




No - 52, 5th Lane Colombo - 03



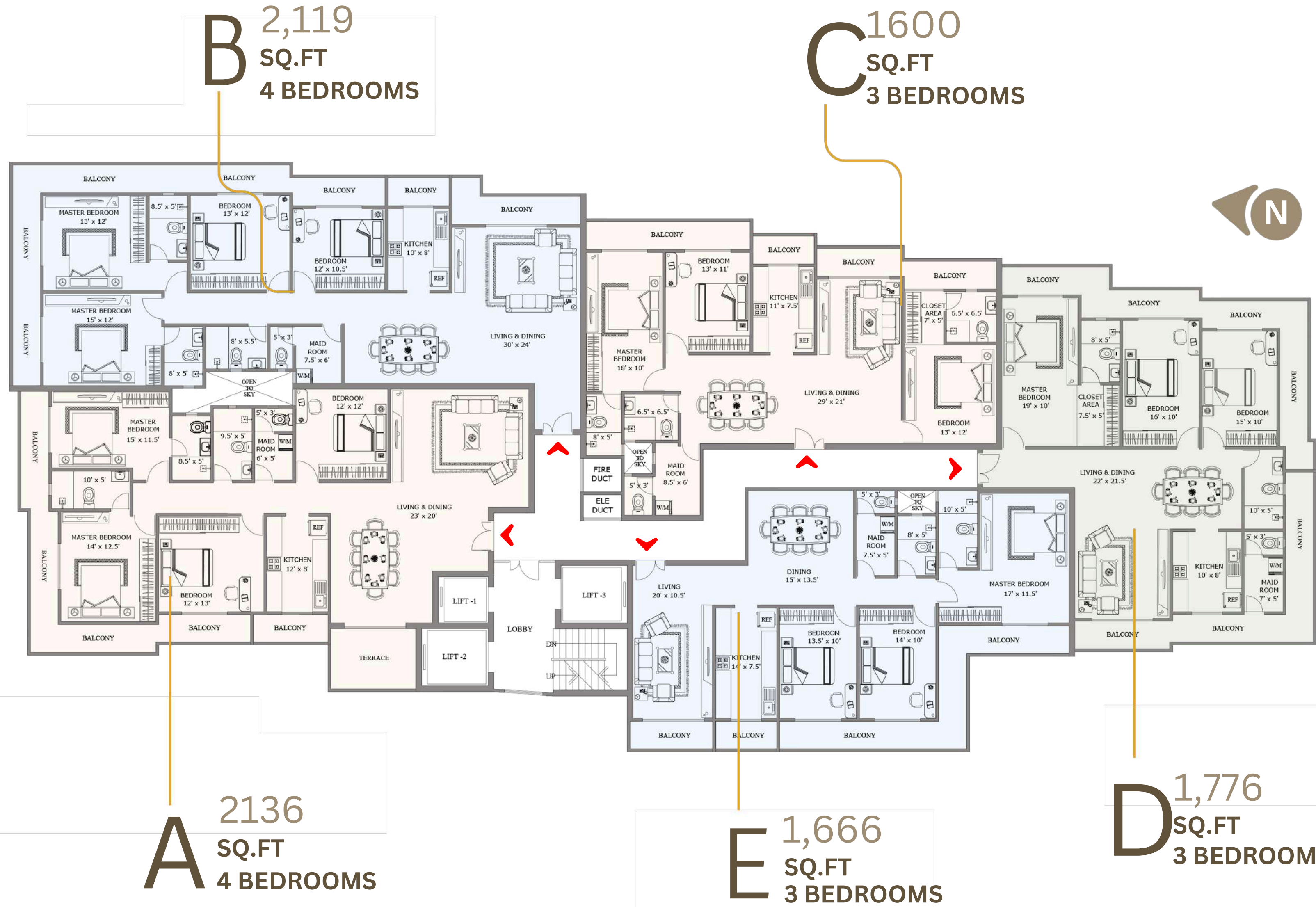
An architectural rendering of a modern, 15-story residential building named 'Grand Central'. The building features a mix of light-colored panels and darker accents, with balconies and large windows. A sign with the 'Grand Central' logo is visible on the top left of the building. The background shows a hazy cityscape with other buildings and palm trees. The text is overlaid on the right side of the image, with a line connecting the two paragraphs.

**Grand Central** a premier residential apartment in the heart of Colombo 3, enjoys a prime location on the first block from Duplication Road. Discover refined luxury and convenience in this 15-storey residential building, featuring 65 elegant units, including spacious 3-bedroom and 4-bedroom apartments ranging from 1600 sq.ft to 2136 sq.ft.

**Grand Central** offers a strategic location, placing it within close proximity to prestigious schools, shopping centers and other recreational facilities. The rooftop features a swimming pool with stunning city views. Additionally, the event hall offers a warm and welcoming space for special celebrations.



### 3RD - 15TH - STOREY



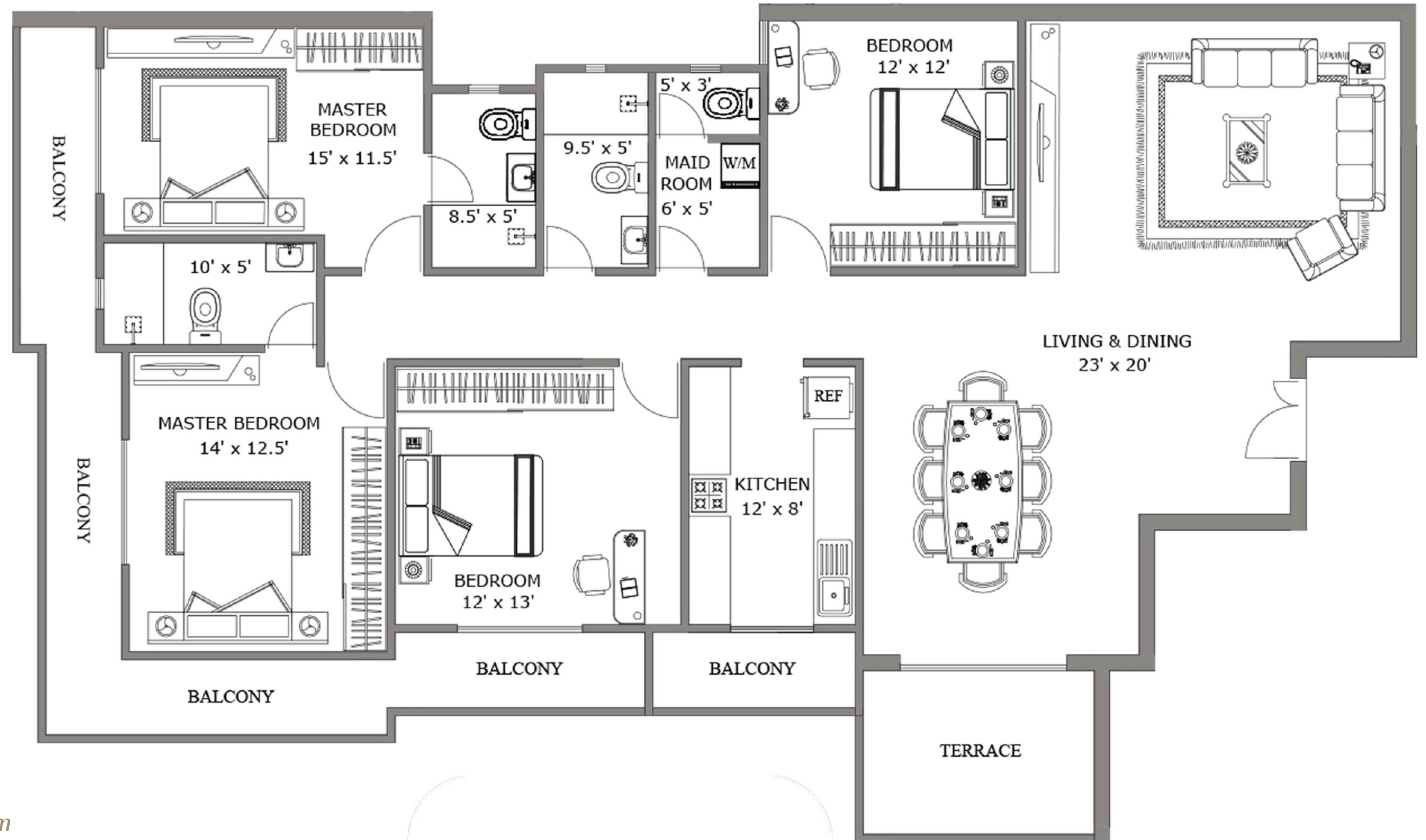
UNIT  
A

# FOUR BEDROOM APARTMENT

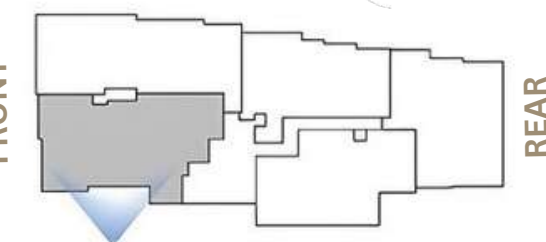
## ALLOCATED SPACES

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

TOTAL AREA  
SQ.FT 2,136



FRONT



REAR



# UNIT B

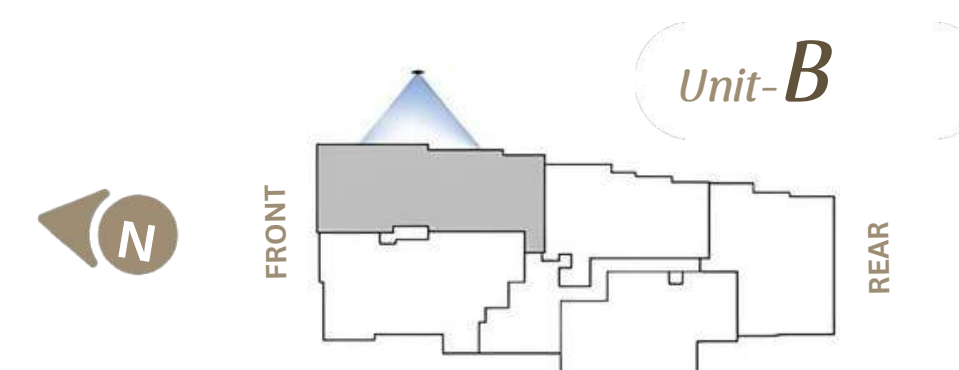
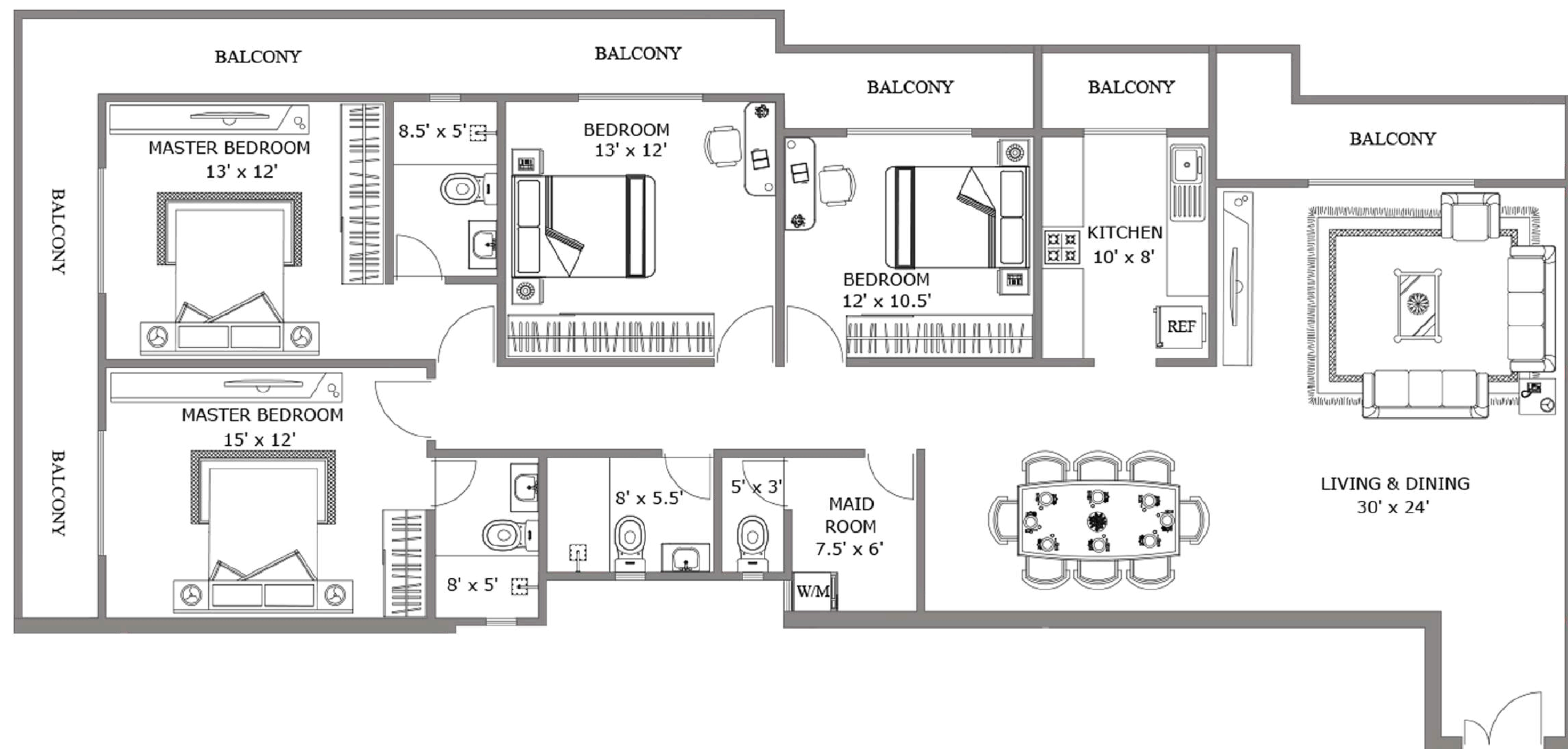


## FOUR BEDROOM APARTMENT

### ALLOCATED SPACES

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

TOTAL AREA	2,119
SQ.FT	



UNIT  
C

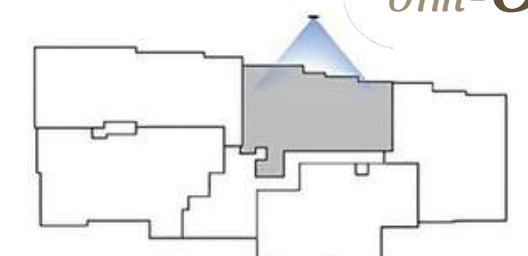
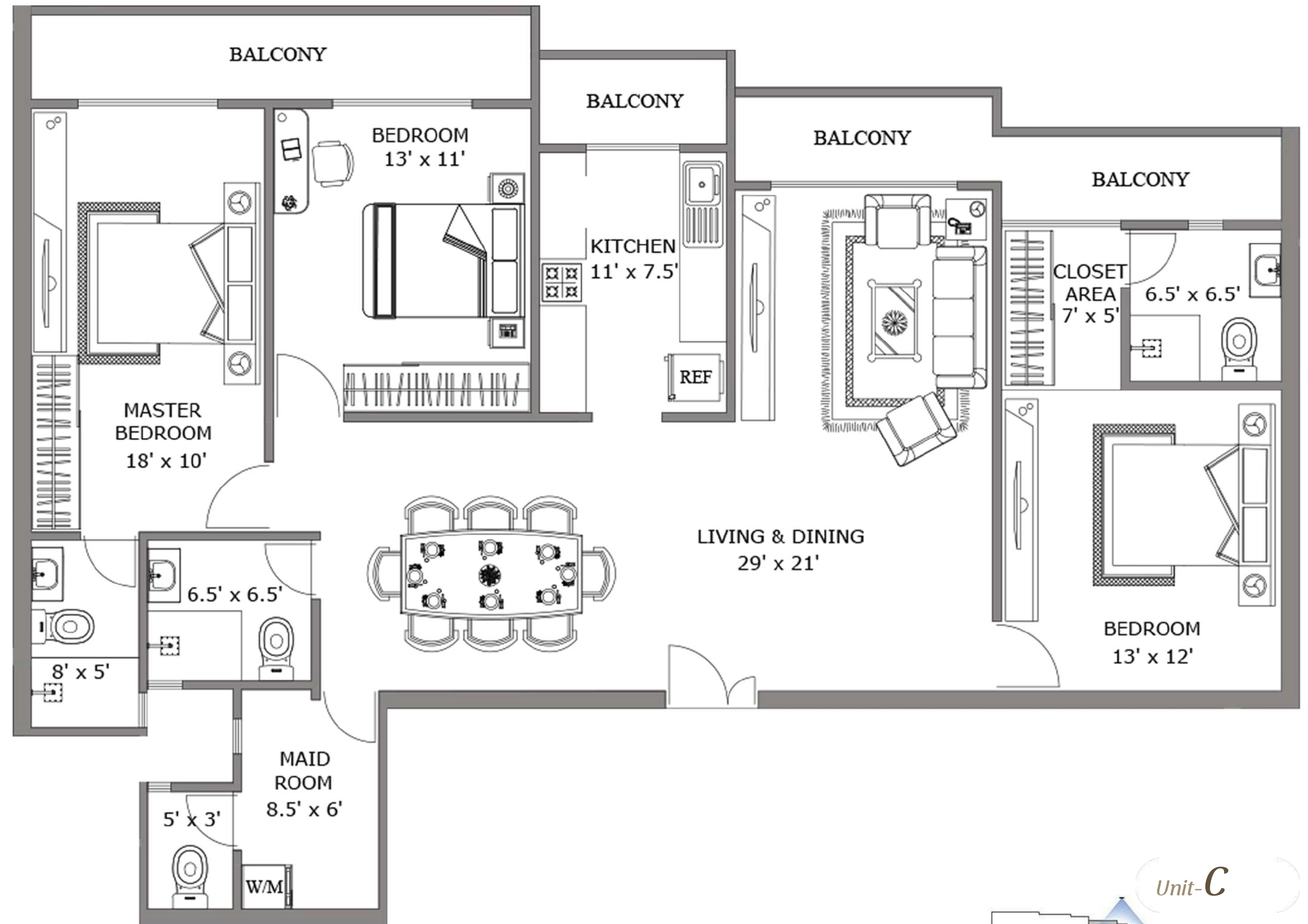


# THREE BEDROOM APARTMENT

## ALLOCATED SPACES

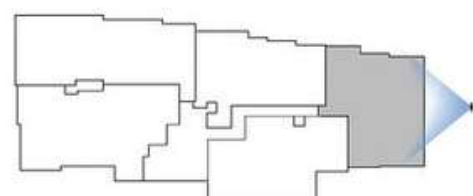
- Living & Dining
- Kitchen
- Master Bedroom With Bathroom
- Bedroom With Bathroom
- Secondary Bedroom
- Common Bathroom
- Maid Room With Bathroom
- Balcony Area

TOTAL AREA  
SQ.FT 1,600



Unit-C

1,776



Unit-D





# UNIT E



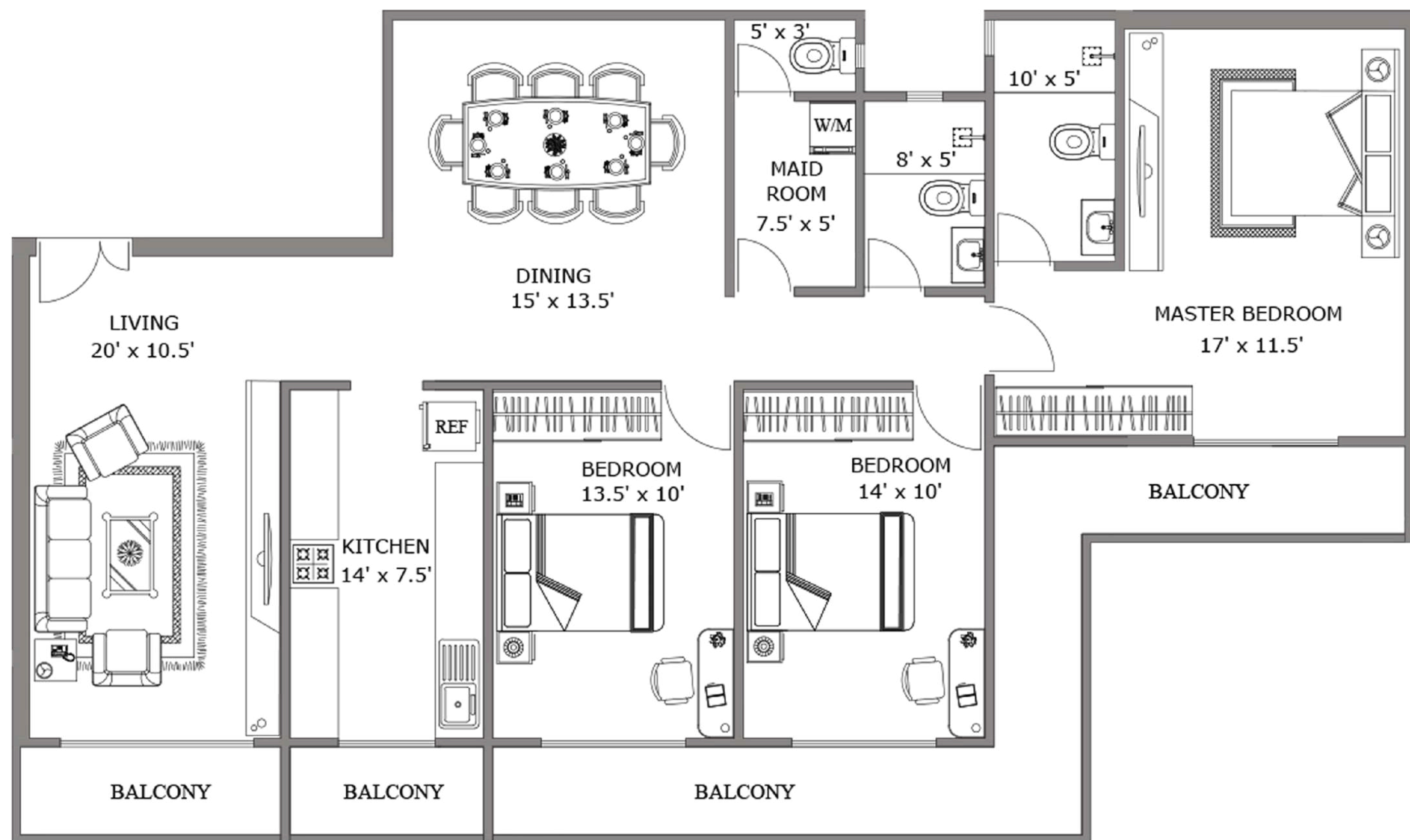
## THREE BEDROOM APARTMENT

### ALLOCATED SPACES

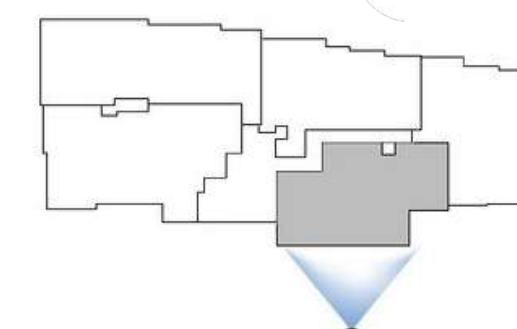
*Living & Dining*  
*Kitchen*  
*Master Bedroom With Bathroom*  
*02 Secondary Bedroom*  
*Common Bathroom*  
*Maid Room With Bathroom*  
*Balcony Area*

TOTAL AREA  
 SQ.FT

1,666



Unit-*E*





# FACILITIES PLACES WITHIN 2 KM



## EDUCATIONAL INSTITUTES

British Council  
Royal College  
Thurstan College  
Ladies' College  
Mahanama College  
University of Colombo

## BANKS

Bank of Ceylon  
People's Bank  
Hatton National Bank  
Commercial Bank  
Sampath Bank HSBC Bank  
National Savings Bank  
Seylan Bank  
LB Finance PLC

## SUPERMARKETS

Cargills Food City  
Keells

## HOSPITALITY

Marino Beach  
MaRadha  
The Gallery Café  
Indian Kitchen  
Café On The 5th  
Chocoholics  
Subway  
Dinemore

## HEALTH CARE

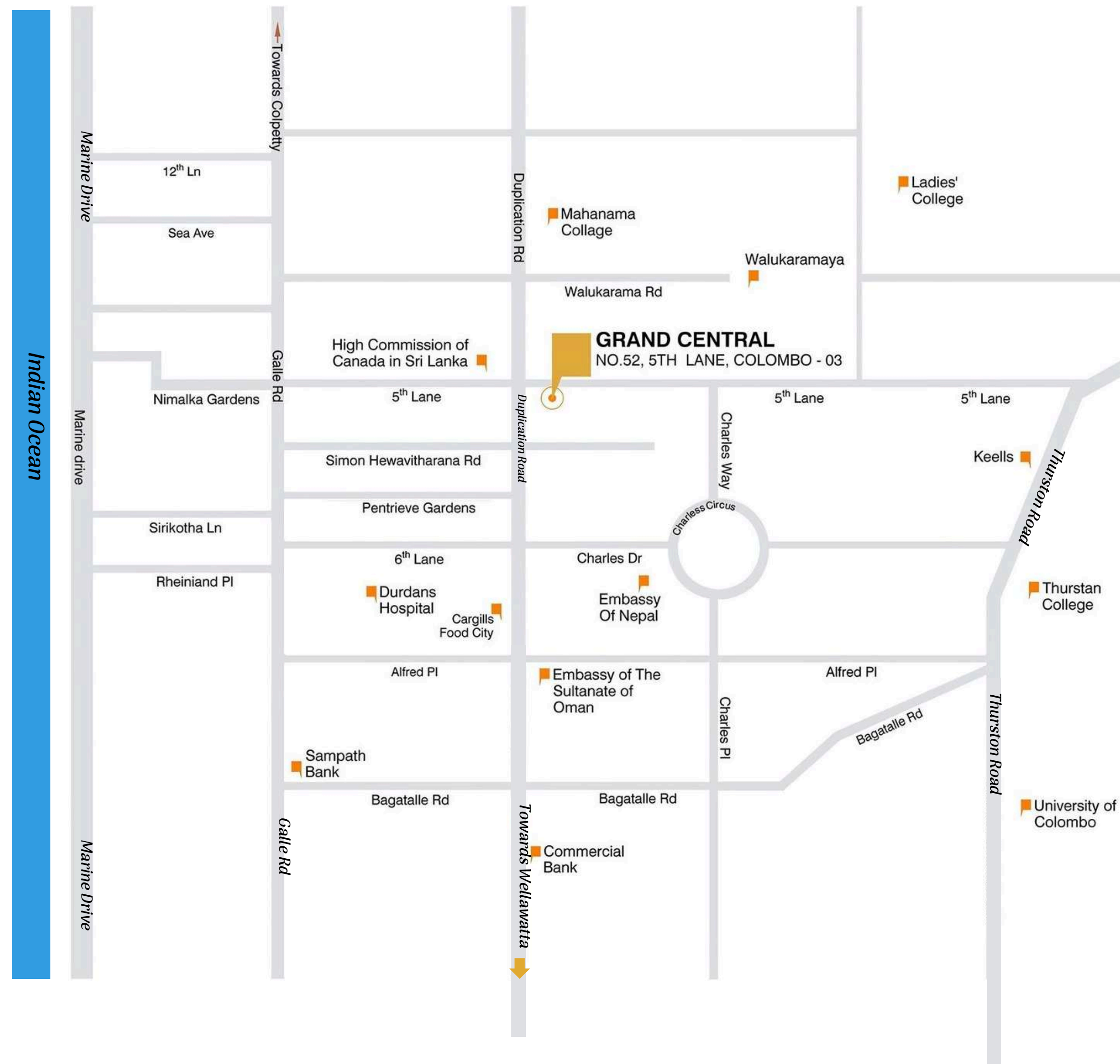
Durdans Hospital  
Vision Care

## SHOPPING MALLS

Liberty Plaza  
Unity Plaza  
Majestic City  
Marino Mall

## ADMINISTRATIVE INSTITUTES

High Commission of Canada  
Embassy of Oman  
Embassy of Nepal  
Embassy of Germany





# APARTMENT SPECIFICATIONS



## DOORS

- **Main Entrance:** Solid Flush Doors With Quality Ironmongery
- **Internal:** Solid Flush Doors With Quality Ironmongery
- **Balcony/Window:** Powder-Coated Aluminium Sliding Doors With Powder-Coated Aluminium Frames

## LIVING/DINING

- **Flooring:** Elegant Vitrified Porcelain 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 In Living Area

## PANTRY

- **Flooring:** Elegant Vitrified Porcelain Tiles
- **Wall:** Smooth Plaster Skim Coat With Interior Paint
- **Ceiling:** Smooth Plaster Skim Coat With Interior Paint
- **Fittings:** Modern Pantry Cupboards With Gas Hob, Integrated Hood And Stainless Steel Sink
- **Hot Water:** Provision For Electric Geyser

## BEDROOMS

- **Flooring:** Elegant Vitrified Porcelain 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
- **Utilities:** TV & Telephone Points In Master Bedroom

## BATHROOMS

- **Flooring:** Non-Slip Matte Finish Tiles
- **Wall:** Elegant Vitrified Porcelain Tiles
- **Ceiling:** Smooth Plaster Skim Coat With Interior Finish
- **Fittings & Fixtures:** Reputed Brand Fixtures And Accessories (American Standard Or Equivalent Standard) With Glass Partition For Shower Area
- **Hot Water:** Electric Geyser Hot Water Supply

## MAID ROOM

- **Flooring:** Elegant Vitrified Porcelain 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

- **Visitors:** Visitors Lobby With Sitting Area On The Ground Floor
- **Event Hall:** Designed To Host Social Gatherings
- **Elevators:** 03 Passenger Elevators
- **Mail:** Letter Boxes For Each Apartment
- **Management:** Condominium Management Office
- **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

## ROOFTOP AND OTHER FACILITIES

- **Swimming Pool:** Rooftop Swimming Pool And Separate Kids Pool
- **Changing Rooms:** Convenient Changing Rooms Adjacent to the Pools
- **Gym:** Provision For Gym Area
- **Open Terrace:** Terrace Featuring Relaxing Green Spaces and Seating Areas

## SECURITY

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

## FIRE DETECTION AND PROTECTION SYSTEM

- **Fire Safety:** Fire Detection System And Fire Protection System With Wet Riser System And Sprinkler System
- **Gas:** Piped Gas System

## PARKING

- **Levels:** Four Car Park Levels Accessible By Ramp
- **Slots:** One Parking Slot Per Apartment

## ELECTRICITY SUPPLY & INSTALLATION

- **Source:** National Grid Electricity Supply
- **Power Supply:** Power Supply With Individual Metering For Apartments
- **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:** Premium Quality Pipes, Pumps And Fittings
- **Storage:** Sump And Overhead Tanks

## STAND-BY POWER

- **Backup:** Generator For Common Area Lighting, Elevators, Water/Fire Pumps And Essential Supply To Apartments



# CONTACT

## GRAND APARTMENTS

NO-28, DayaRoad, Wellawatta,  
Colombo - 06

### HOTLINES

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*[info@grandapartments.lk](mailto:info@grandapartments.lk)*

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