

# GRAND

*Legacy*



📍 No,4 Deal Place& No.3 Deanston Place, Colombo 03

# GRAND

*legacy*

*Where Timeless Elegance Meets Modern Living*

Welcome to **Grand Legacy**, a 24-storey landmark by Grand Apartment Group that redefines urban living. Located in the heart of Colombo 03 with convenient two-road access, this exclusive development features beautifully designed 2, 3, and 4-bedroom apartments, blending spacious layouts with modern elegance. With premium amenities like a serene swimming pool, a relaxing sauna, and a flexible multi-purpose hall ideal for hosting events. Discover a home where contemporary lifestyle meets timeless design, offering a legacy of luxury for generations to come.

**72**  
Units

**24**  
Storey

**2|3|4**  
Bedrooms

# TYPICAL FLOOR PLAN

Deal Place



Sea View

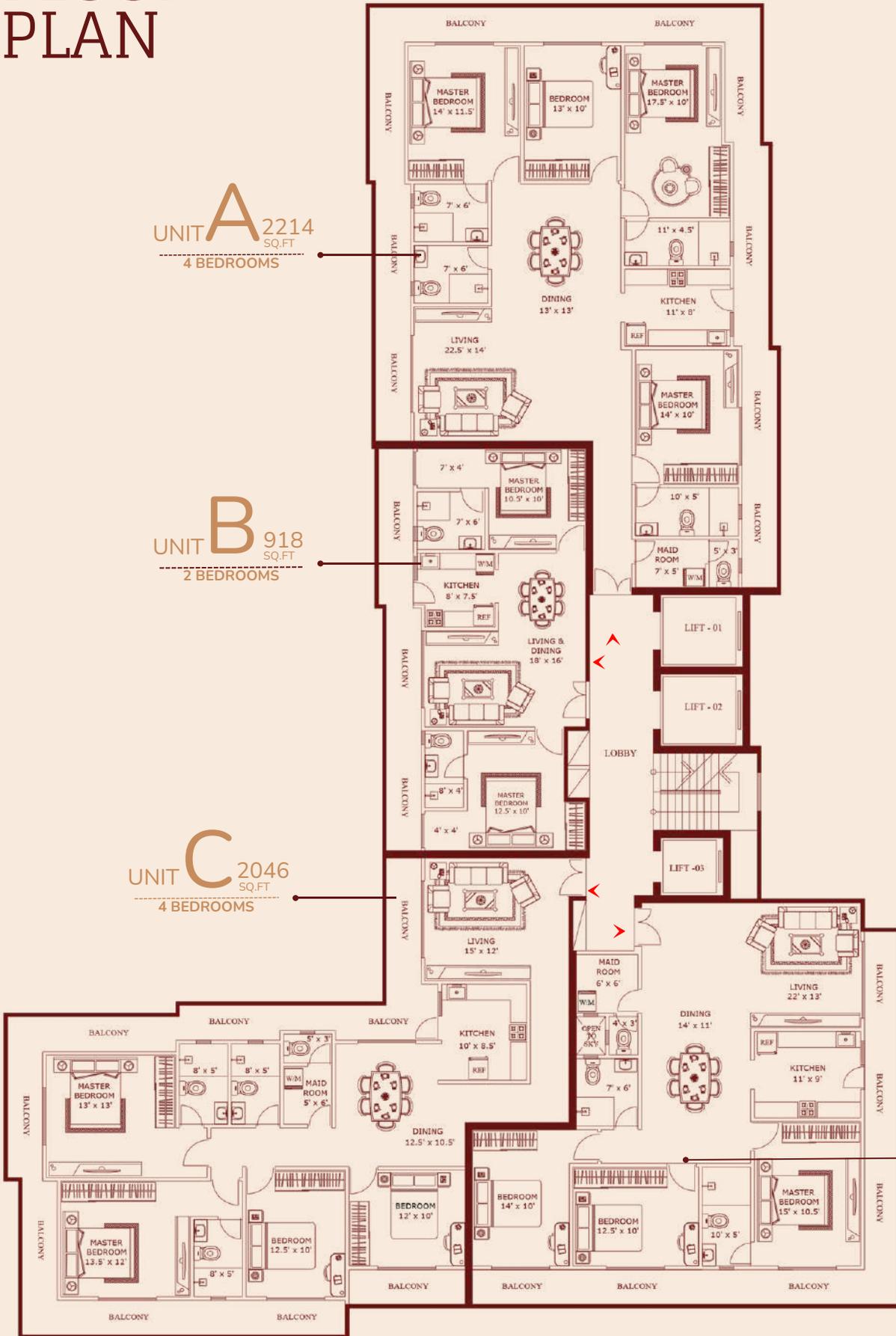
City View

UNIT **A** 2214  
SQ.FT  
4 BEDROOMS

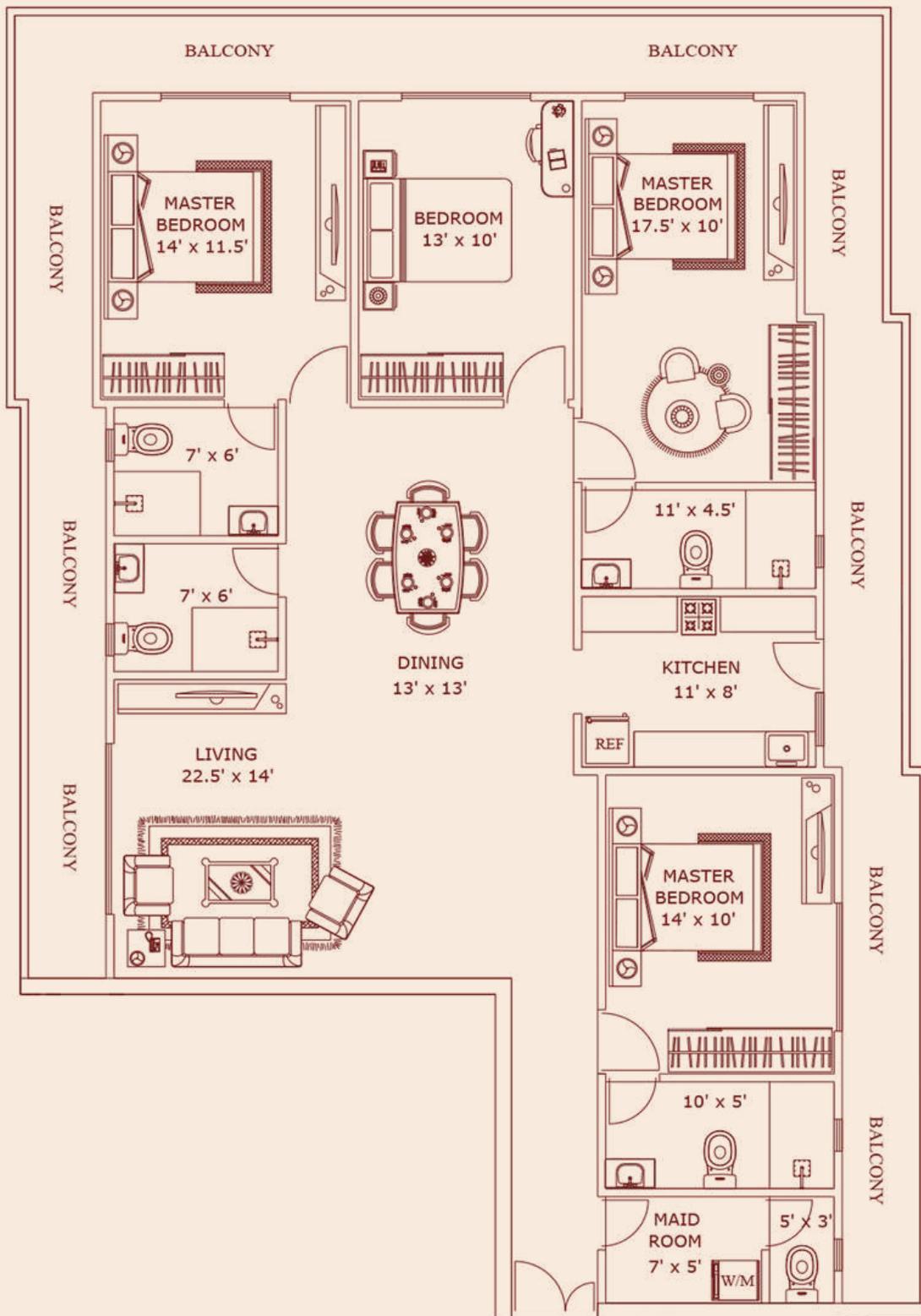
UNIT **B** 918  
SQ.FT  
2 BEDROOMS

UNIT **C** 2046  
SQ.FT  
4 BEDROOMS

UNIT **D** 1599  
SQ.FT  
3 BEDROOMS



Deanston Place

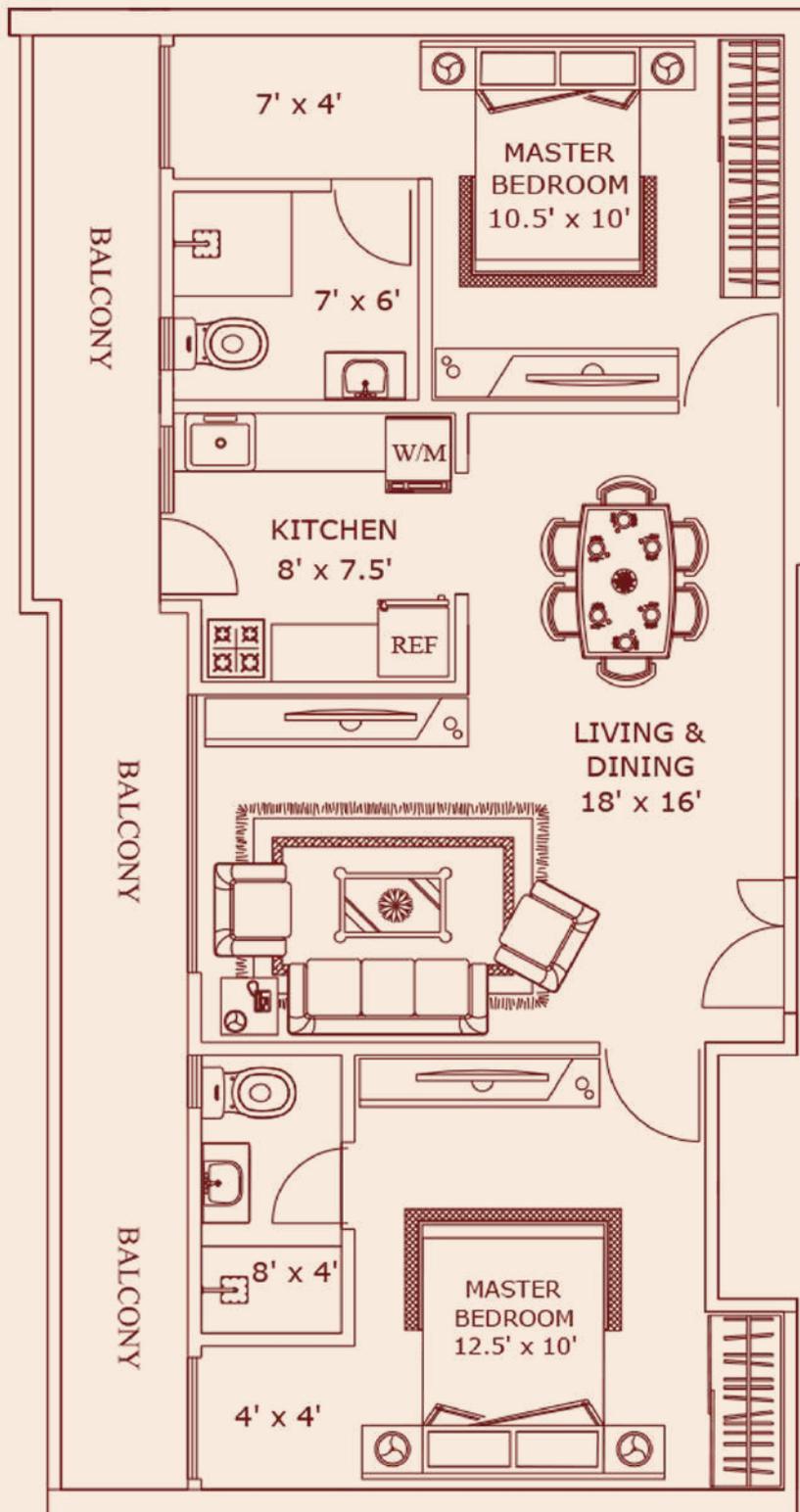


UNIT **A** 2214  
SQ.FT  
4 BEDROOMS

### ALLOCATED SPACES

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

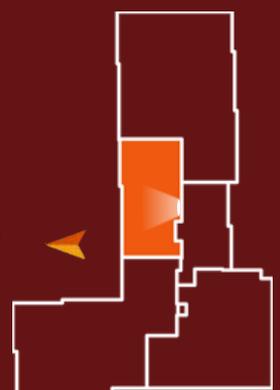


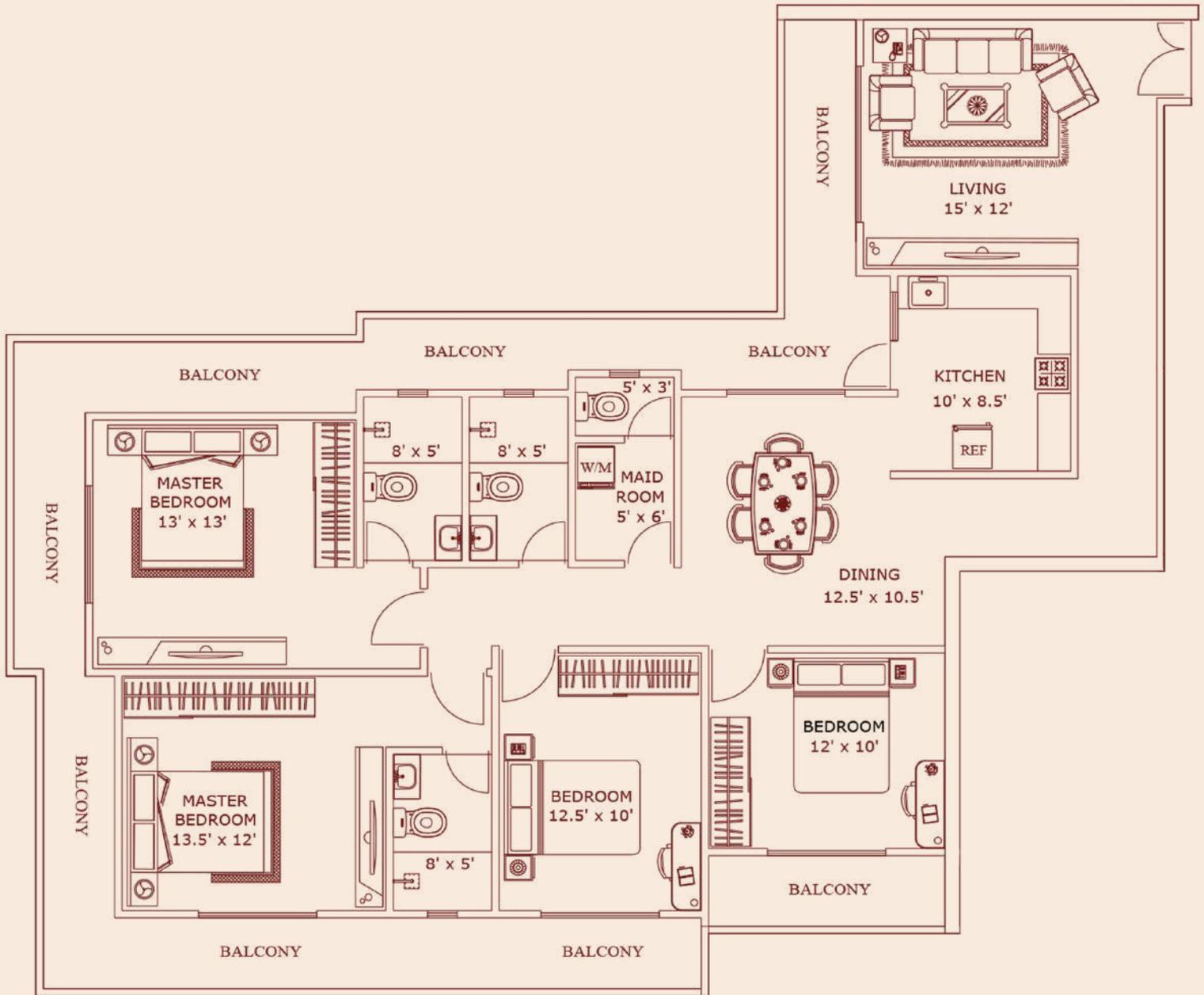


UNIT **B** 918  
SQ.FT  
2 BEDROOMS

### ALLOCATED SPACES

- Living
- Dining
- Kitchen
- 02 Master Bedroom With Bathroom
- Balcony Area



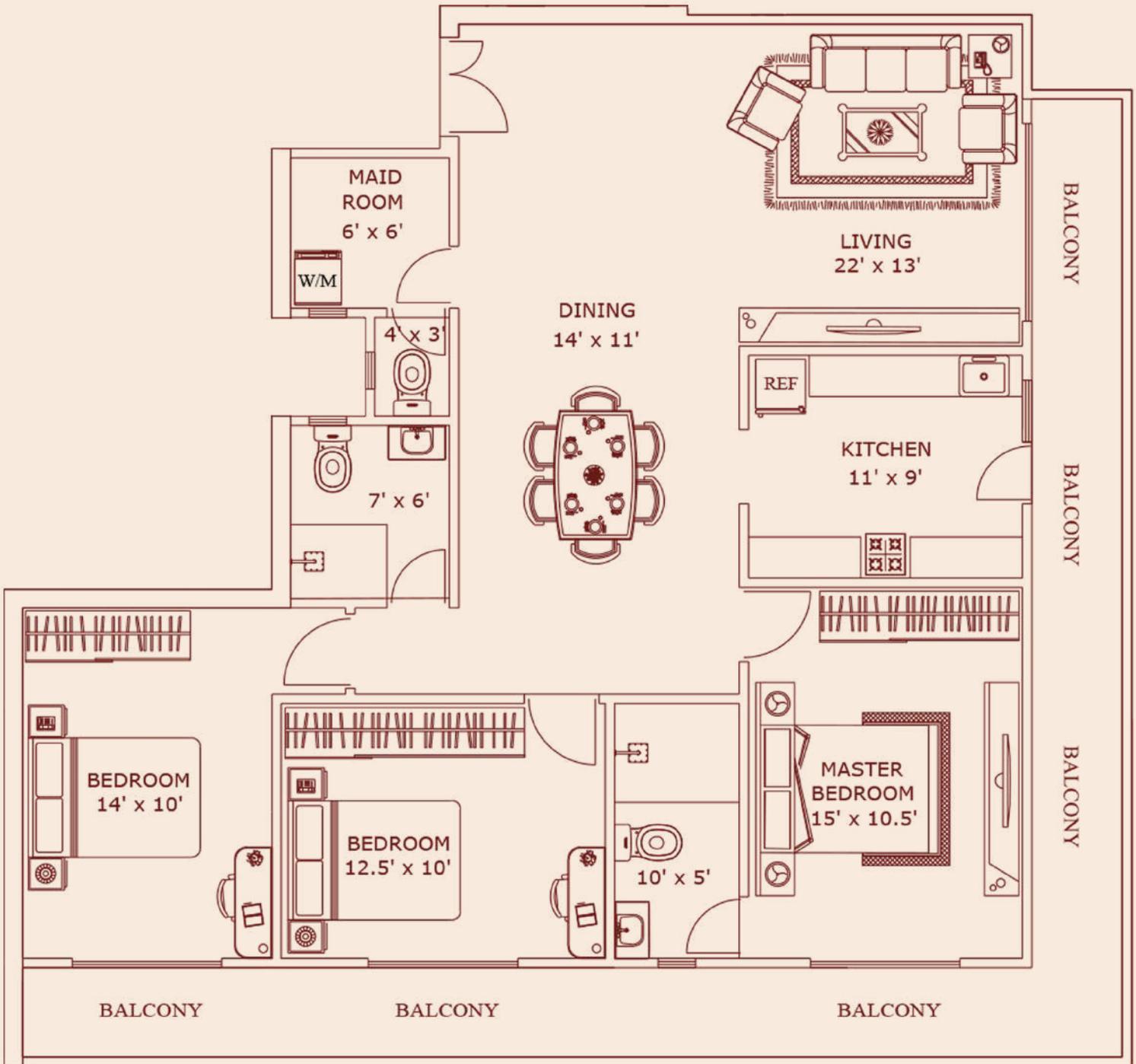


UNIT **C** 2046  
SQ.FT  
4 BEDROOMS

**ALLOCATED SPACES**

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





UNIT **D** 1599  
SQ.FT

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3 BEDROOMS

**ALLOCATED SPACES**

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



# APARTMENT SPECIFICATIONS

## DOORS

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

## KITCHEN

- **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 Paint
- **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'S 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
- **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 Kinds Pool
- **Changing Rooms:** Convenient Changing Rooms Adjacent To The Pools
- **Event Hall:** Multi-Purpose Area Designed To Host Social Gatherings
- **Gym:** Provision For Gym Area
- **Sauna Room:** Wellness Sauna for Complete Refreshment
- **Open Terrace:** Terrace Featuring Relaxing Green Spaces And Seating Areas

## SECURITY

- **Intercom:** Security With Intercom Connectivity To Each Apartment
- **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 As Per Fire Authority Guidelines
- **Gas:** Piped Gas System As Per Fire Authority Guidelines

## PARKING

- **Levels:** Five Car Park Levels
- **Slots:** One Parking Slot Per Apartment
- **Accessibility:** Handicapped Car Parking Facility

## 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:** Premium Quality Pipes, Pumps And Fittings
- **Storage:** Sump And Overhead Tanks

## STAND-BY POWER

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





# FACILITIES PLACES WITHIN 2 KM



## EDUCATIONAL INSTITUTES

- British Council
- Anc Education
- Ladies College
- Royal College
- Mahanama College
- Thurstan College

## 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

- Manhattan Fish Market
- The Mango Tree
- The Gallery Café
- Commons Coffee
- Café On The 5th
- Chocoholics
- Sponge Bakery
- Fab Bakery
- Carnival Ice Cream
- Spa Ceylon

## HEALTH CARE

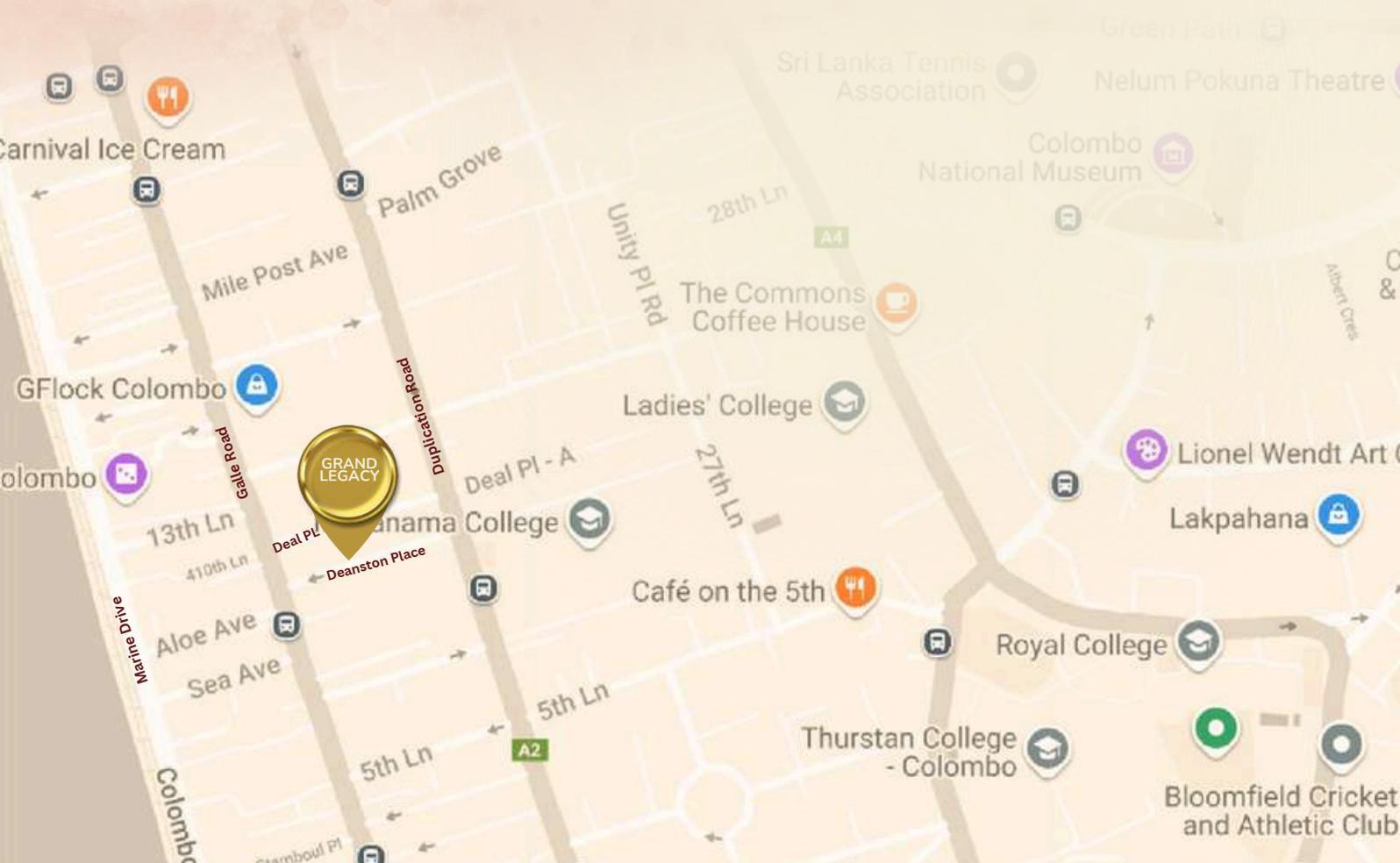
- Durdans Hospital
- Vision Care

## SHOPPING MALLS

- Liberty Plaza
- Crescat Boulevard
- Majestic City
- Marino Mall

## ADMINISTRATIVE INSTITUTES

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





We focus on blending great design with affordability, making sure every detail is thoughtfully crafted for you. With a commitment to quality and open communication, We've built lasting relationships through reliability and a proven track record of delivery. At Grand Apartments, you come first, and we're here to create a space where you can truly feel at home.

## HOTLINES

**JAMEEL - 077 772 7520**

**JUNAID - 077 361 0777**

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