



### WELCOME TO GRAND SKY

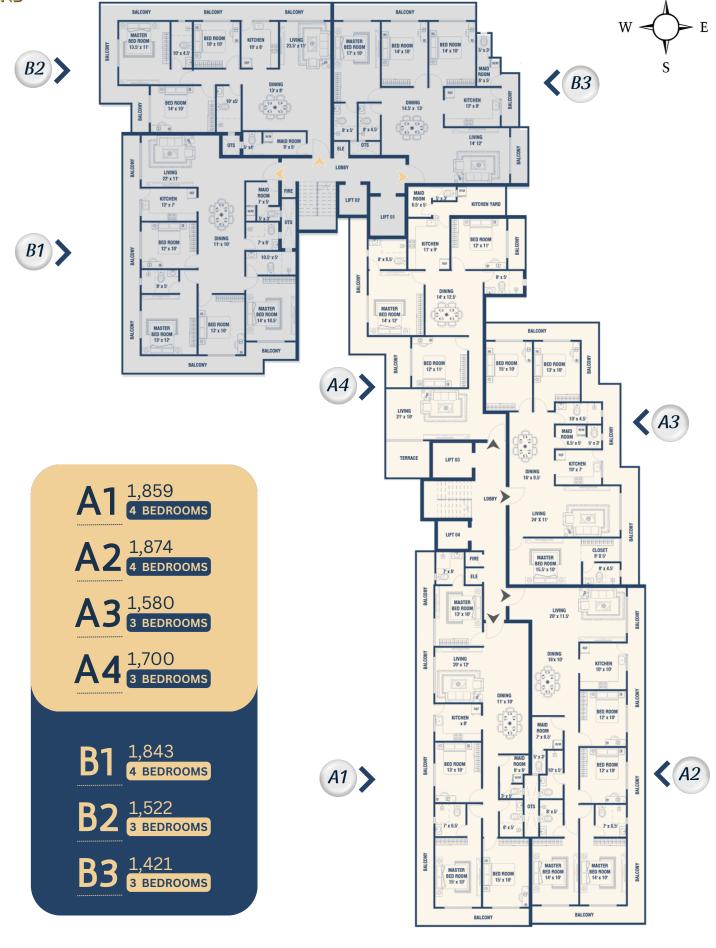
Discover a thoughtfully crafted residential experience at *Grand Sky* by Grand Apartments Group, located *in the vibrant heart of Wellawatta*, *Colombo O6*. Perfectly positioned in a highly connected urban neighborhood, Grand Sky places you within effortless reach of everything you need—public transport, 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

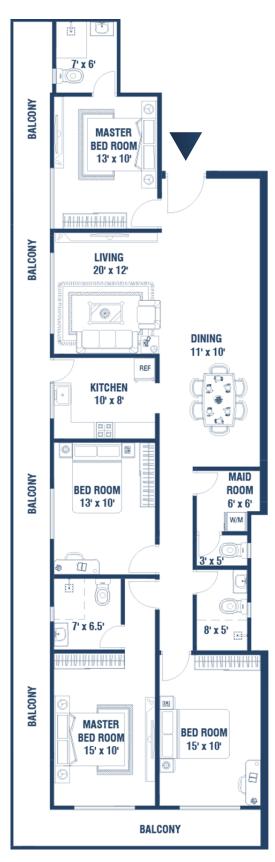


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Living & Dining
Kitchen
02 Master Bedroom With Bathroom
02 Secondary Bedroom
Common Bathroom
Maid Room With Bathroom
Balcony Area





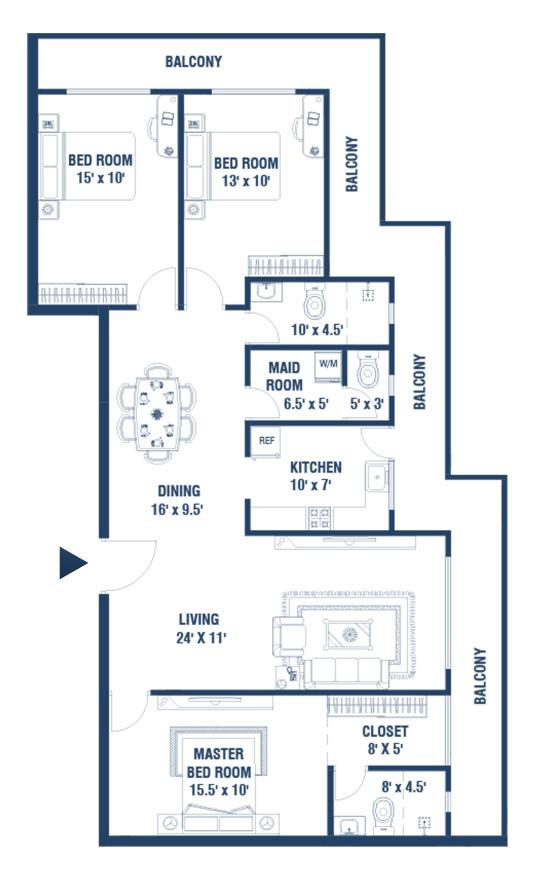




Living & Dining
Kitchen
O2 Master Bedroom With Bathroom
O2 Secondary Bedroom
Common Bathroom
Maid Room With Bathroom
Balcony Area



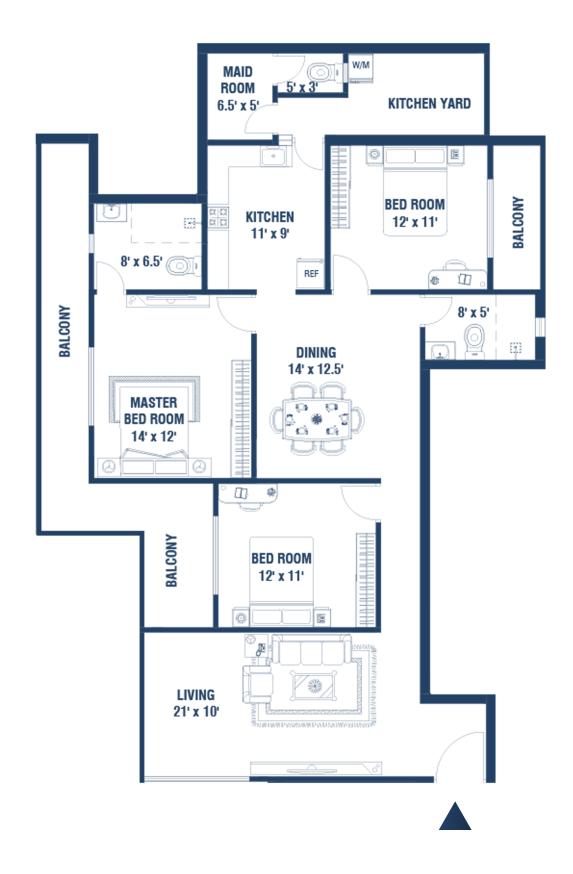










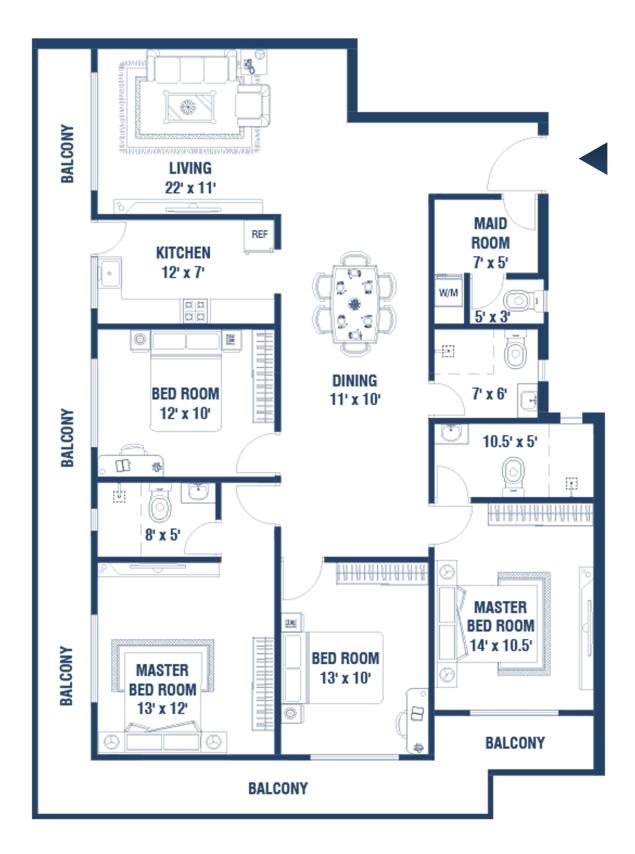




Living & Dining
Kitchen
Master Bedroom With Bathroom
O2 Secondary Bedroom
Common Bathroom
Maid Room With Bathroom
Balcony Area

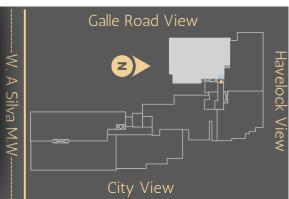








Living & Dining
Kitchen
O2 Master Bedroom With Bathroom
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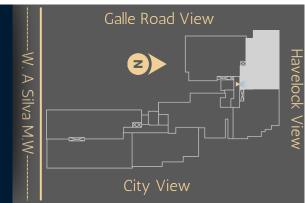








Living & Dining
Kitchen
Master Bedroom With Bathroom
O2 Secondary Bedroom
Common Bathroom
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Living & Dining
Kitchen
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# APARTMENT SPECIFICATIONS

#### **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: Skim Coat With Paint
- Soffit: 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
- Soffit: 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
- Soffit: Skim Coat With 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
- Soffit: 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
- Soffit: 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
- Soffit: Skim Coat With Paint



# SPECIFICATIONS

#### **STRUCTURE**

### COMMON FEATURES

#### **AMENITIES**

#### ELECTRICITY SUPPLY & INSTALLATION

#### **WATER SUPPLY**

• 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

• **Elevators**: 04 Passenger Elevators

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

• Intercom: Security Room With Intercom Connectivity To Each Apartment

• CCTV: CCTV Surveillance In Designated Common Areas

• Backup: Generator For Common Area Lighting, Elevators, Motor Pumps

- **Open Rooftop**: Terrace Featuring Relaxing Spaces And Usable For Social Gatherings
- Swimming Pool: Swimming Pool And Separate Kids Pool
- **Gym**: Provision For Gym Area
- **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
- **Source**: Supply From Mains With Individual Metering On Rooftop
- **Plumbing**: Standard Pipes, Pumps And Fittings
- Storage: Sump And Overhead Tanks



## NEARBY FACILITIES



#### **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
- Isipathana College
- Ramakrishna Vidyalaya
- Saiva Mangaiyar Vidyalayam

#### SHOPPING AND DAILY ESSENTIALS

- Cargills Square Pamankada
- Laugfs Super Market Wellawatte
- Savoy 3D Cinema
- Havelock City Mall
- Rio Ice Cream
- NOLIMIT Image
- Commercial Bank
- . HNR
- 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 REDEFINING CITY LIVING.

## CONTACT

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**HOTLINES** 

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Note: