



No - 52, 5th Lane Colombo - 03

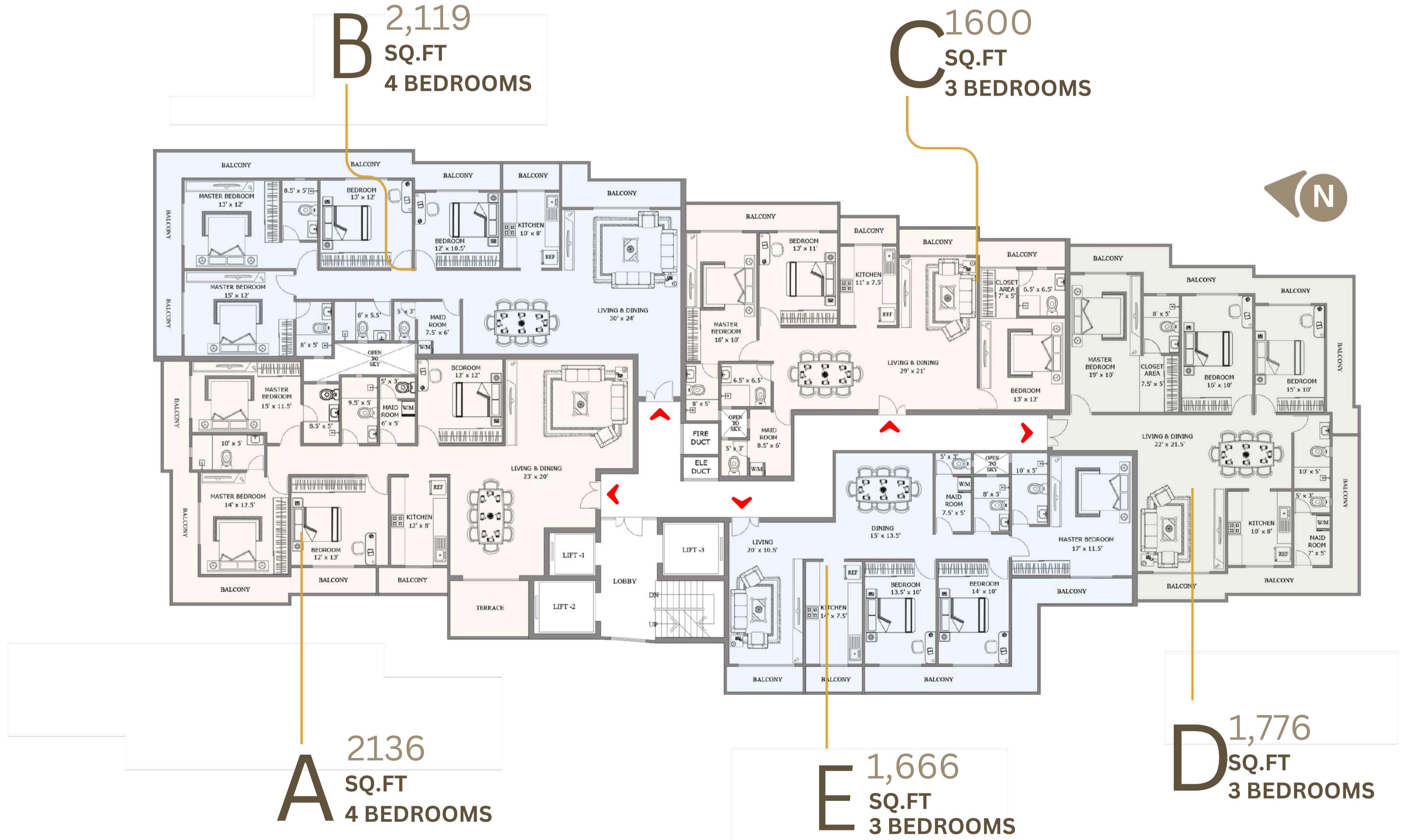


Grand Central a premier residential apartment in the heart of Colombo 3, enjoys a prime location on the first block from Duplication Road. Discover refined luxury and convenience in this 15-storey residential building, featuring 65 elegant units, including spacious 3-bedroom and 4-bedroom apartments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

TYPICAL FLOOR PLAN

3RD - 15TH - STOREY

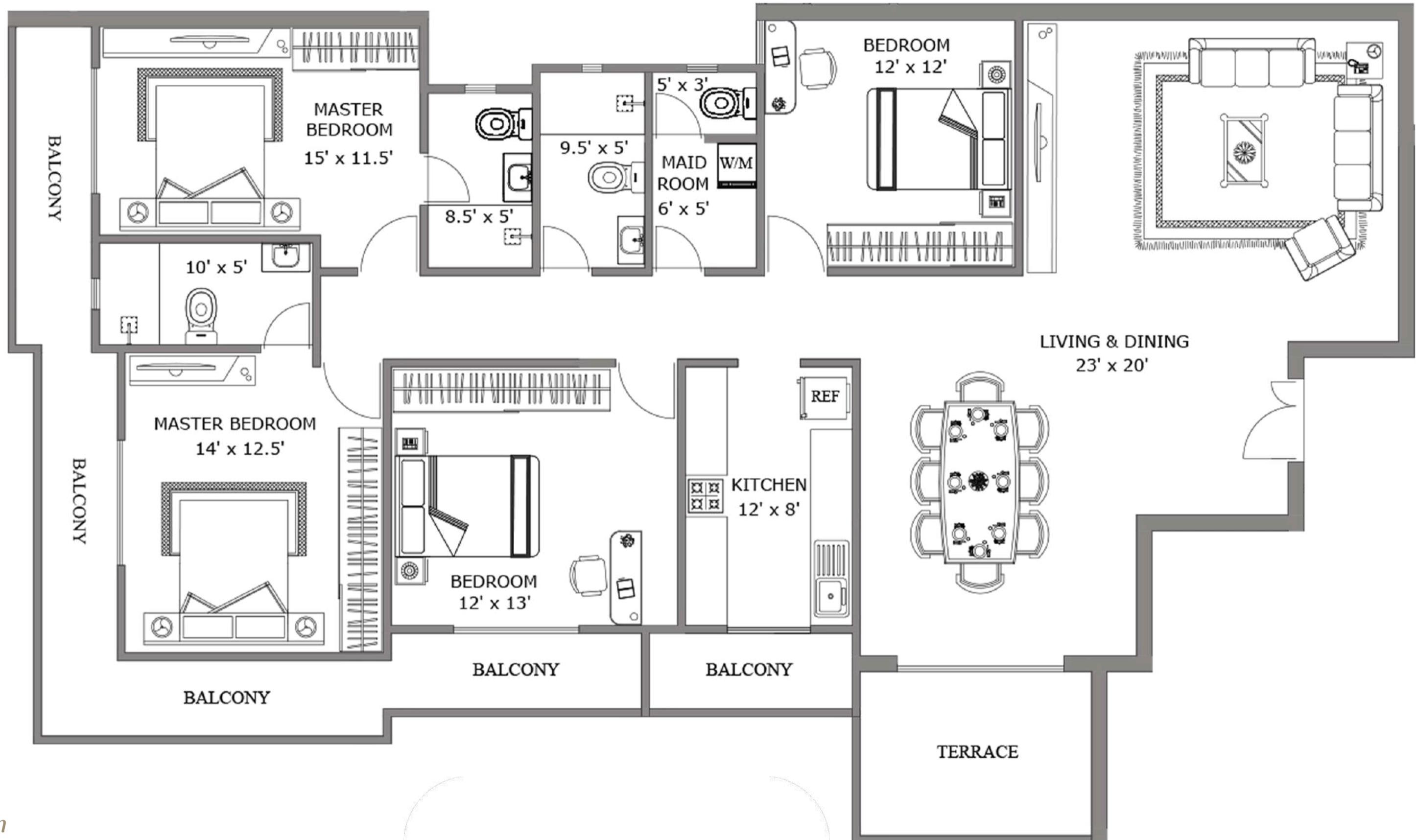


UNIT A

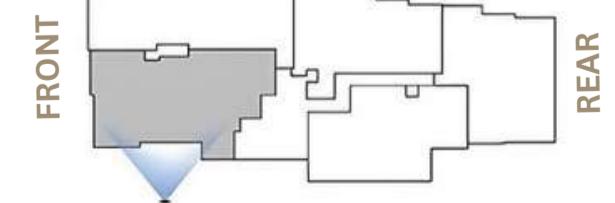
FOUR BEDROOM APARTMENT

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**



UNIT
B

FOUR BEDROOM APARTMENT

ALLOCATED SPACES

Living & Dining

Kitchen

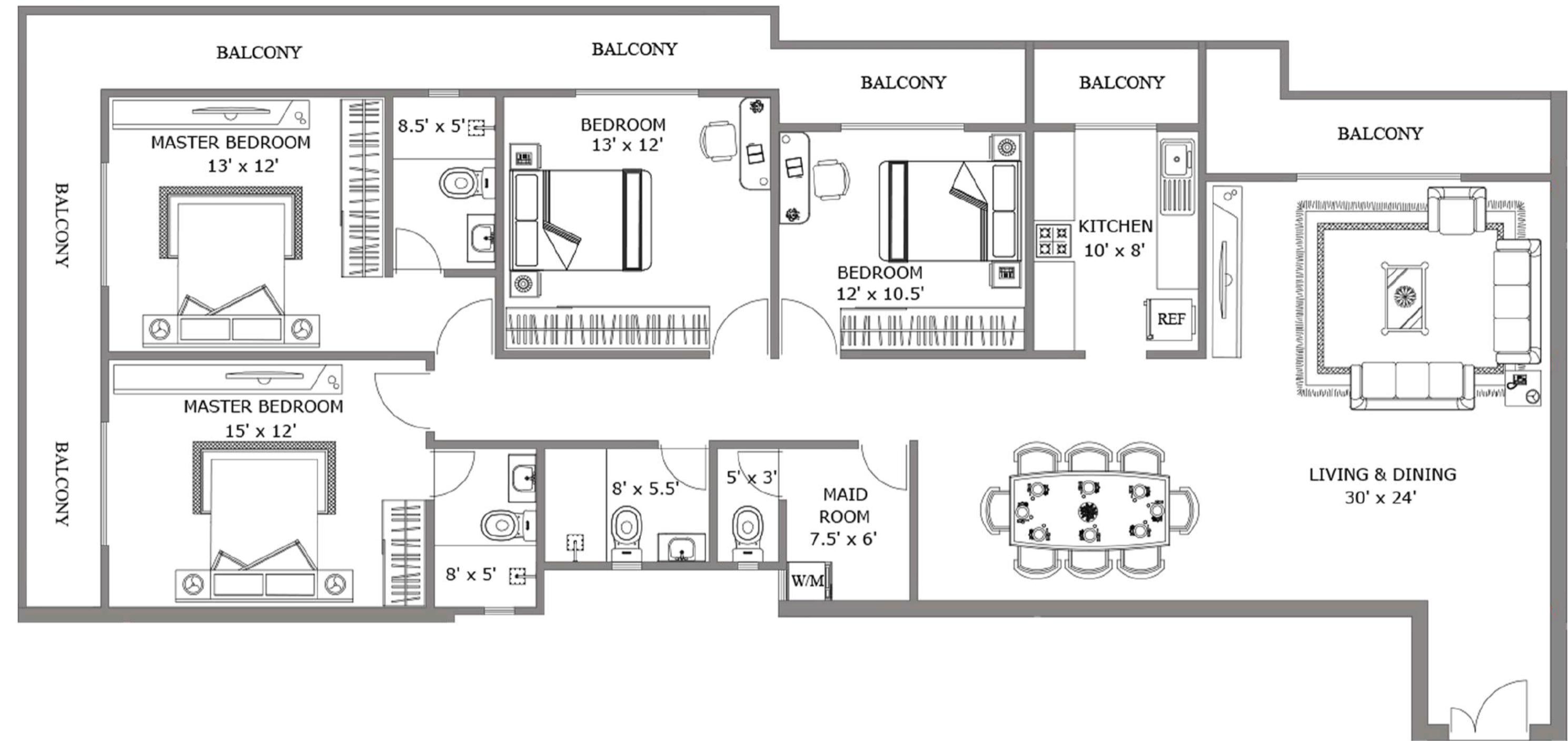
02 Master Bedroom With Bathroom

02 Secondary Bedroom

Common Bathroom

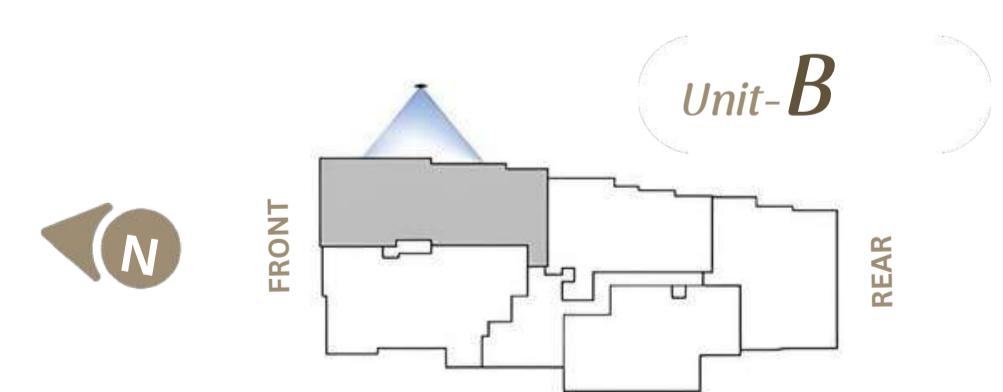
Maid Room With Bathroom

Balcony Area



**TOTAL AREA
SQ.FT**

2,119



UNIT C

THREE BEDROOM APARTMENT

ALLOCATED SPACES

Living & Dining

Kitchen

Master Bedroom With Bathroom

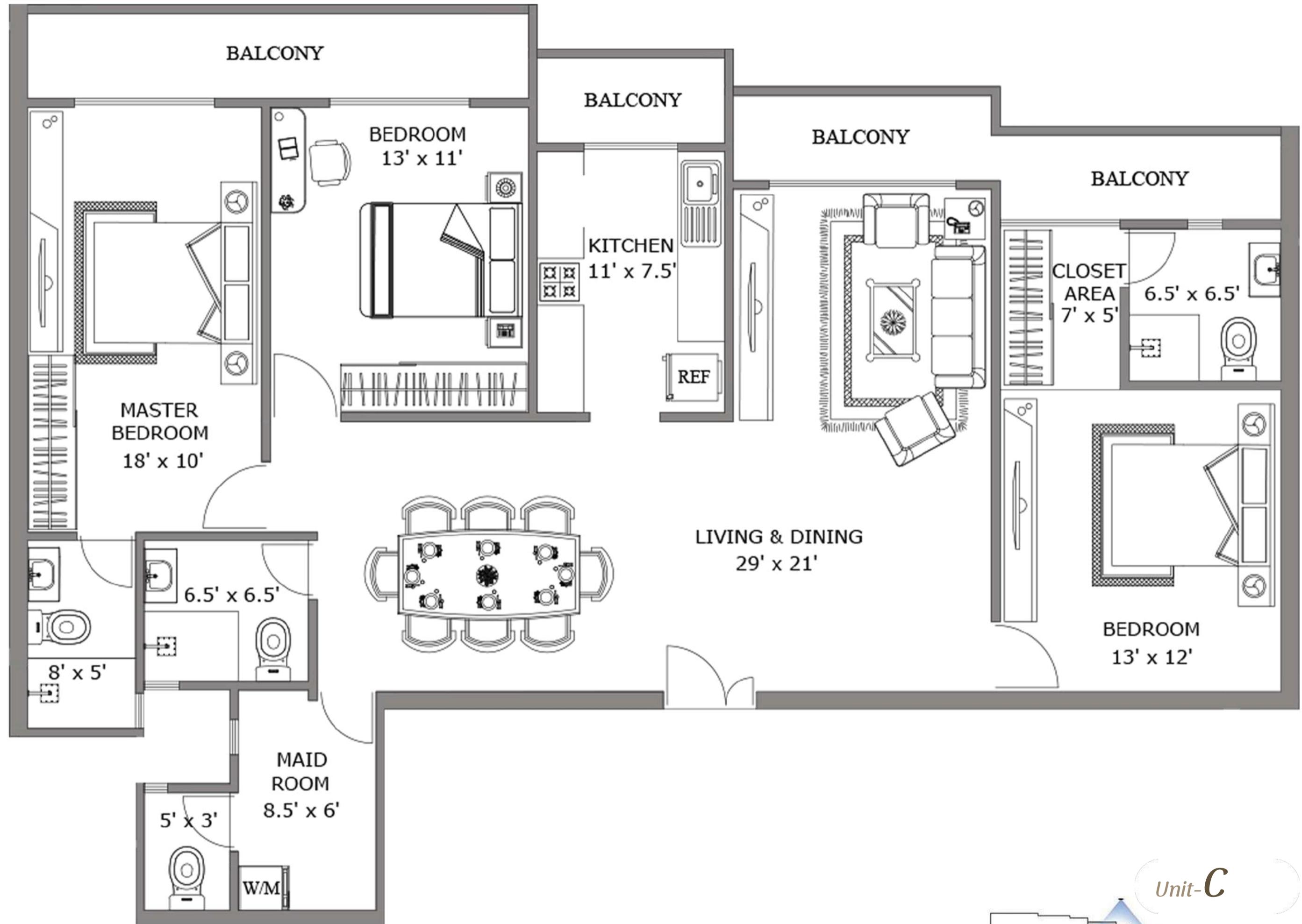
Bedroom With Bathroom

Secondary Bedroom

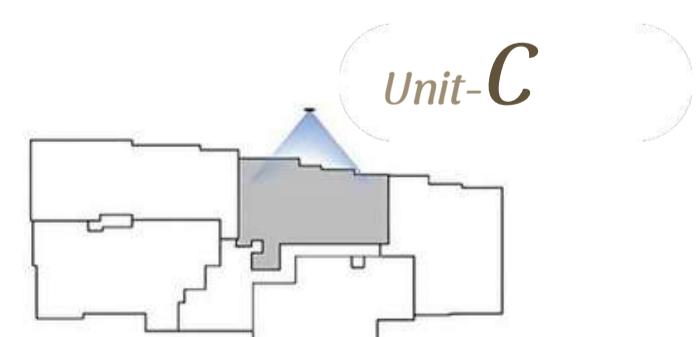
Common Bathroom

Maid Room With Bathroom

Balcony Area



N



**TOTAL AREA
SQ.FT**

1,600

UNIT D

THREE BEDROOM APARTMENT

ALLOCATED SPACES

Living & Dining

Kitchen

Master Bedroom With Bathroom

02 Secondary Bedroom

Common Bathroom

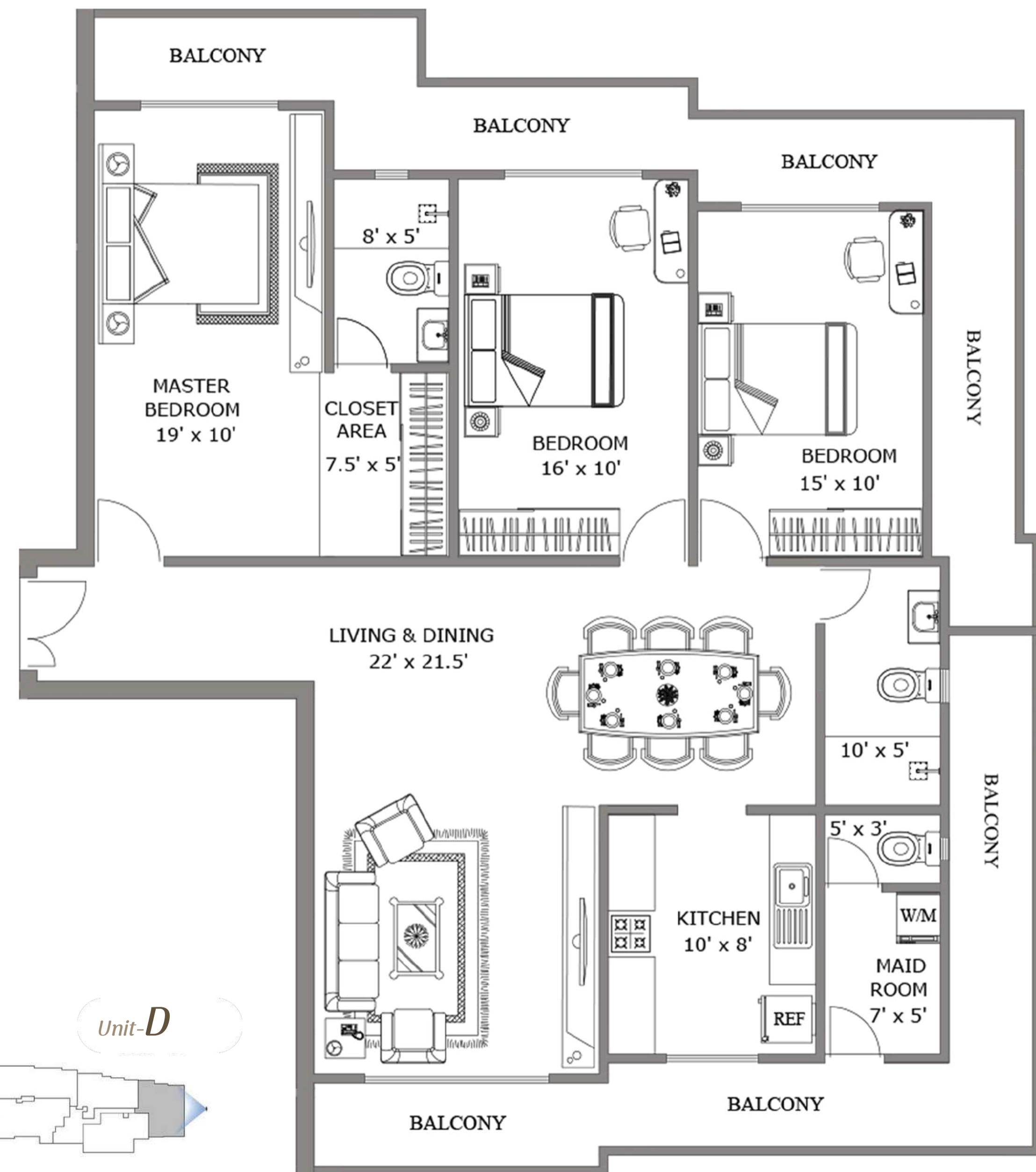
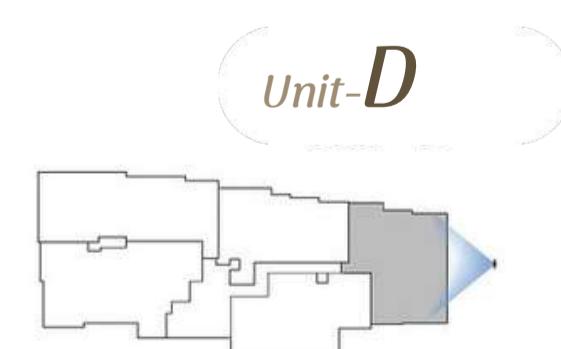
Maid Room With Bathroom

Balcony Area

**TOTAL AREA
SQ.FT**

1,776

N



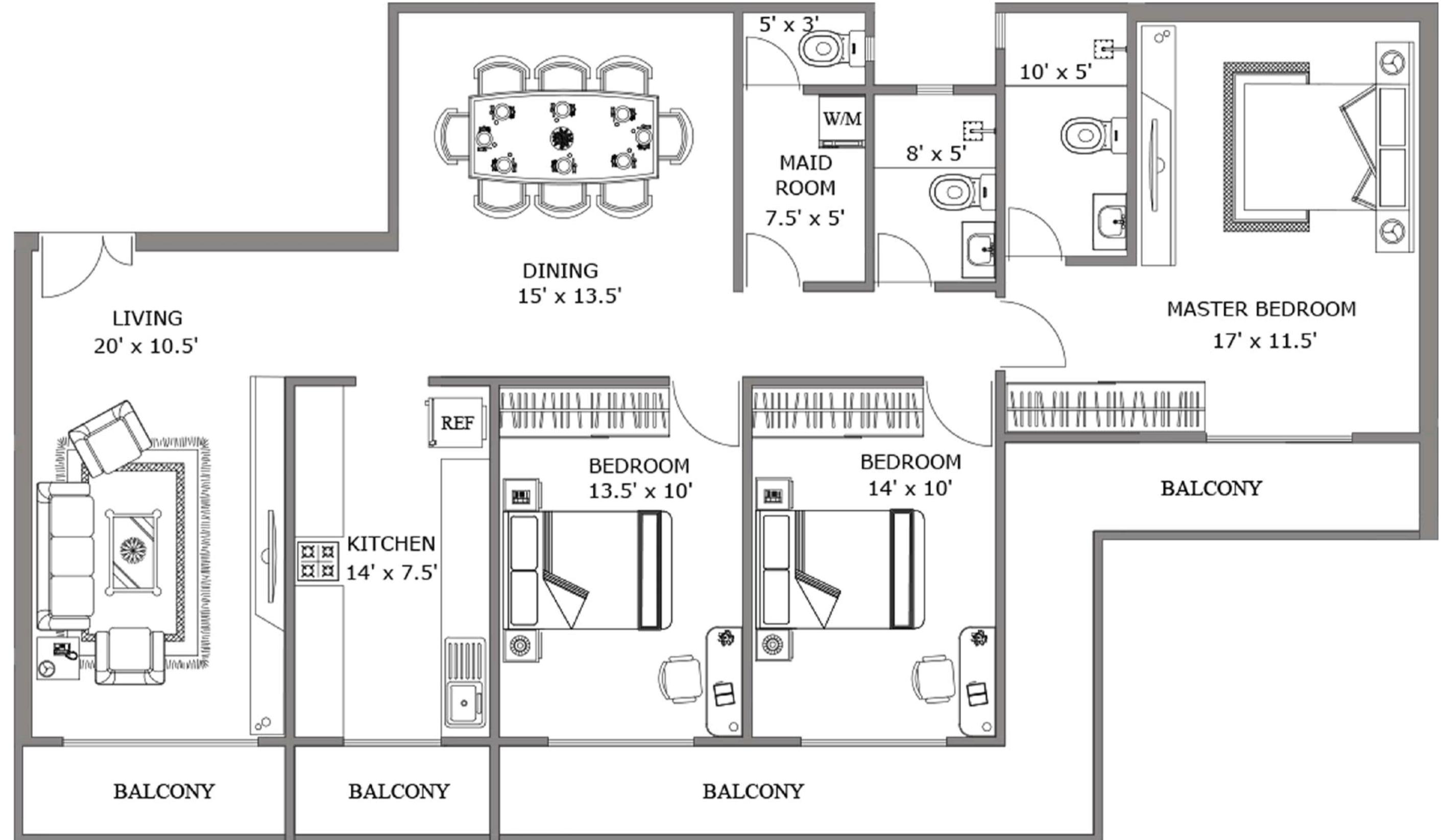
UNIT E



THREE BEDROOM APARTMENT

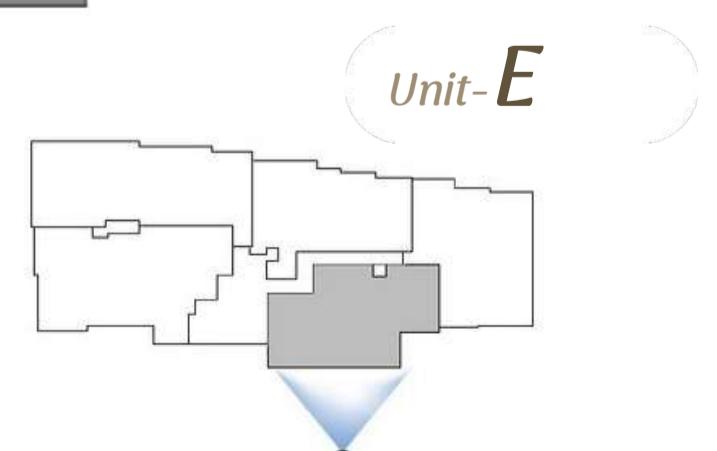
ALLOCATED SPACES

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



TOTAL AREA
SQ.FT 1,666

N



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

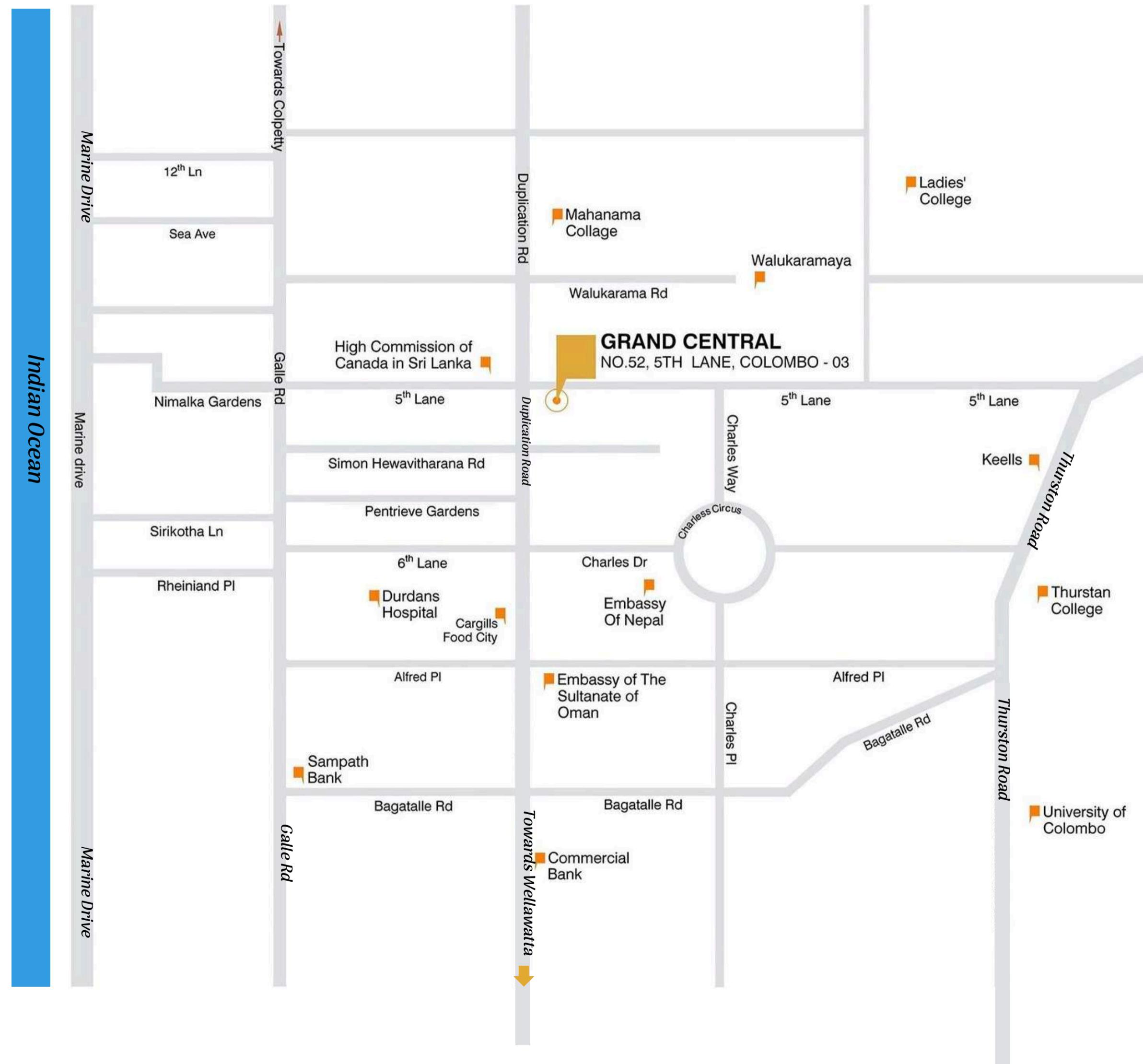
Durdans Hospital
Vision Care

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:** 03Passenger Elevators
- **Mail:** LetterBoxes 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:** FourCar Park Levels Accessible By Ramp
- **Slots:** OneParking 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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Note:

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