



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 95 well-designed 3-bedroom apartments across 22 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
FLOORS

NO. 06, 47TH LANE, WELAWATTE COLOMBO-06.

100M Galle Road

Galle Road View

B 1,532 sq.FT
3 BEDROOMS

E 1,165 sq.FT
3 BEDROOMS

C 1,570 sq.FT
3 BEDROOMS



Front View
47TH Lane

Sea View

A 1,522 sq.FT
3 BEDROOMS

D 1,167 sq.FT
3 BEDROOMS

47TH Lane

47TH Lane

47TH LANE
Rear View



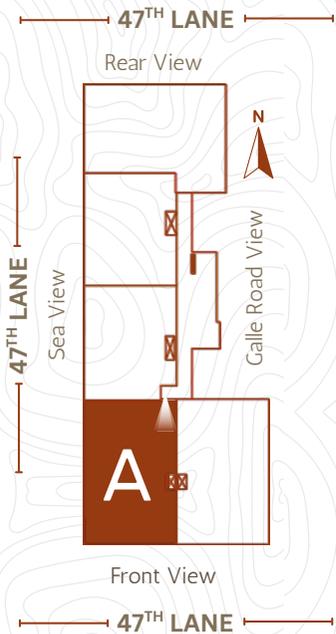
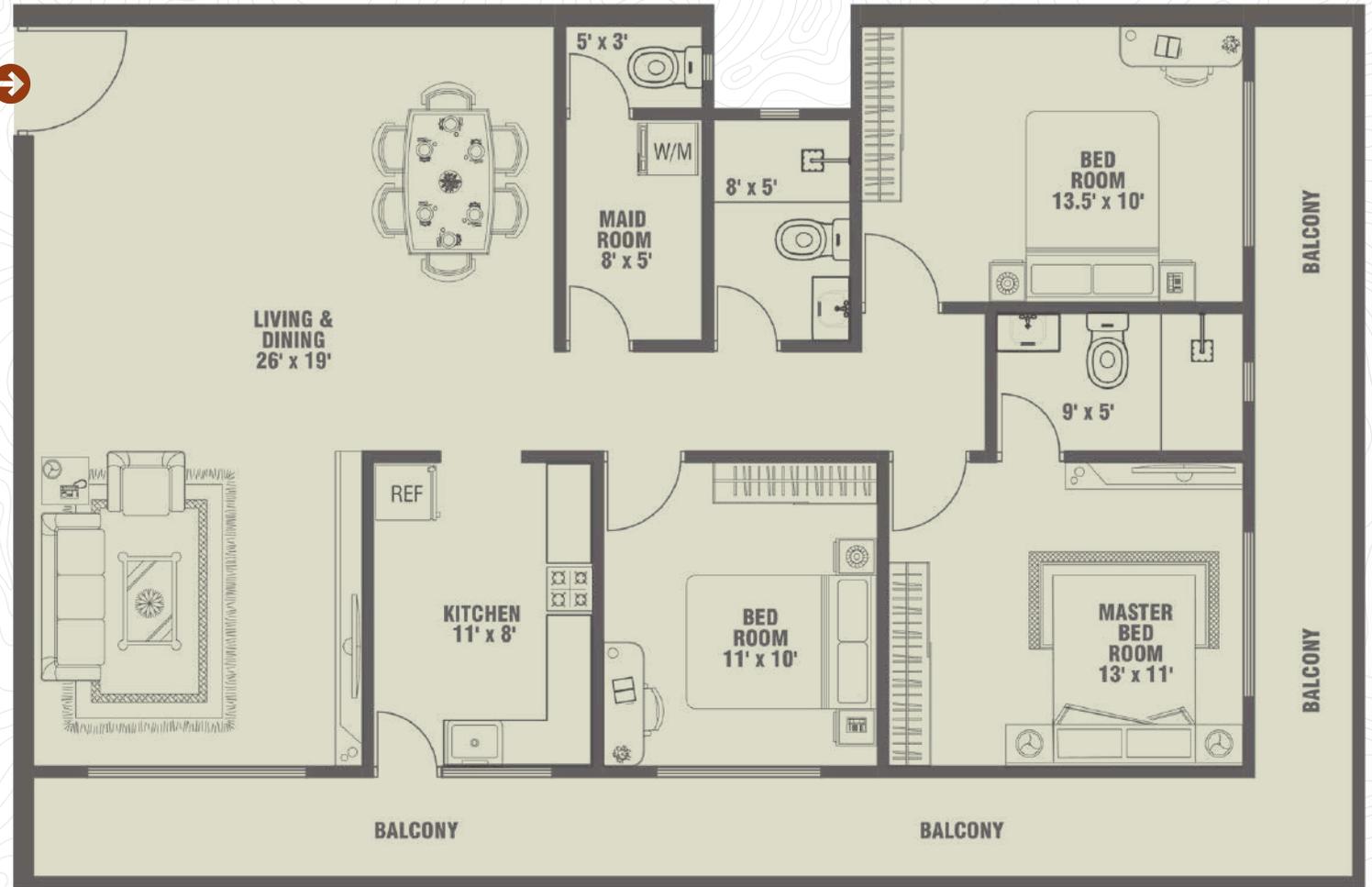
A

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



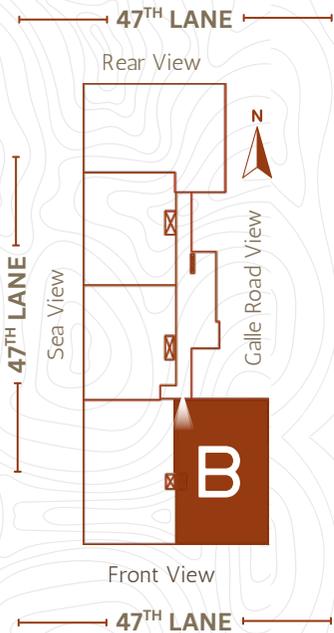
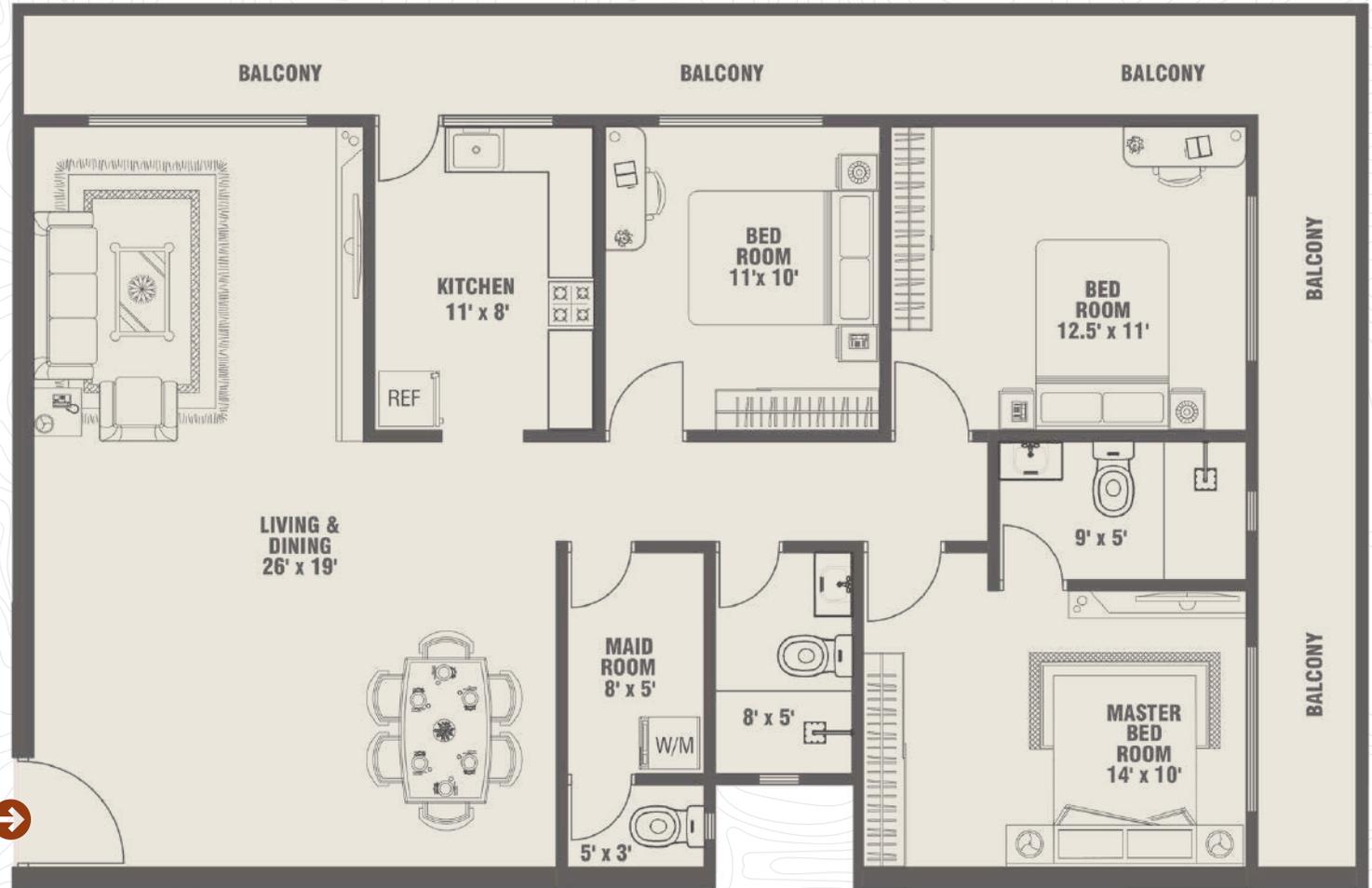
B

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



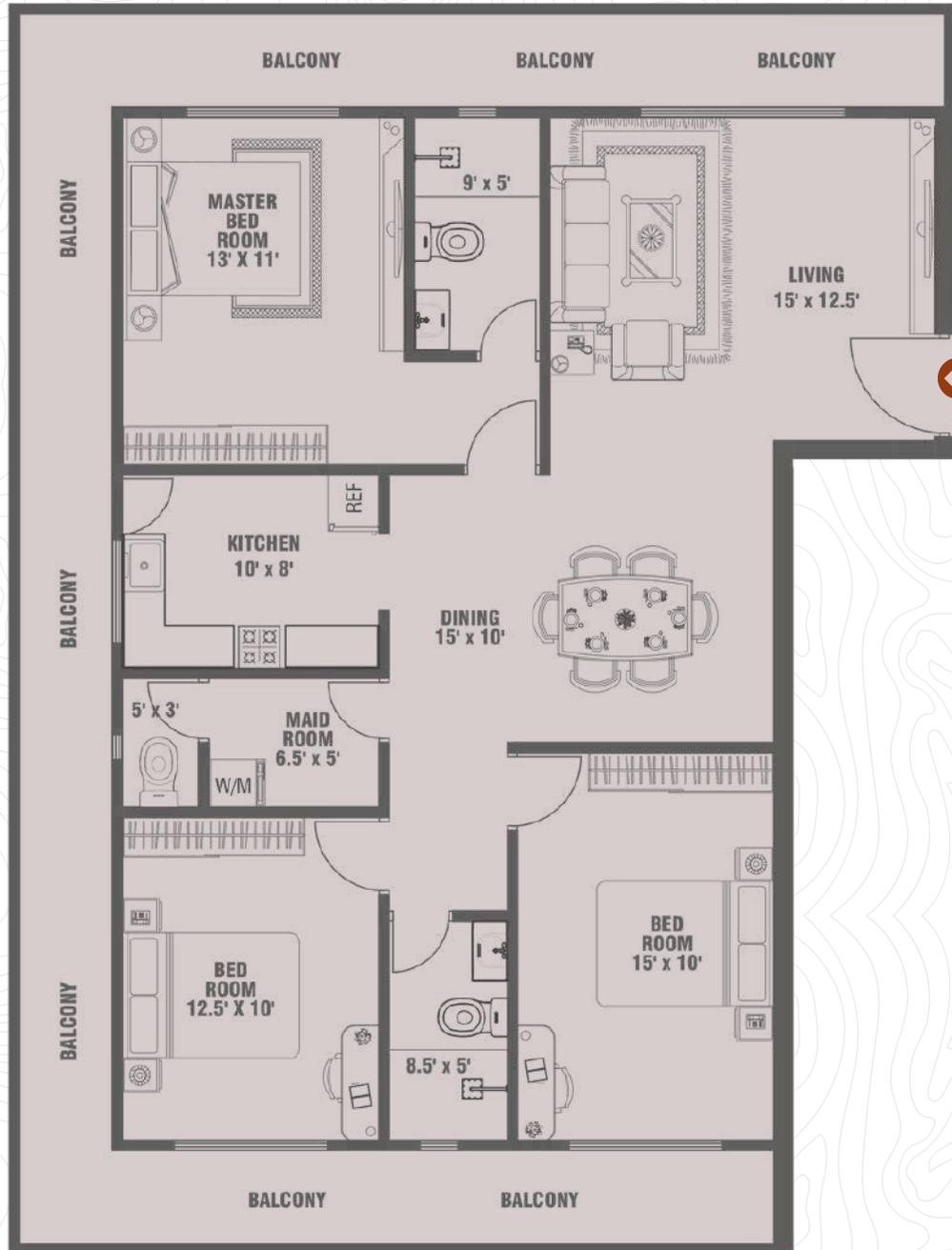
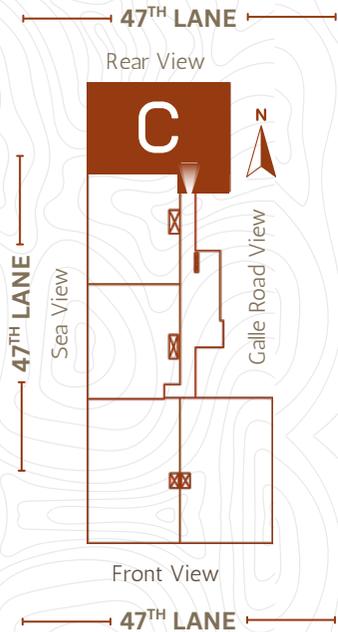
C

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



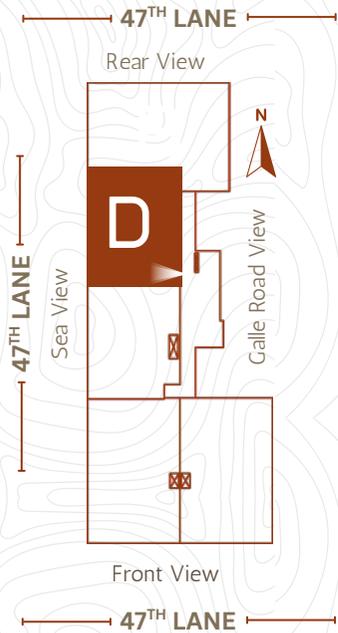
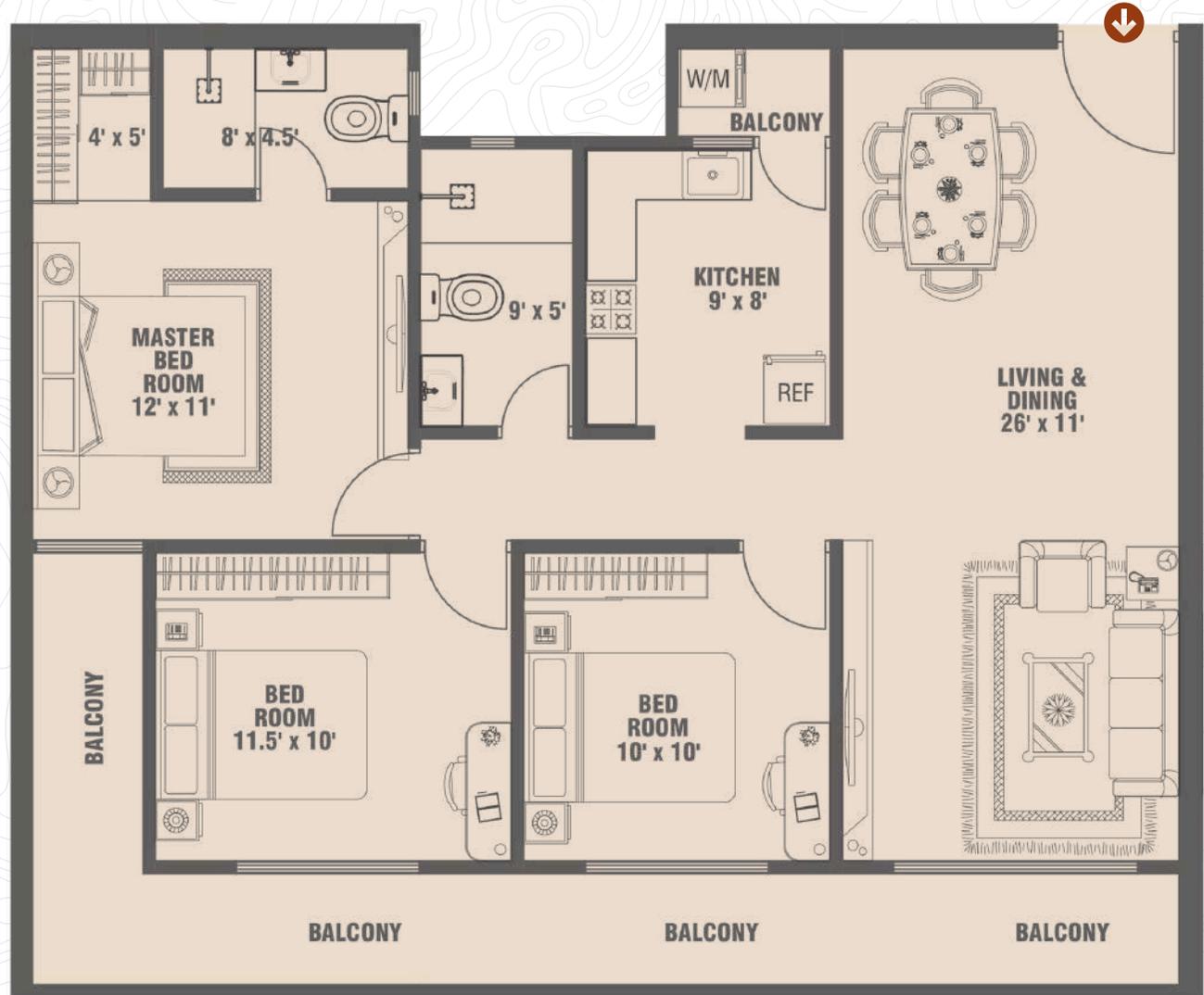
D

THREE BEDROOM UNIT

TOTAL AREA
SQ.FT **1,167**

ALLOCATED SPACES

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



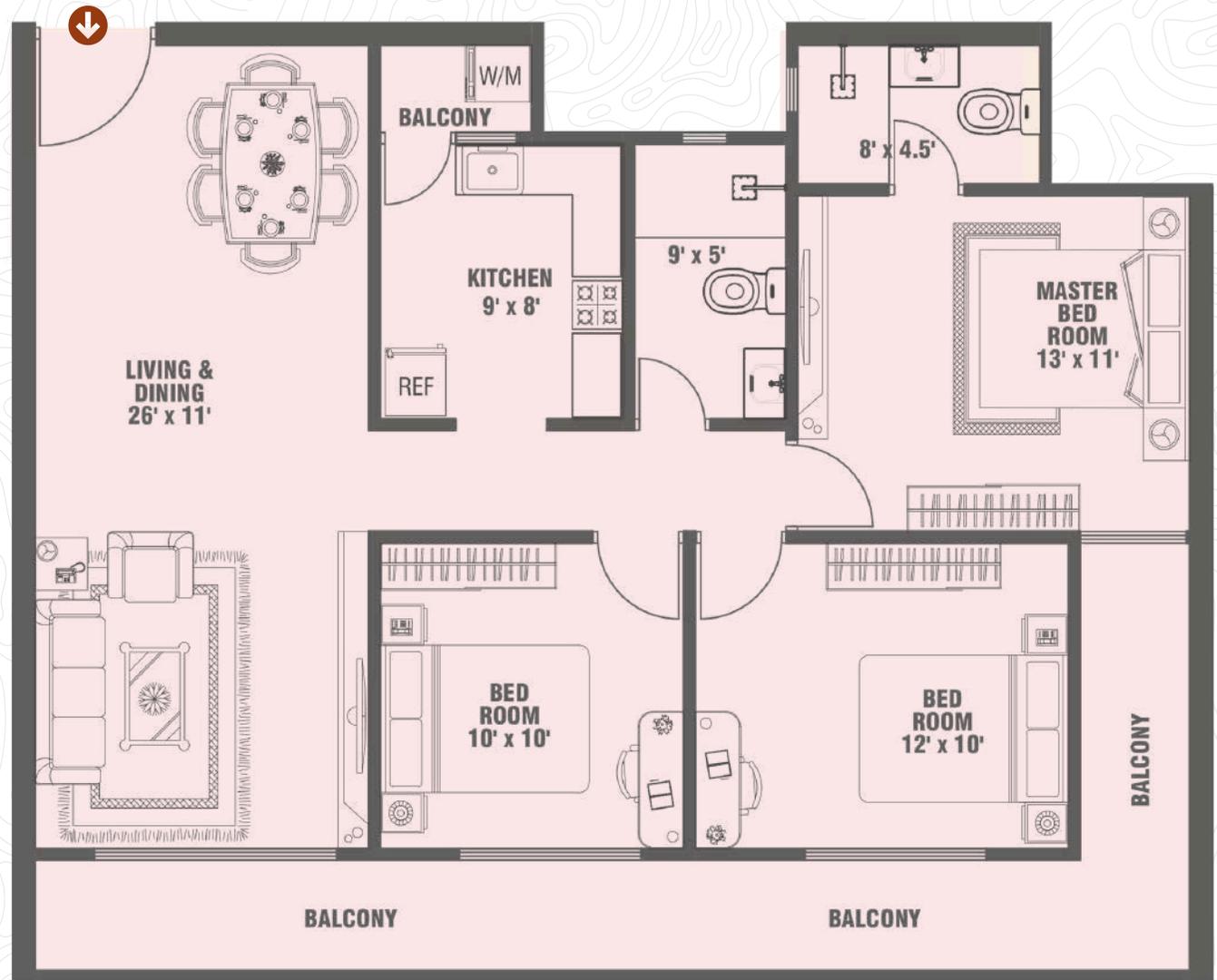
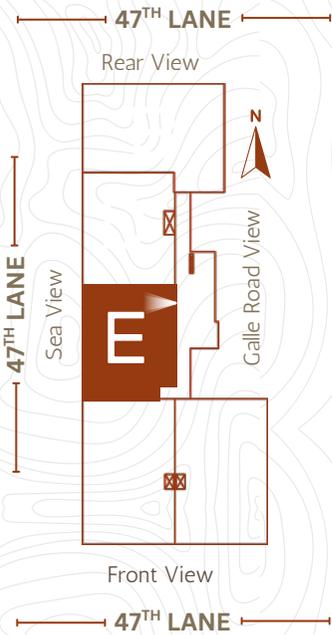
E

THREE BEDROOM UNIT

TOTAL AREA
SQ.FT **1,165**

ALLOCATED SPACES

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





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

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

APARTMENT SPECIFICATIONS



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

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

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 Wal

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

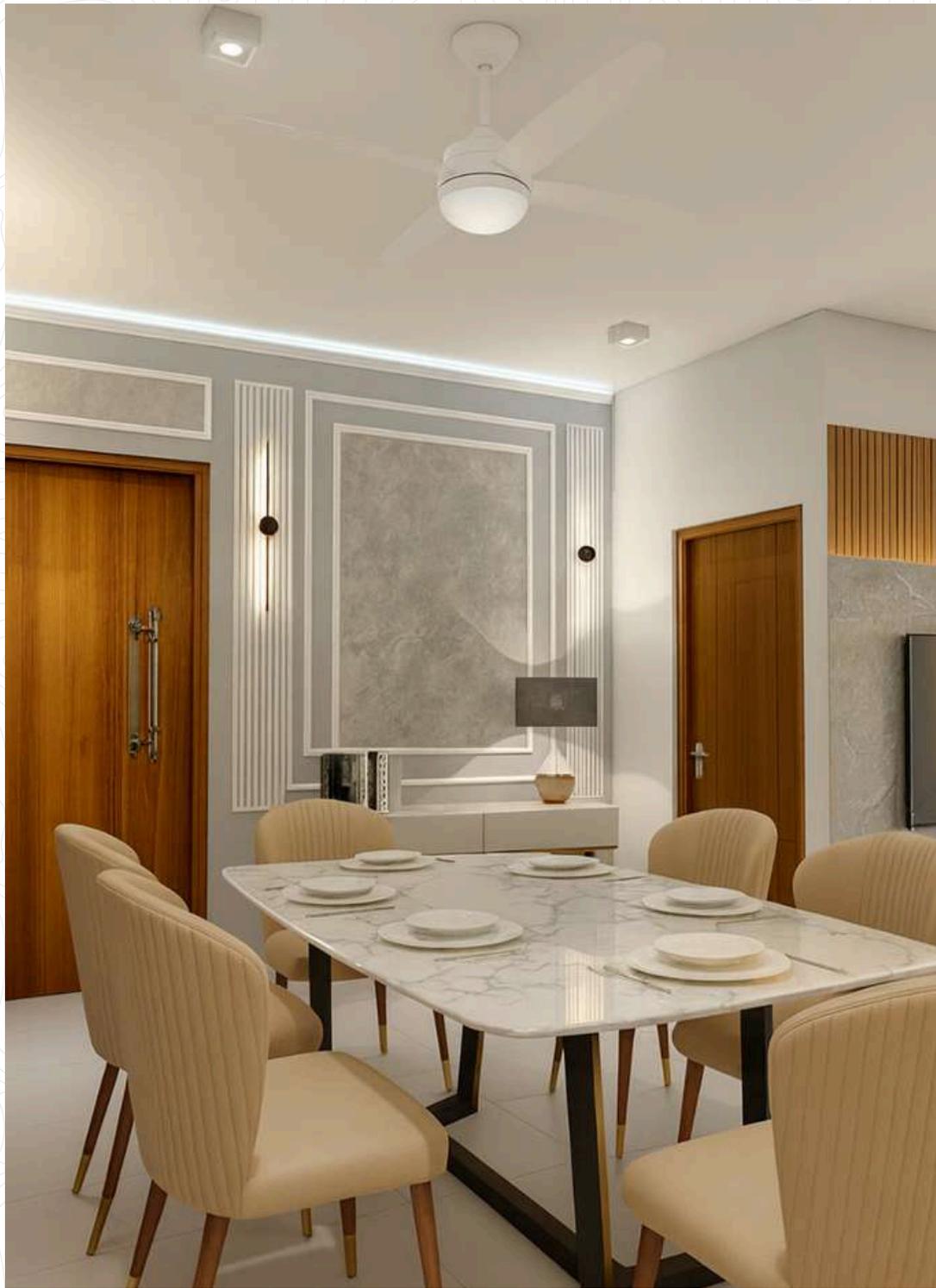
SECURITY

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

STAND-BY POWER

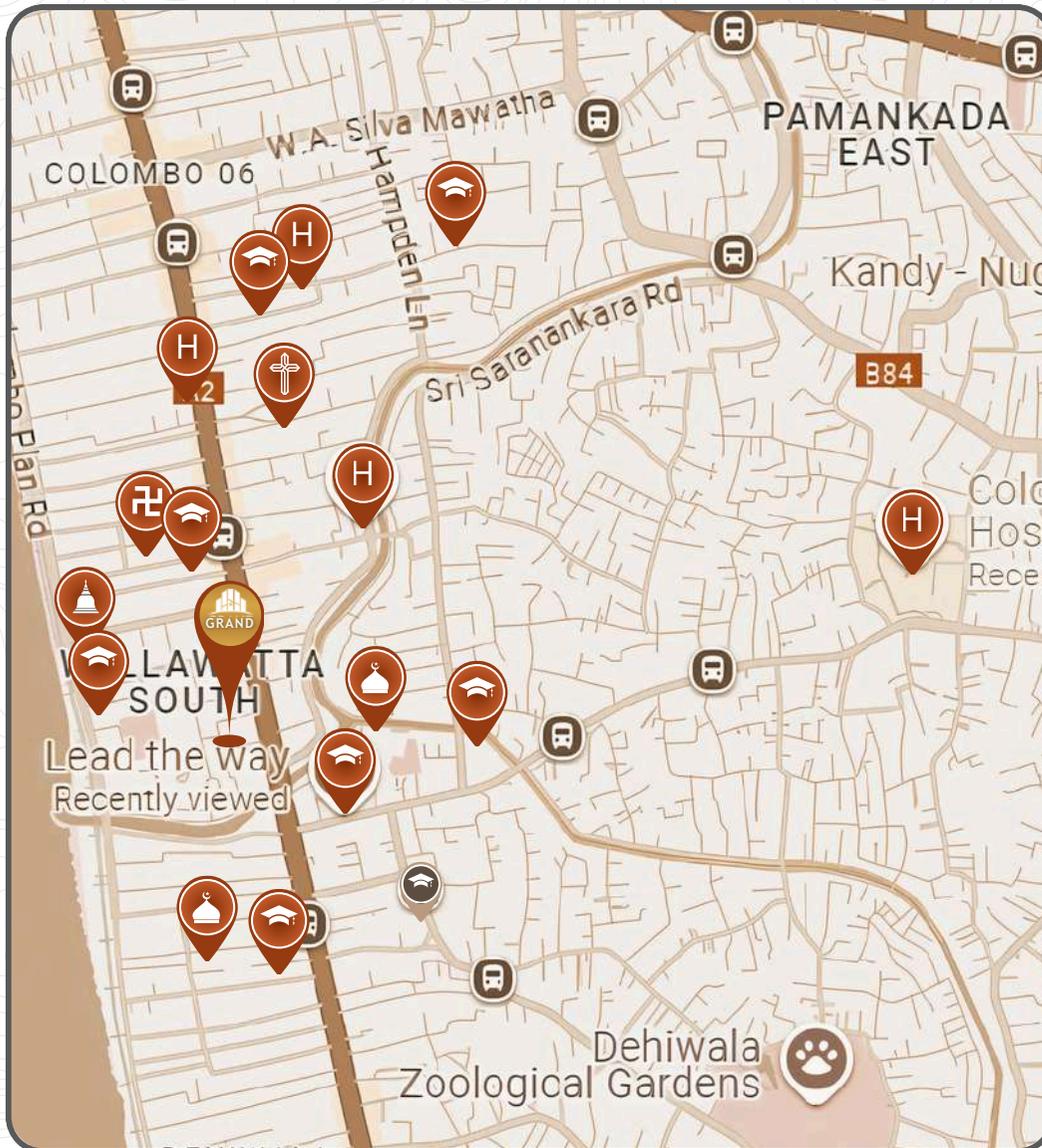
- **Backup:** Generator For Common Area Lighting, Elevators, Motor Pumps

COMMON SPECIFICATIONS



NEARBY AMENITIES

WITHIN 2KM 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





Grand Apartments is redefining urban living through exceptional design, reliable project delivery, and value-driven pricing. With multiple developments across Sri Lanka and over 400 completed homes, we have earned a reputation as a trusted leader in residential real estate. Our growth is driven by experience, transparency, and an unwavering commitment to enhancing the quality of city living.

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CONTACT

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Note:

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