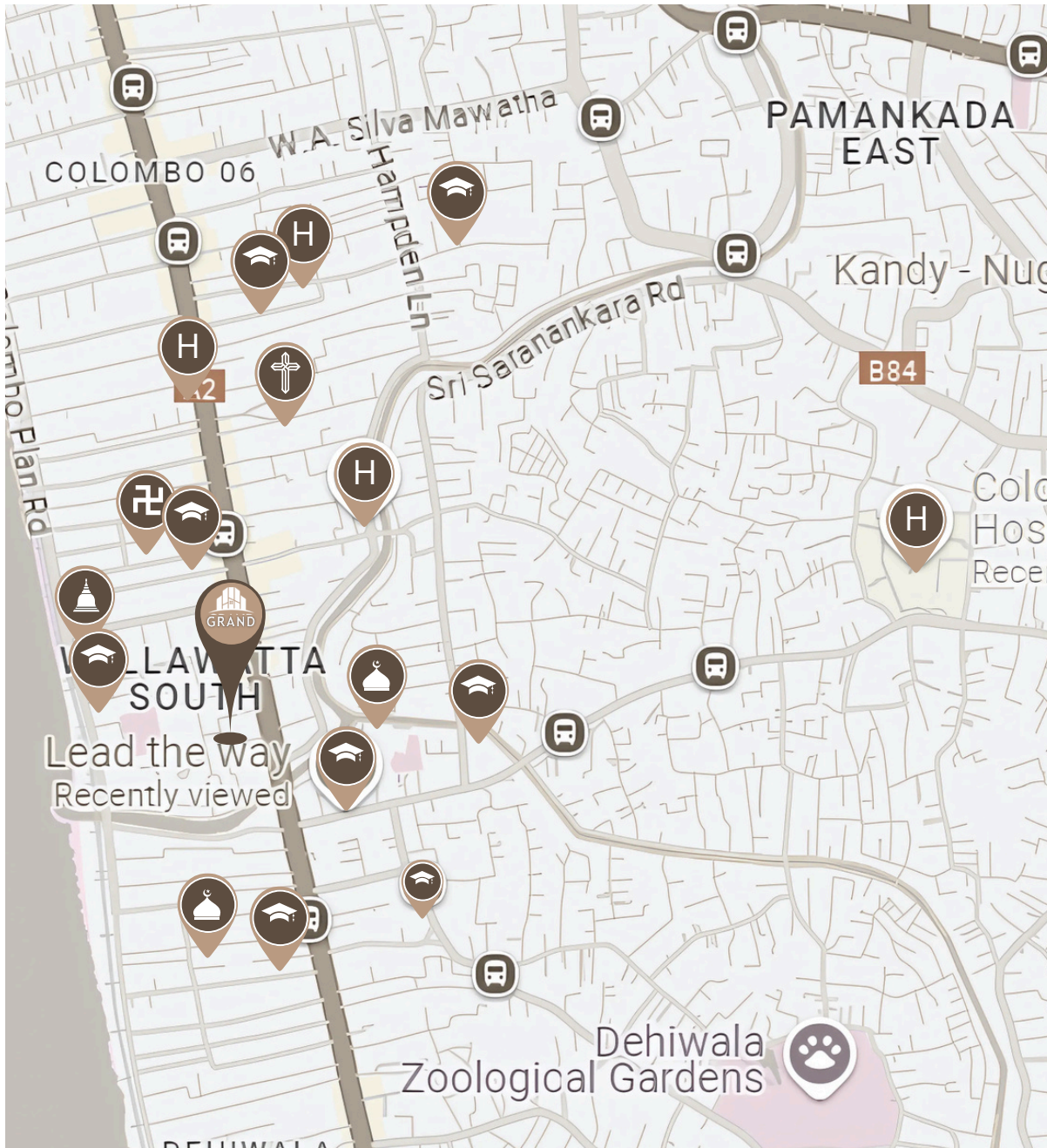
## STAND-BY POWER

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



# NEARBY AMENITIES

## WITHIN 2 KM RADIUS



### RELIGIOUS PLACES

- Dehiwala Muhiyadeen Grand Jumma Masjid
- Sri Aanjaneyar Temple
- Dharma Shanthi Viharaya Temple
- Sri Ananda Dharmaraja Temple
- Masjidur Rahman Jumma Masjid
- St. Mary's Church, Dehiwala
- Kannagi amman kovil
- Aishwarya Lakshmi Amman Kovil
- The Grace Evangelical Church

### EDUCATIONAL INSTITUTIONS

- BMS CAMPUS
- Informatics Institute of Technology
- Meelad Muslim Maha Vidyalaya
- Lead the way
- Saiva Mangaiyar Vidyalayam (Hindu Ladies' College)
- IDM Nations Campus International
- Alasaafeer International School

### SHOPPING AND DAILY ESSENTIALS

- Union Bank
- Sampath Bank Wellawatta Super
- Nations Trust Bank
- Cargills Food City - Dehiwala
- Hyper City
- Arpico Super Store - Wellawatta
- Cargills Food City - Wellawatta

### HEALTHCARE FACILITIES

- THE WELLAWATTE DENTAL LABORATORY
- Royal Hospital
- New Delmon Hospital
- Colombo South Teaching Hospital - Kalubowila



## CONTACT

### GRAND APARTMENTS

34 27th Lane, Colombo – 00300

### HOTLINES

JAMEEL - 077 772 7520

JUNAID - 077 361 0777

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