

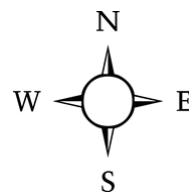


## WELCOME TO GRAND SKY

Discover a thoughtfully crafted residential experience at ***Grand Sky*** by Grand Apartments Group, located ***in the vibrant heart of Wellawatta, Colombo 06***. Perfectly positioned in a highly connected urban neighborhood, Grand Sky places you within effortless reach of everything you need—public transport, daily essentials, renowned schools, and top-tier medical facilities. Whether you're commuting, shopping, or taking care of the family, every convenience is just around the corner. Designed for modern lifestyles, Grand Sky combines comfort, connectivity, and city living—all in one address. Live elevated. Live connected. Live Grand.

ADDRESS – 173 W.A. SILVA MAWATHA, COLOMBO-06





B2 ➤

➤ B3

B1 ➤

A4 ➤

➤ A3

A1 1,863  
4 BEDROOMS

A2 1,875  
4 BEDROOMS

A3 1,580  
3 BEDROOMS

A4 1,713  
3 BEDROOMS

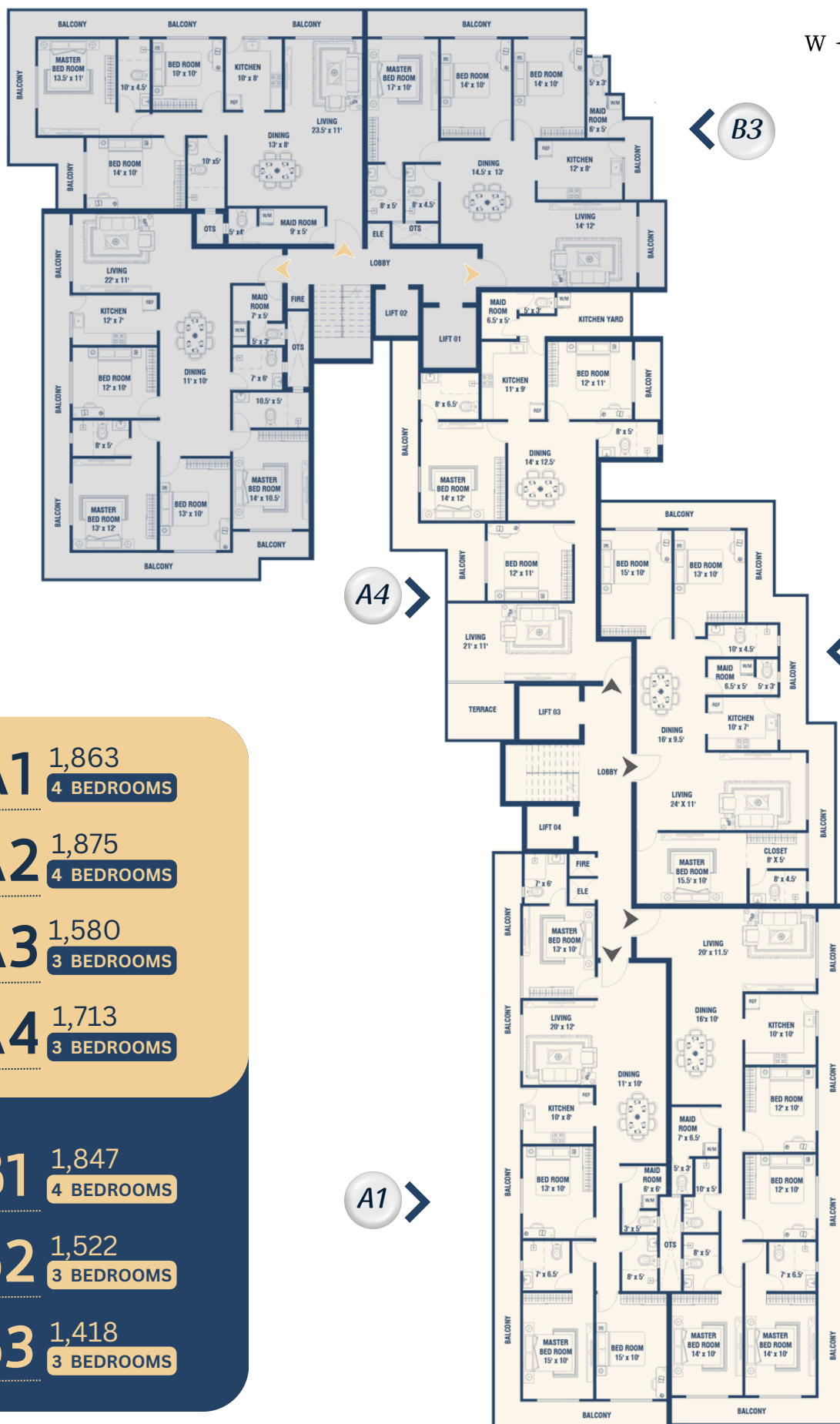
B1 1,847  
4 BEDROOMS

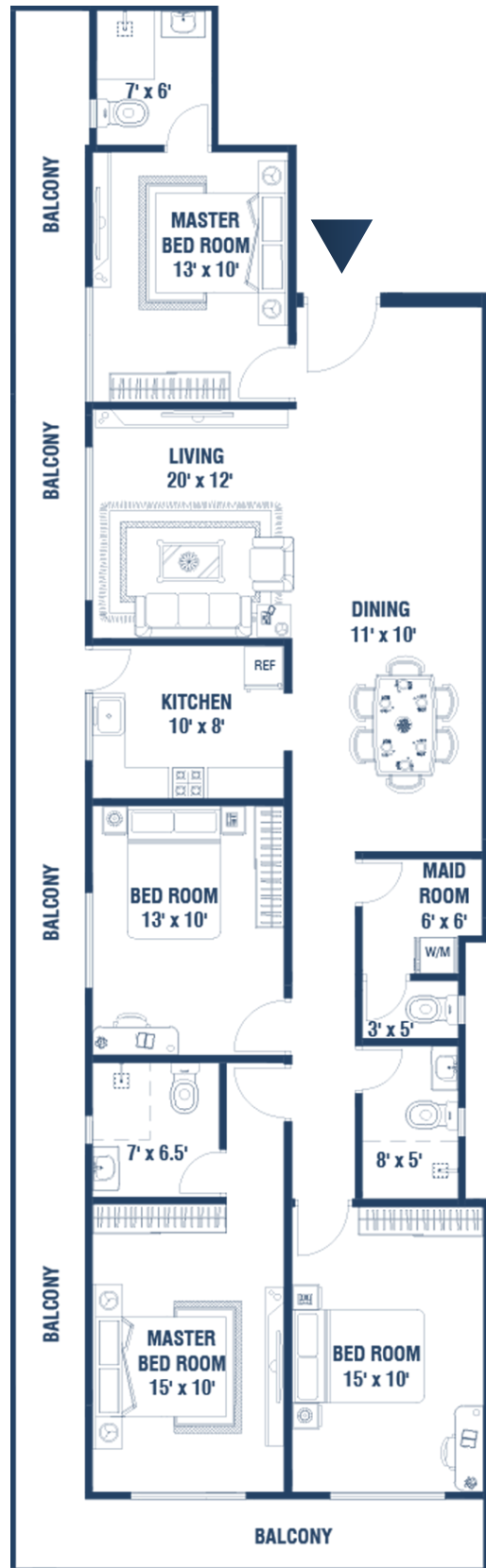
B2 1,522  
3 BEDROOMS

B3 1,418  
3 BEDROOMS

A1 ➤

➤ A2





A1

## FOUR BEDROOM UNIT

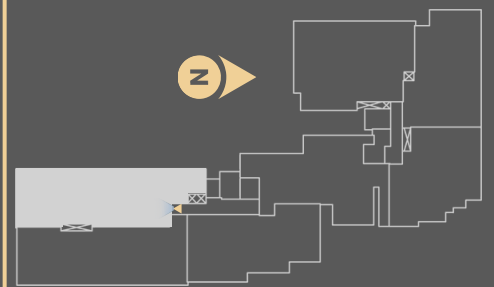
TOTAL AREA  
SQ.FT

1,863

### ALLOCATED SPACES

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

Galle Road View



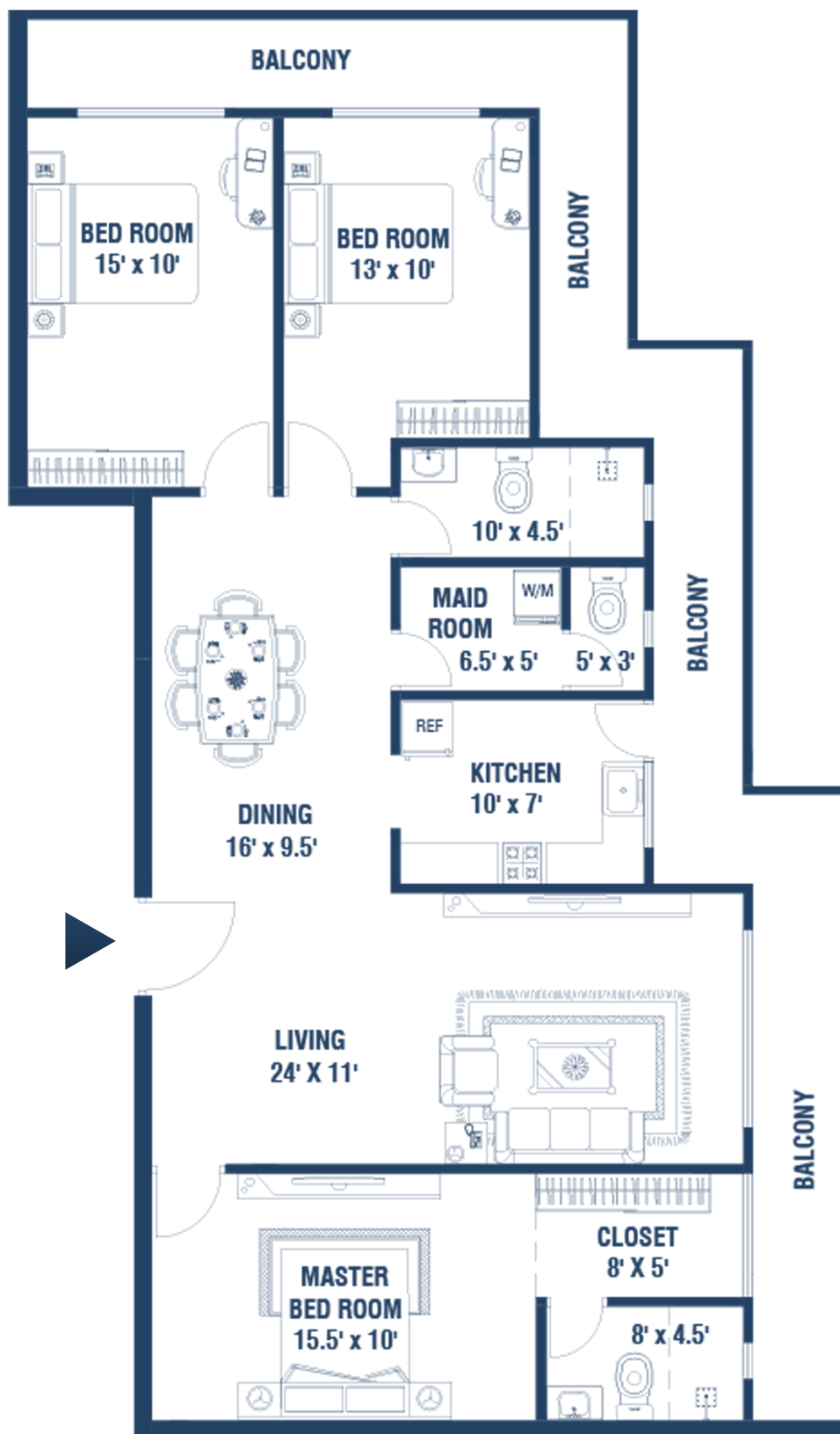
City View

Havlock View





A map of the study area showing the location of the study site. The map is oriented with Galle Road View at the top, Havelock View on the right, and City View at the bottom. A yellow arrow points to the study site, which is located near the intersection of Galle Road and Havelock View. The map also shows the coastline and the location of the study site relative to the city center.



# A3

## THREE BEDROOM UNIT

TOTAL AREA  
SQ.FT

1,580

## ALLOCATED SPACES

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

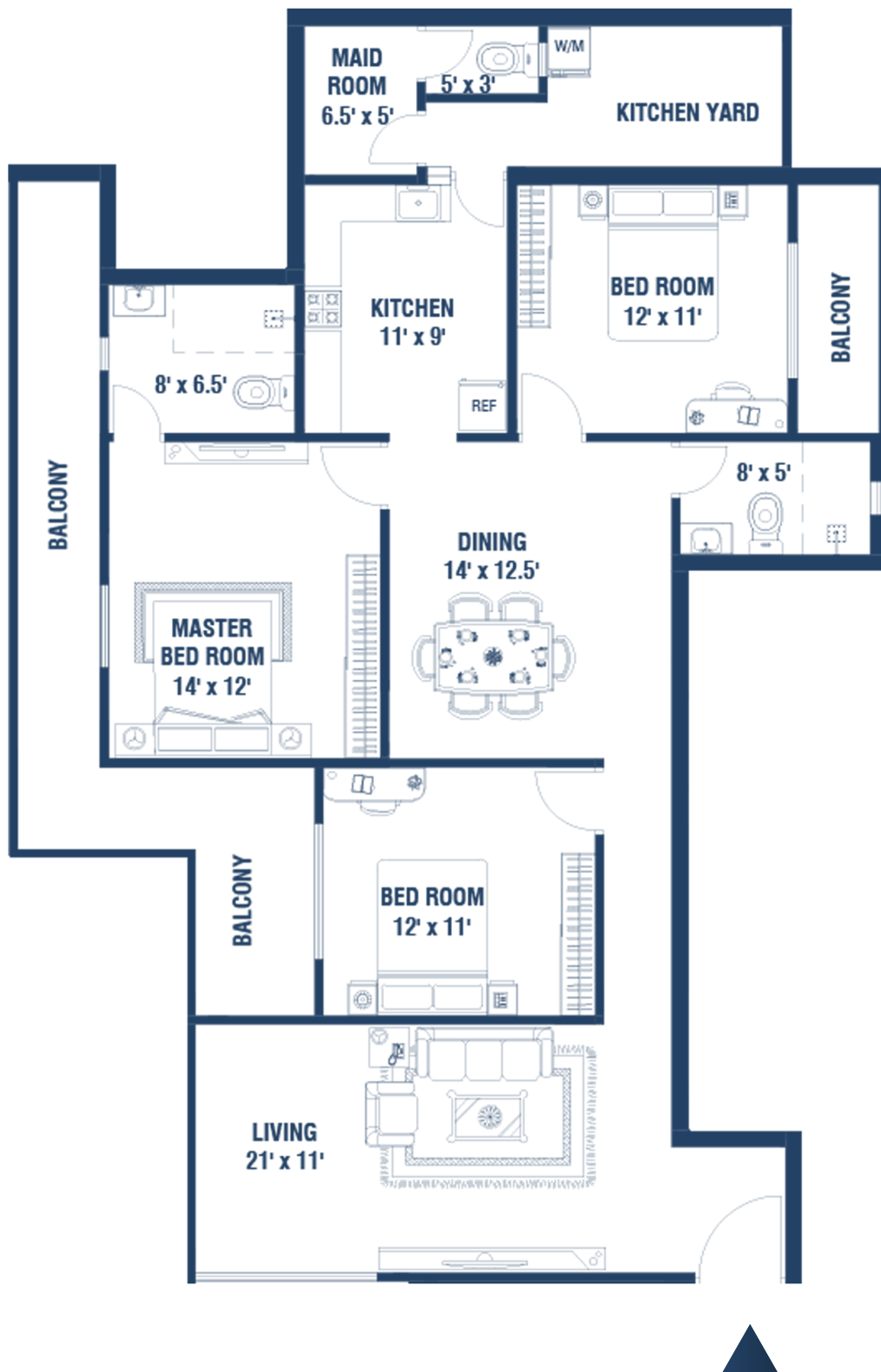
## Galle Road View



W. A. Silva M.W.

## HaveLock View

## City View



# A4

## THREE BEDROOM UNIT

TOTAL AREA  
SQ.FT

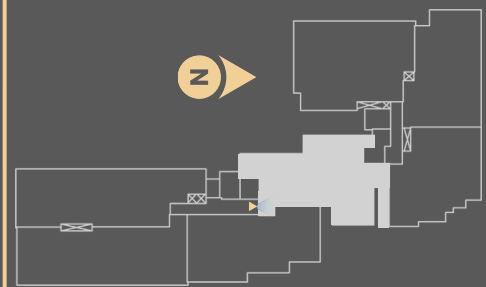
1,713

### ALLOCATED SPACES

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

Galle Road View

W. A Silva M.W.



City View

Havelock View



# B1

## FOUR BEDROOM UNIT

TOTAL AREA  
SQ.FT

1,847

### ALLOCATED SPACES

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

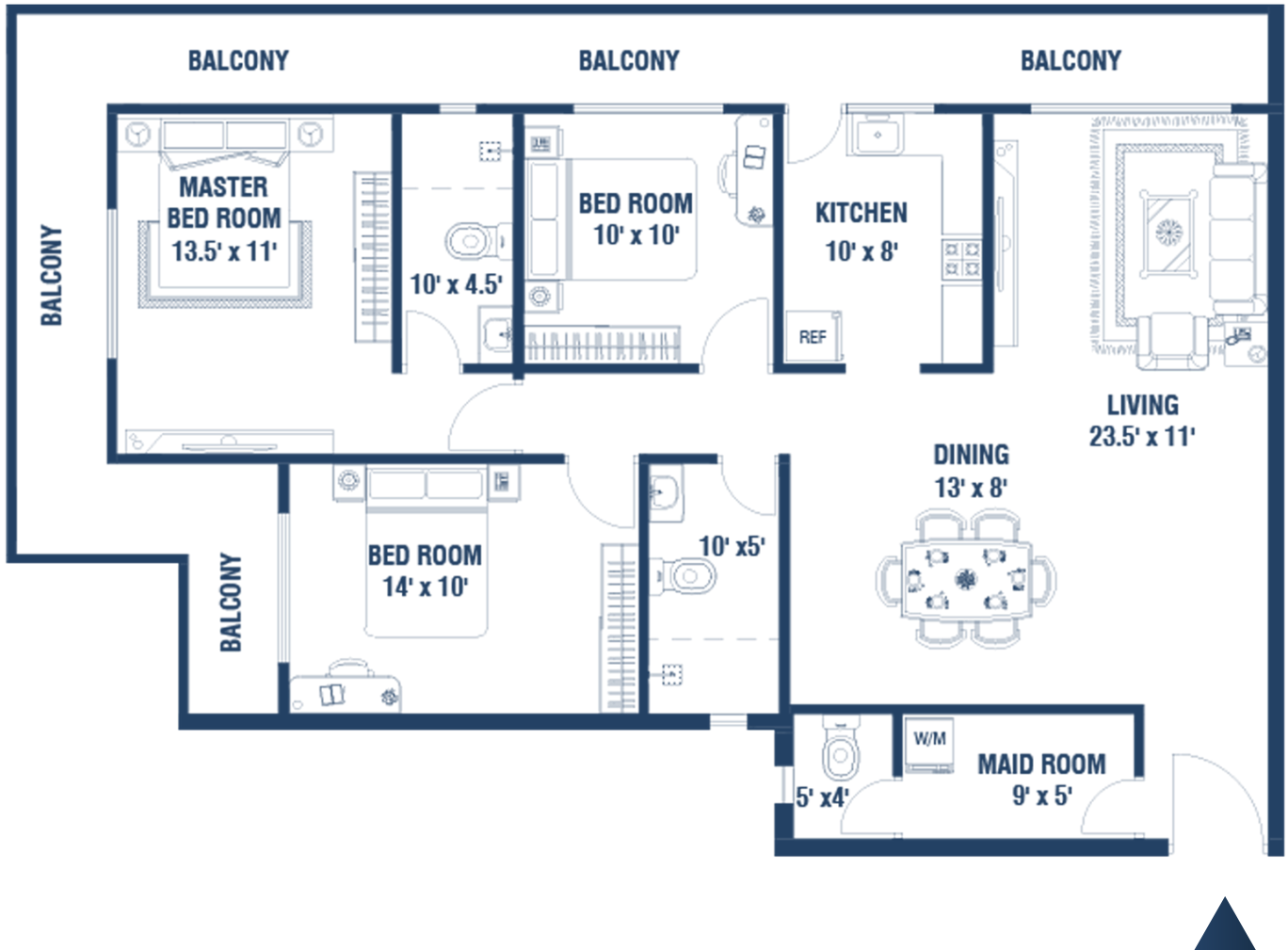
Galle Road View

W. A Silva M.W.



City View

Havelock View



# B2

## THREE BEDROOM UNIT

TOTAL AREA  
SQ.FT

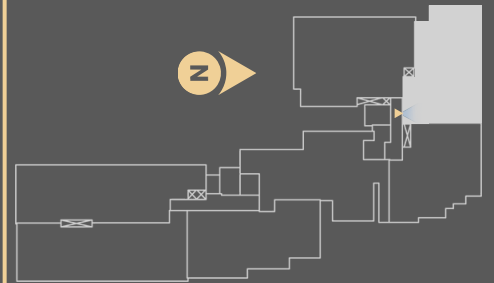
1,522

### ALLOCATED SPACES

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

Galle Road View

W. A Silva M.W.



City View

Havelock View



# B3

## THREE BEDROOM UNIT

TOTAL AREA  
SQ.FT

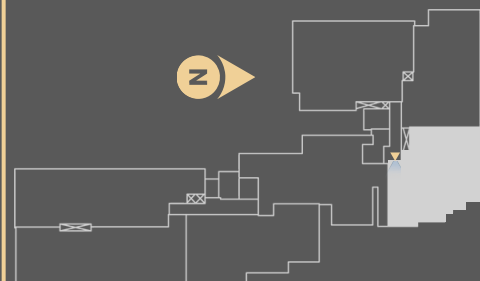
1,418

### ALLOCATED SPACES

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

Galle Road View

W. A Silva M.W.



City View

Havelock View

## 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
- 

## KITCHEN

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

## BALCONY

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



# COMMON SPECIFICATIONS

## STRUCTURE

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

## 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
- 

## SECURITY

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

## 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

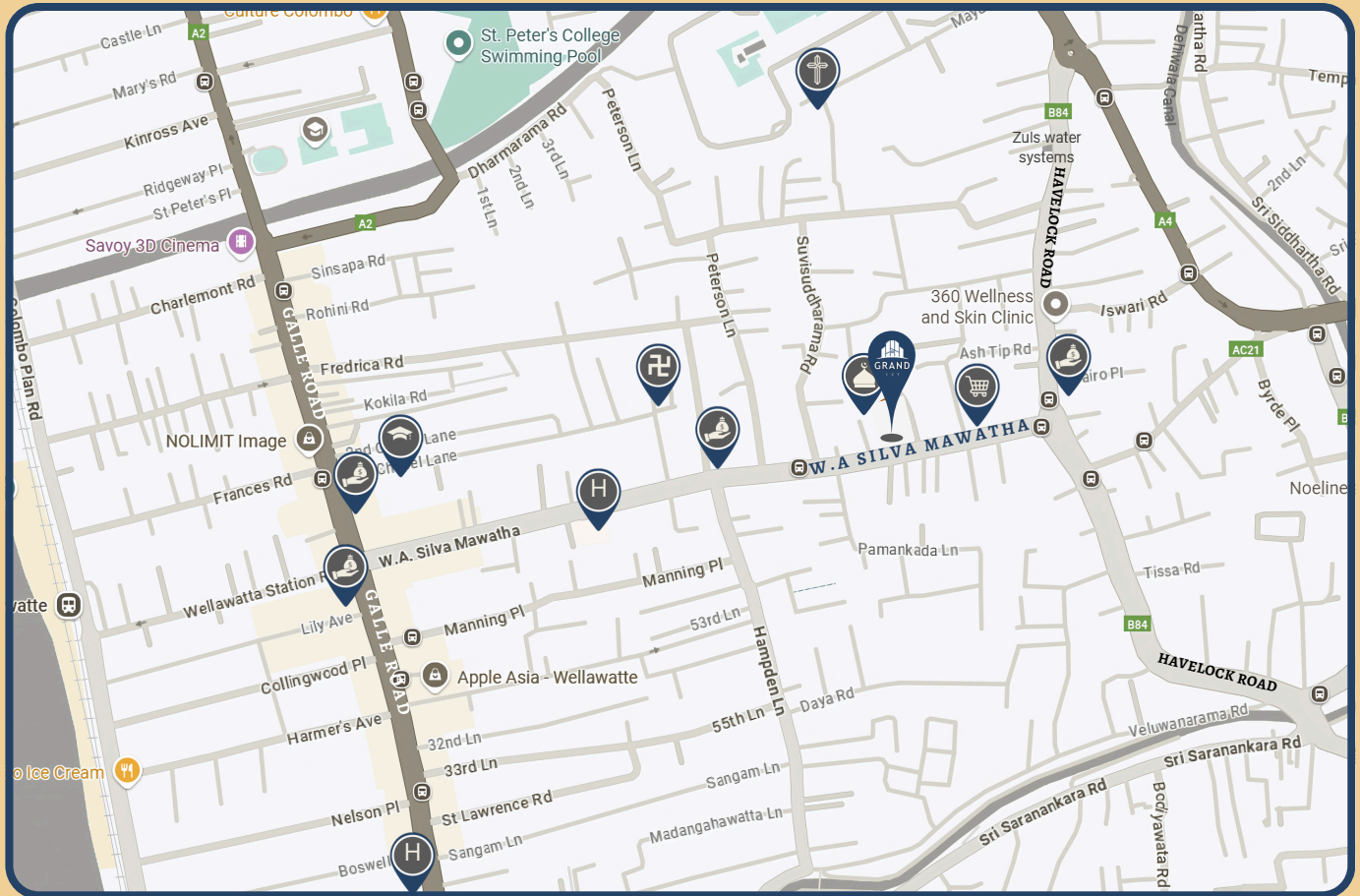
- **Source:** Supply From Mains With Individual Metering On Rooftop
  - **Plumbing:** Standard Pipes, Pumps And Fittings
  - **Storage:** Sump And Overhead Tanks
- 

## STAND-BY POWER

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

# NEARBY AMENITIES

## WITHIN 2 KM RADIUS



### RELIGIOUS PLACES

- Masjid Al Maqbool
- Wellawatta Jumma Masjid
- Muhiyadeen Jummah Masjid
- Shree Weera Maha Kannagi Amman Kovil
- Sri Wijayaramaya Temple
- St Anthony's Church - Mayura Place
- St Peter's Church
- Mayurapathy Sri Bhadrakali Temple
- Kalyana Ganapathy

### EDUCATIONAL INSTITUTIONS

- St. Clare's College
- Lumbini Primary School
- Royal Institute International Girls' School
- Wesley College - Primary School
- Ispathana College
- Ramakrishna Vidyalaya
- Saiva Mangaiyar Vidyalyam

### SHOPPING AND DAILY ESSENTIALS

- Cargills Square Pamankada
- Laugfs Super Market - Wellawatte
- Savoy 3D Cinema
- Havelock City Mall
- Rio Ice Cream
- NOLIMIT Image
- Commercial Bank
- HNB
- Bank of Ceylon
- Pan Asia Bank

### HEALTHCARE FACILITIES

- Royal Hospital
- New Delmon Hospital
- Kalubowila Hospital
- Park Hospital
- Lanka Hospital



GRAND APARTMENTS REDEFINING CITY LIVING  
THROUGH QUALITY DESIGN, DEPENDABLE DELIVERY,  
AND VALUE-DRIVEN PRICING. WITH MULTIPLE PROJECTS  
ACROSS SRI LANKA AND OVER 400 HOMES COMPLETED,  
WE CONTINUE TO GROW AS A TRUSTED NAME IN  
RESIDENTIAL DEVELOPMENT — DRIVEN BY EXPERIENCE,  
TRANSPARENCY, AND A COMMITMENT TO DOING  
THINGS RIGHT.

## *CONTACT*

**GRAND APARTMENTS**

*34 27th Lane, Colombo – 00300*

### **HOTLINES**

*JAMEEL - 077 772 7520*

*JUNAID - 077 361 0777*

[www.grandapartments.lk](http://www.grandapartments.lk) | [info@grandapartments.lk](mailto:info@grandapartments.lk)

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