



ADDRESS - NO.11 JULIAN PLACE, OFF SARANANKARA ROAD





UNITS
30

FLOORS
10

BEDROOMS
3|4

YOUR NEW BEGINNING AWAITS.

Introducing **Grand Peak**, a remarkable apartment project developed by Grand Apartments Group, located of Saranankara Road, bordering Wellawatte. This elegant building features 30 thoughtfully designed units spread across **10 storeys**, offering spacious 3-bedroom apartments ranging from **1,400 sq.ft** to **1,625 sq.ft**. **Grand Peak** provides the perfect blend of comfort and convenience, making it an ideal home for families seeking a comfortable urban lifestyle.

NO.11 JULIAN PLACE, OFF SARANANKARA ROAD

TYPICAL FLOOR PLAN

1 Storey - 10th Storey



C
UNIT

1400
SQ.FT

THREE
BEDROOMS



Saranankara Road View

Saranankara Road View

A UNIT

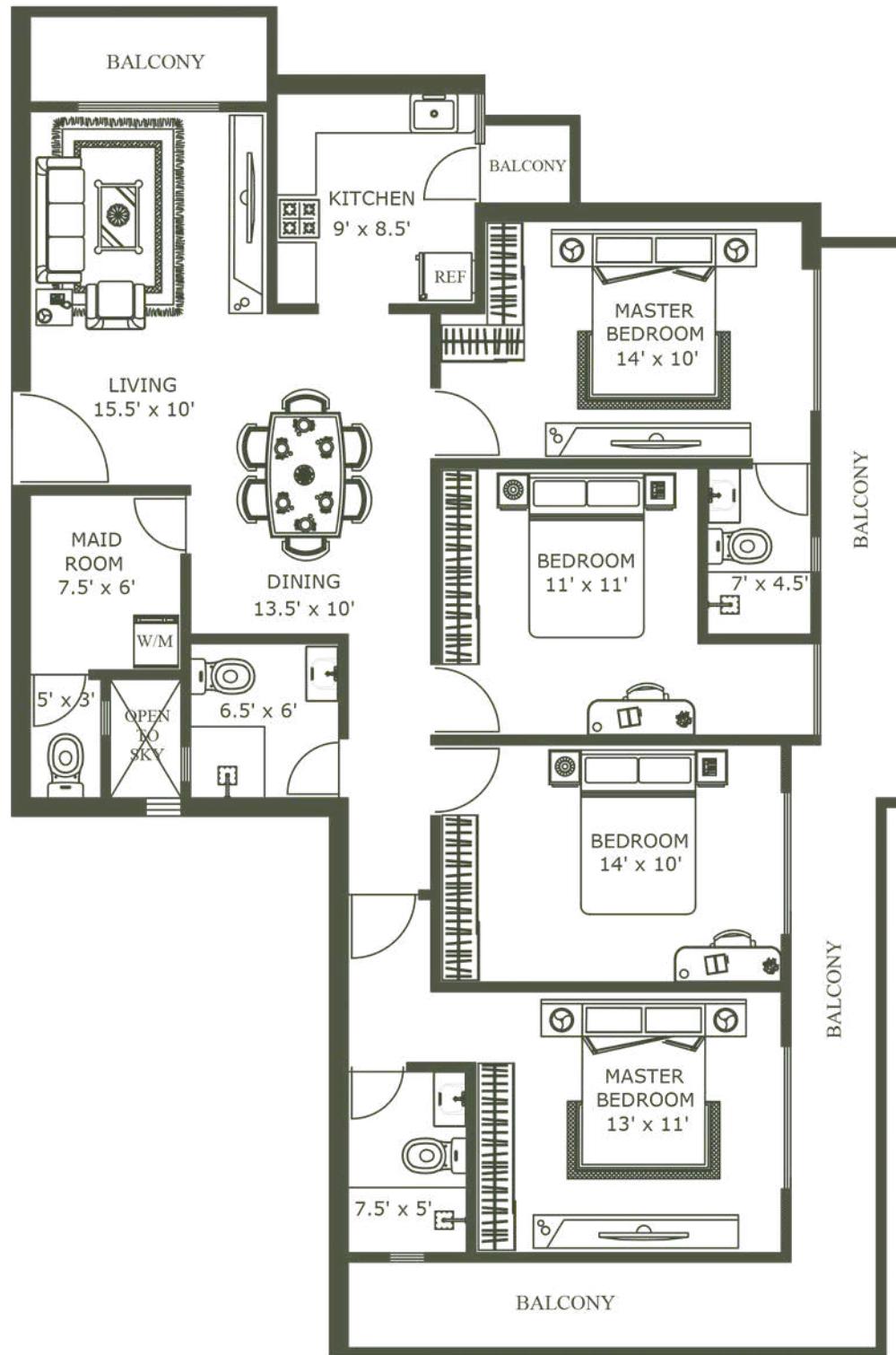
4 BEDROOM APARTMENT



ALLOCATED SPACES

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

TOTAL AREA 1625 SQ.FT



B UNIT

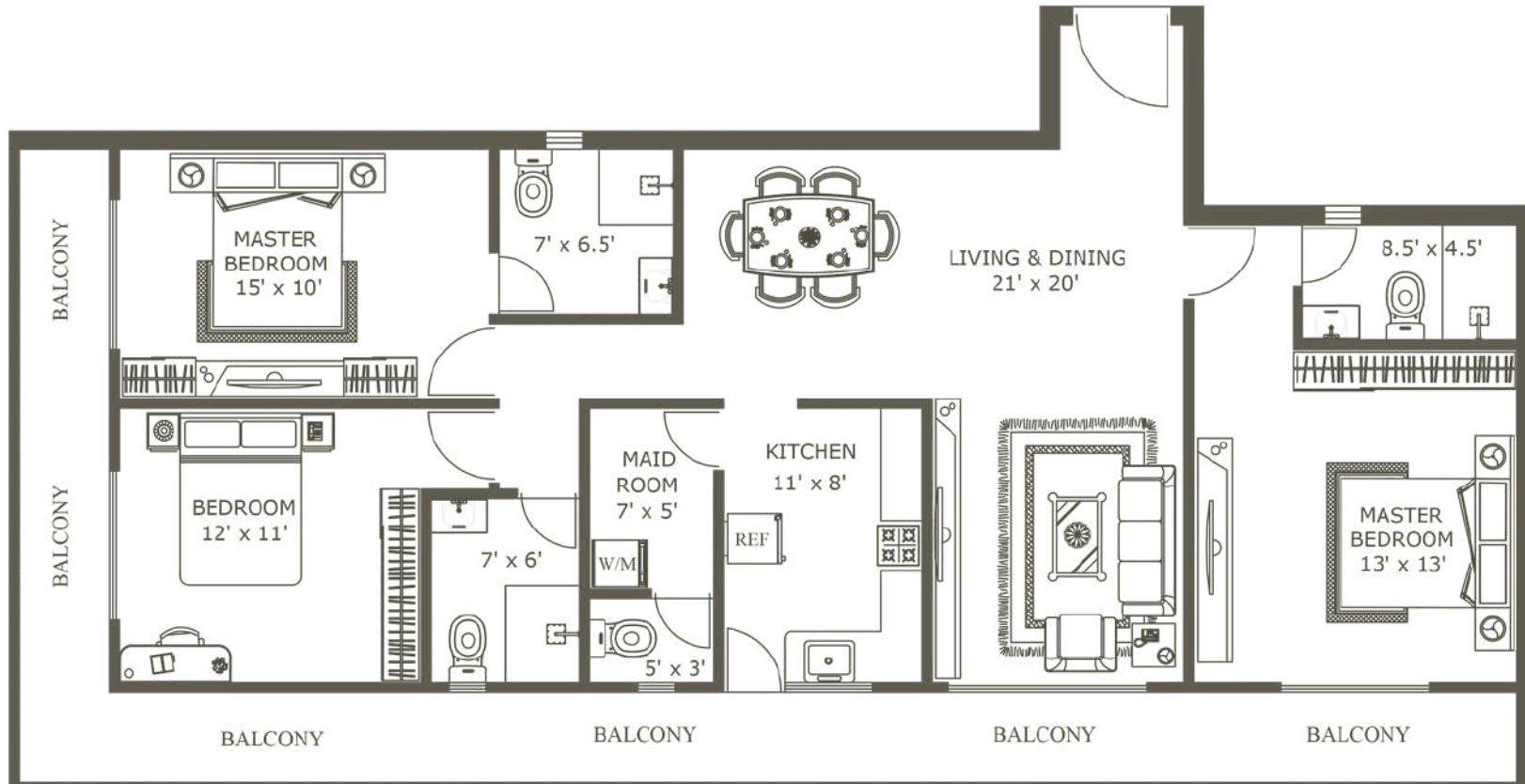
3 BEDROOM APARTMENT



ALLOCATED SPACES

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

TOTAL AREA 1586 SQ.FT



UNIT

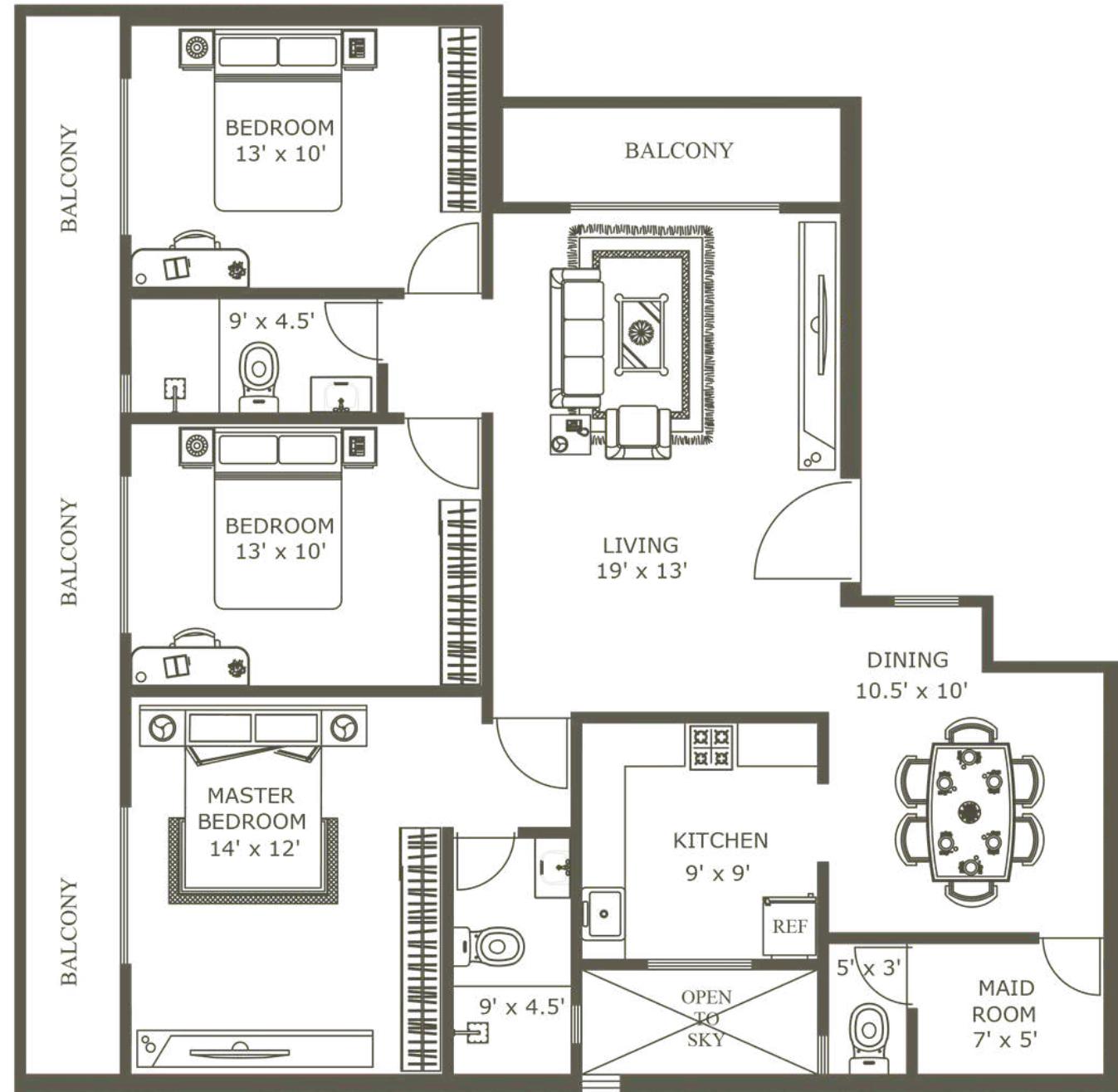
3 BEDROOM APARTMENT



ALLOCATED SPACES

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

TOTAL AREA 1400 SQ.FT



APARTMENT

SPECIFICATIONS

DOORS

- **Main Entrance:** Wooden Doors With Ironmongery
- **Bedrooms:** Wooden Doors With Ironmongery
- **Bathrooms:** WPC / Aluminum Doors
- **Balcony/Window:** Powder-Coated Aluminum Sliding Doors With Powder-Coated Aluminum Frames

LIVING/DINING

- **Flooring:** Modern Polished Tiles
- **Walls:** Smooth Plaster Skim Coat With Interior Paint
- **Ceiling:** Smooth Plaster Skim Coat With Interior Paint
- **Features:** Ceiling Fans And Light Fittings
- **Air Conditioning:** Provision for Air Conditioning Units
- **Utilities:** TV & Telephone Points

PANTRY

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

BEDROOMS

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

BALCONIES

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

COMMON SPECIFICATIONS

COMMON FEATURES

- **Elevators:** 01 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 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

STAND-BY POWER

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

PARKING

- **Levels:** Basement & Ground Level Car Park
- **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:** Modular Electric Switches, Plug Sockets From A Reputed Maker

WATER SUPPLY

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



FACILITIES PLACES WITHIN 2 KM

ADDRESS - NO.11 JULIAN PLACE,
OFF SARANANKARA ROAD

HEALTH CARE

Alignme - Aligners Experience Center
Dental Surgery
Neosys healthcare
Medical Center

BANKS

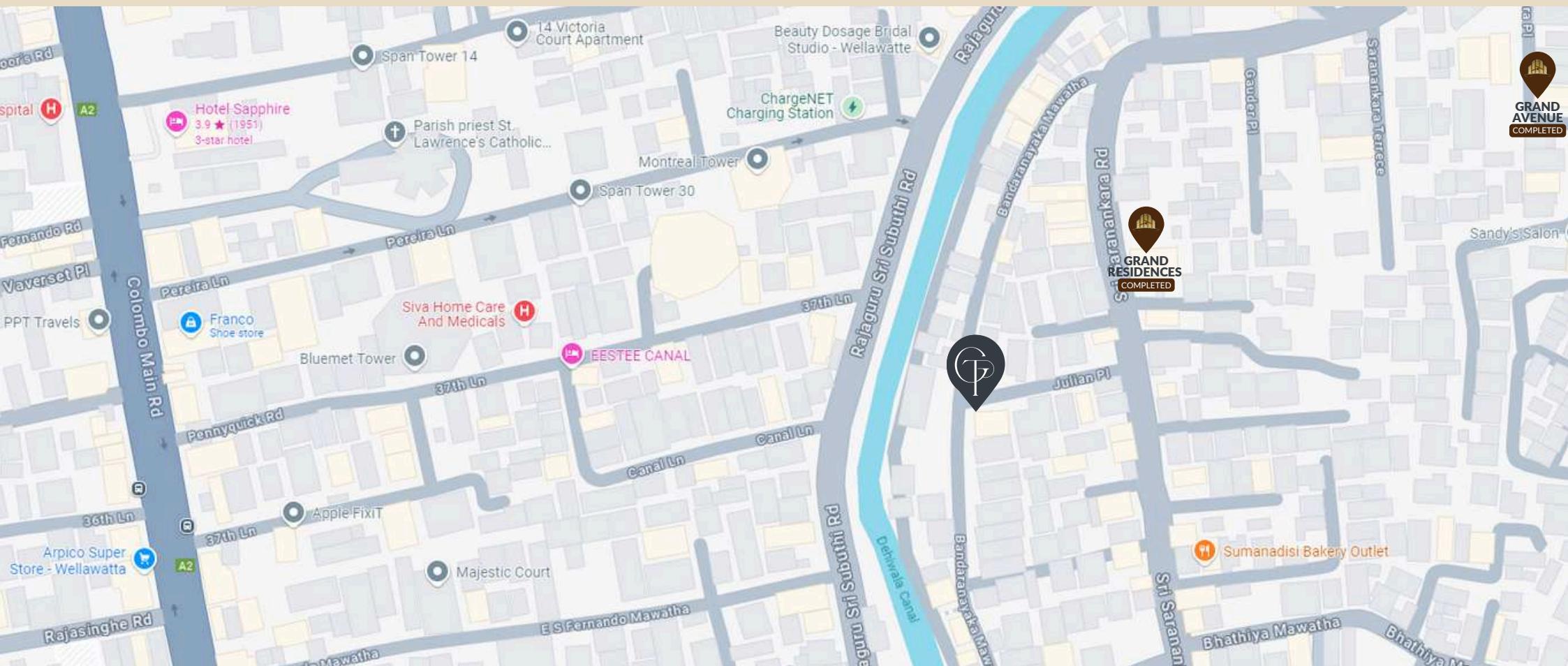
Union Bank
Amana Bank
People's Bank
Commercial Bank

SUPERMARKETS

Cargills Food City
Keells

WORSHIPS

Faizane Ramazan



COMPLETED
PROJECTS



GRAND PARK
COLOMBO - 13



GRAND VIEW
COLOMBO - 04



GRAND RESIDENCES
DEHIWALA



GRAND APARTMENTS
DEHIWALA



GRAND TOWER
COLOMBO- 6



GRAND HOMES
COLOMBO- 6



GRAND AVENUE
DEHIWALA



GRAND SQUARE
COLOMBO - 15



At Grand Apartments, we blend thoughtful design with affordability to create spaces that truly feel like home. Every detail is carefully considered to ensure a perfect balance of style and comfort. With eight completed projects and over 350 condominium units successfully delivered, our track record speaks for itself. We're committed to quality, open communication, and building lasting relationships based on trust and reliability. You come first—our mission is to provide not just a place to live, but a personalized living experience you'll love.

HOTLINES

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NOTE:

This Brochure Is A Conceptual Presentation And Not A Legal Offering. The Promoters Reserve The Right To Make Changes.

