



GRAND EDGE



CITY CONVENIENCE | RESIDENTIAL CALM

Set just **100 meters from the heart of Galle Road**, this address on **47th 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 90 well-designed 3-bedroom apartments across 21 floors, this is where modern urban living meets a sense of calm and space—right in **the heart of Wellawatte, Colombo 06.**

95
UNITS

22
FLOOR

ADDRESS – NO:- 47TH LANE, WELLAWATTE COLOMBO - 06.

C 1,570 SQ.FT
3 BEDROOMS

E 1,165 SQ.FT
3 BEDROOMS

B 1,532 SQ.FT
3 BEDROOMS

Galle Road
100m

PRIVATE ROAD

47TH Lane



47TH Lane

47TH Lane

D 1,167 SQ.FT
3 BEDROOMS

A 1,522 SQ.FT
3 BEDROOMS



GRAND

UNIT

A

03

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

Rear View

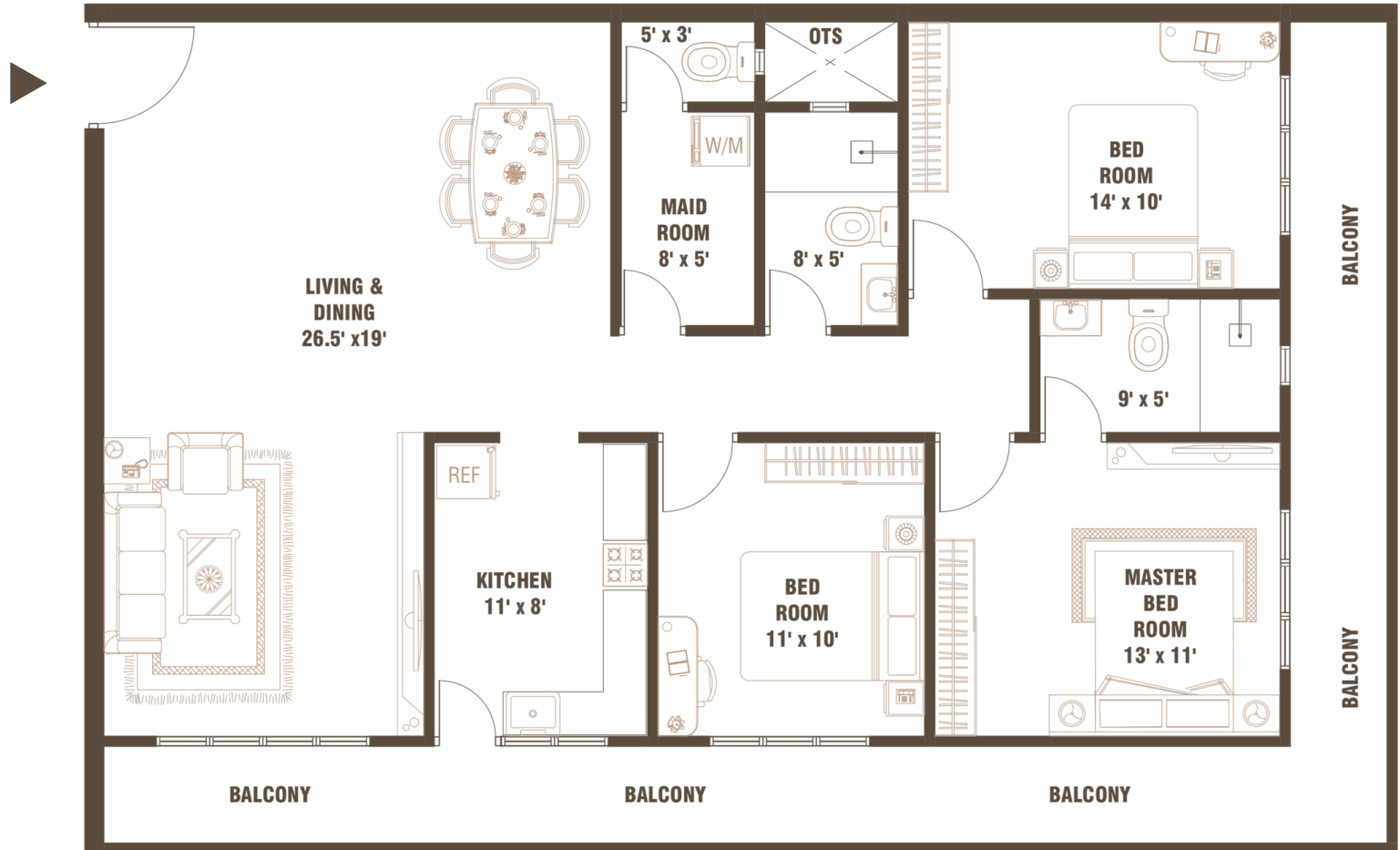


Galle Road View

A

Front View

47TH LANE





GRAND

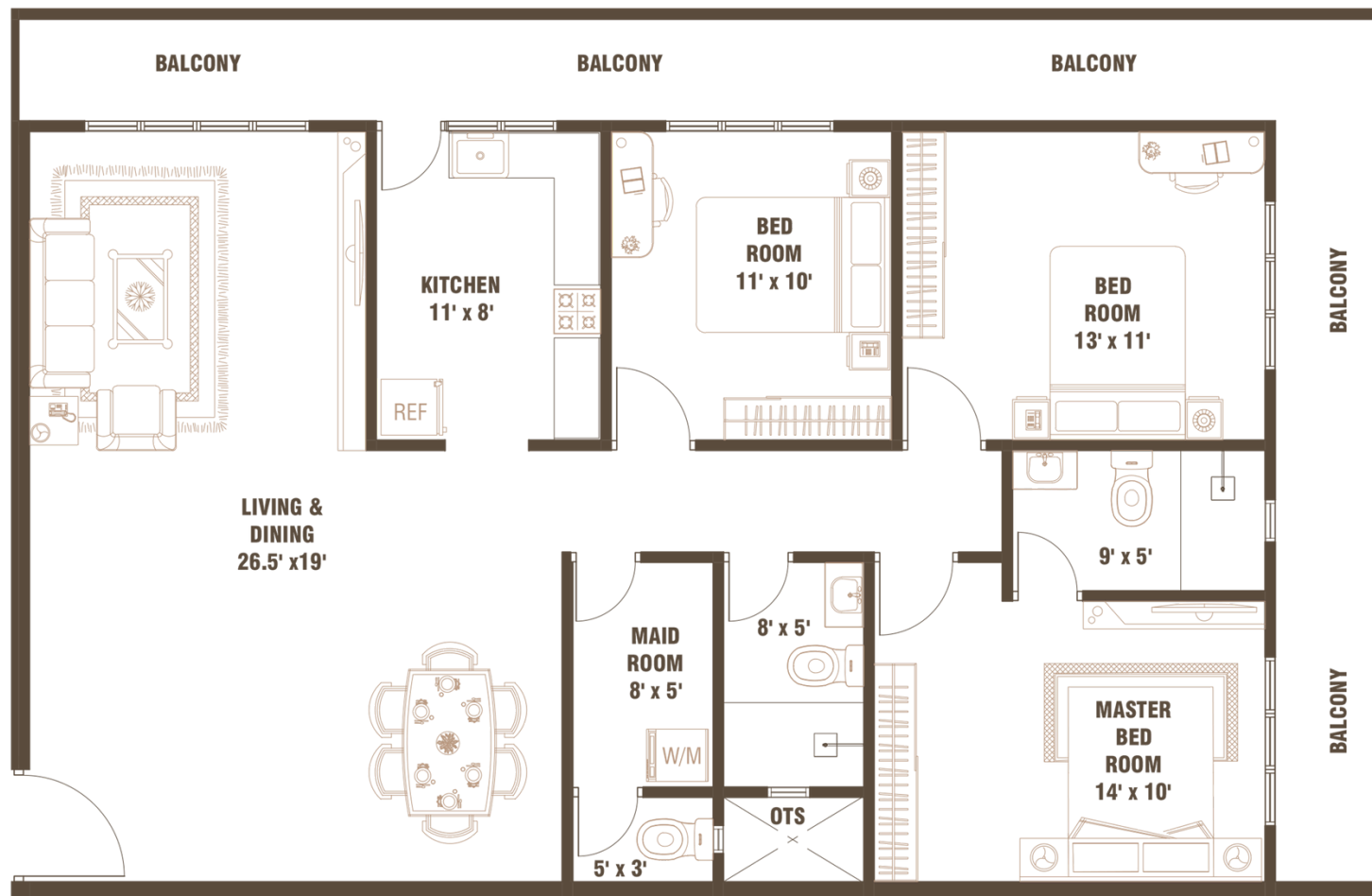
UNIT B

THREE BEDROOM UNIT

TOTAL AREA
SQ.FT 1,532

ALLOCATED SPACES

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



Rear View



Galle Road View

B

Front View

47TH LANE



GRAND

UNIT **C**

THREE BEDROOM UNIT

TOTAL AREA
SQ.FT **1,570**

ALLOCATED SPACES

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

Rear View

C

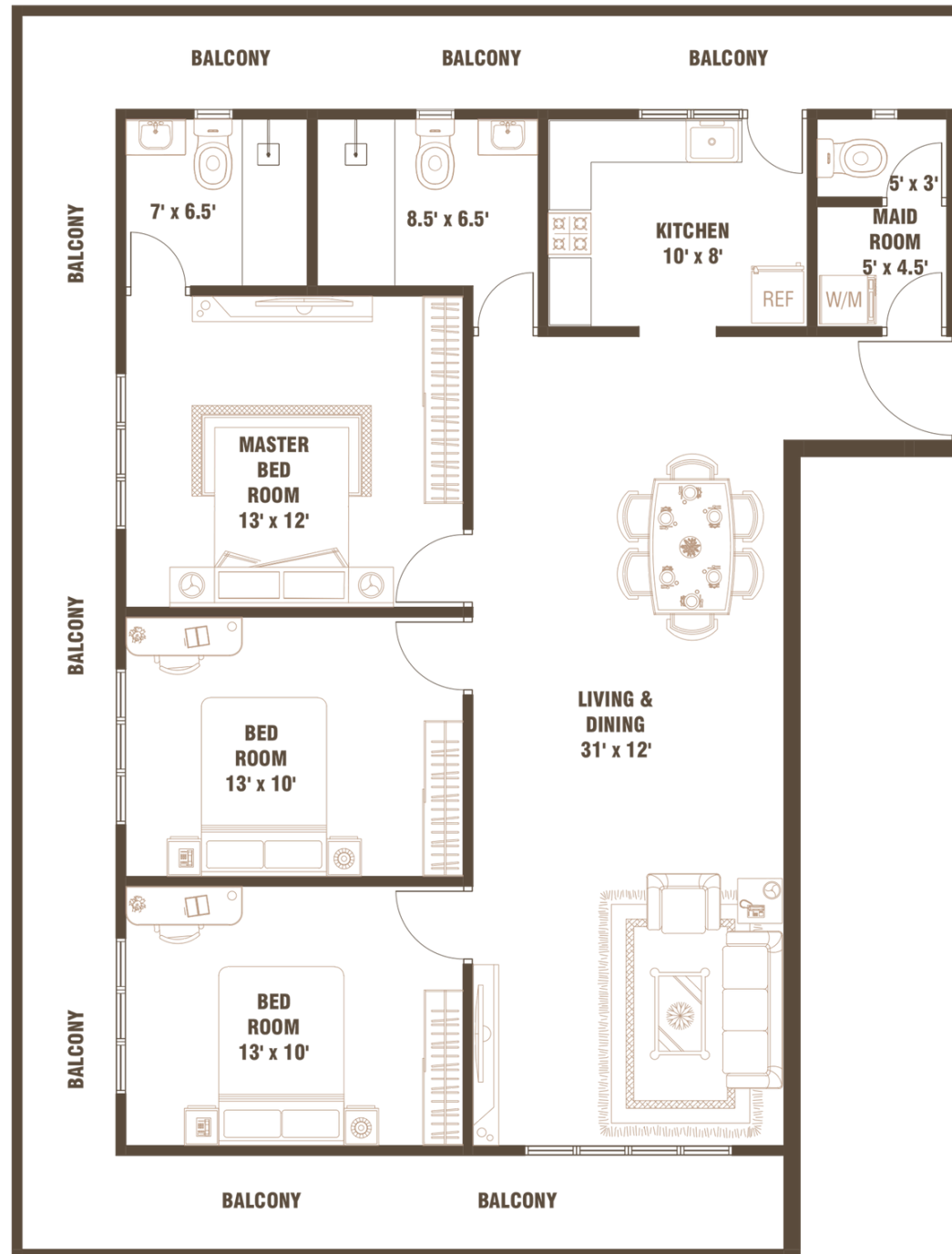


Sea View

Galle Road View

Front View

47TH LANE



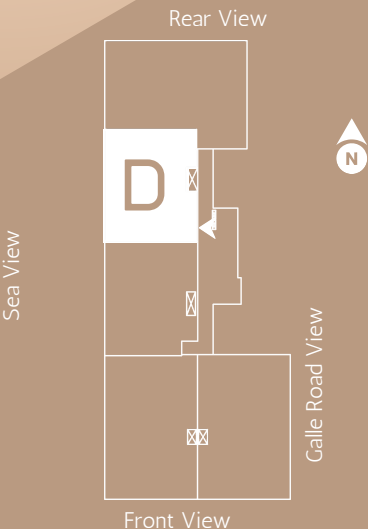
UNIT D

THREE BEDROOM UNIT

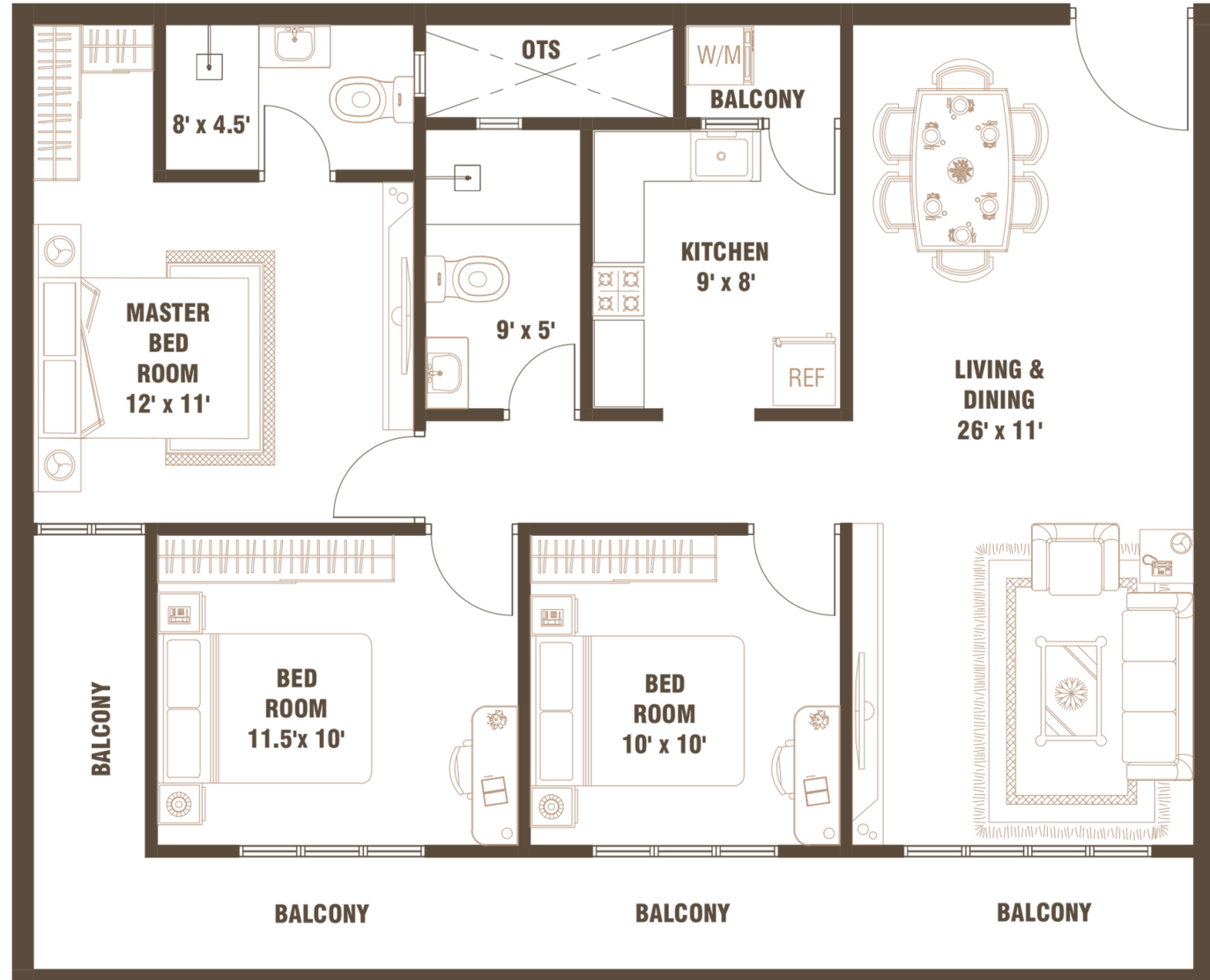
TOTAL AREA
SQ.FT 1,167

ALLOCATED SPACES

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



47TH LANE





GRAND

UNIT

E

THREE BEDROOM UNIT

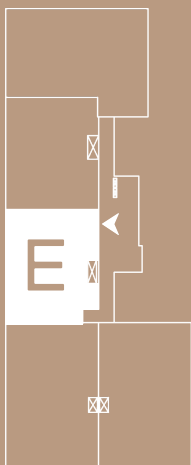
TOTAL AREA
SQ.FT

1,165

ALLOCATED SPACES

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

Rear View

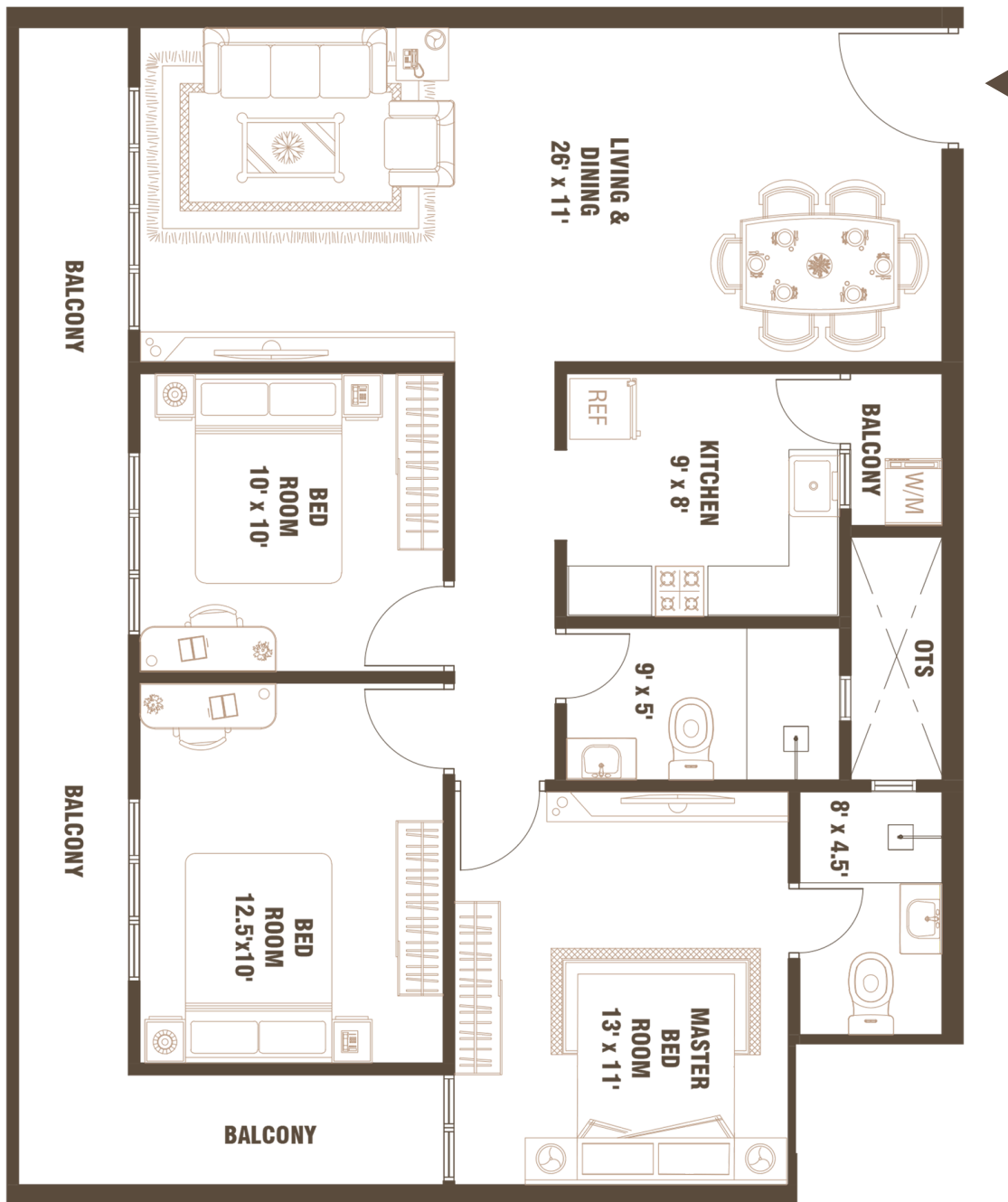


Front View

Galle Road View



47TH 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
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DOORS

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

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

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:** Three levels of parking: Ground + 2 floors
- **Slots:** One Common Parking Slot Per Apartment

SECURITY

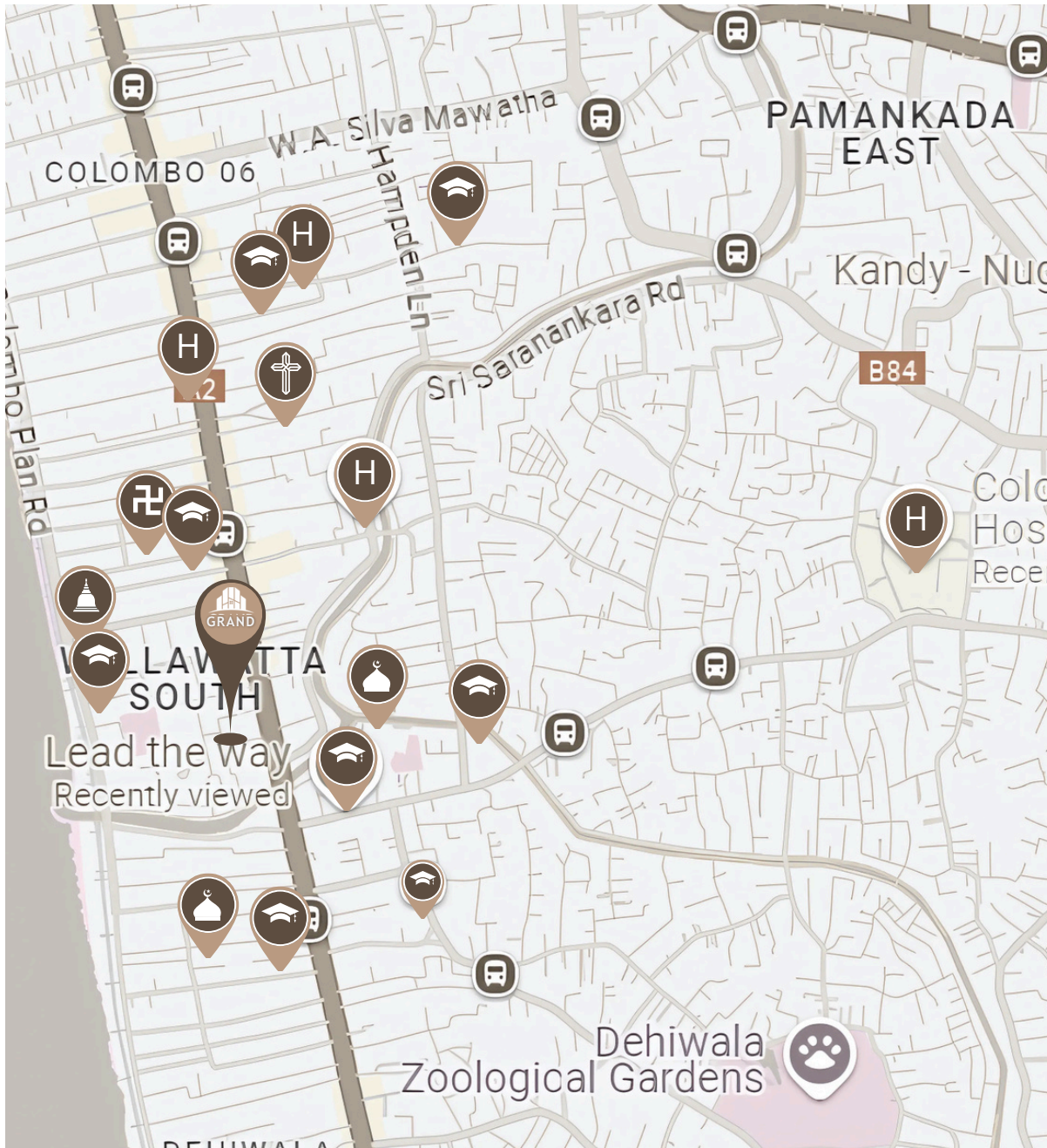
- **Intercom:** Security With Intercom Connectivity To Each Apartment
- **CCTV:** CCTV Surveillance In Designated Common Areas

STAND-BY POWER

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

NEARBY AMENITIES

WITHIN 2 KM RADIUS



RELIGIOUS PLACES

- Dehiwala Muhiyadeen Grand Jummah 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

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Note:

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