



Grand oasis

No-27 St Lucia's Street, Colombo 13

# Grand Oasis

Developed by the Grand Apartments Group, Grand Oasis stands in the heart of Kotahena, featuring 60 carefully designed residences across 14 floors. The property includes spacious 3-bedroom apartment units ranging from 1,243 sq.ft. to 1,477 sq.ft. Situated in a prime location, it offers easy access to schools, places of worship, supermarkets and other amenities. Combining comfort with convenience, Grand Oasis presents an ideal living space for families and those seeking a well-connected urban lifestyle.

Address – No,27 St Lucia's Street, Colombo 13

UNITS  
**60**

FLOORS  
**14**

BEDROOMS  
**3**



# TYPICAL FLOOR PLAN

3<sup>rd</sup> Storey – 14<sup>th</sup> Storey



## Amethyst

1255 : 3 BEDROOMS  
SQ.FT

## Topaz

1477 : 3 BEDROOMS  
SQ.FT

## Sapphire

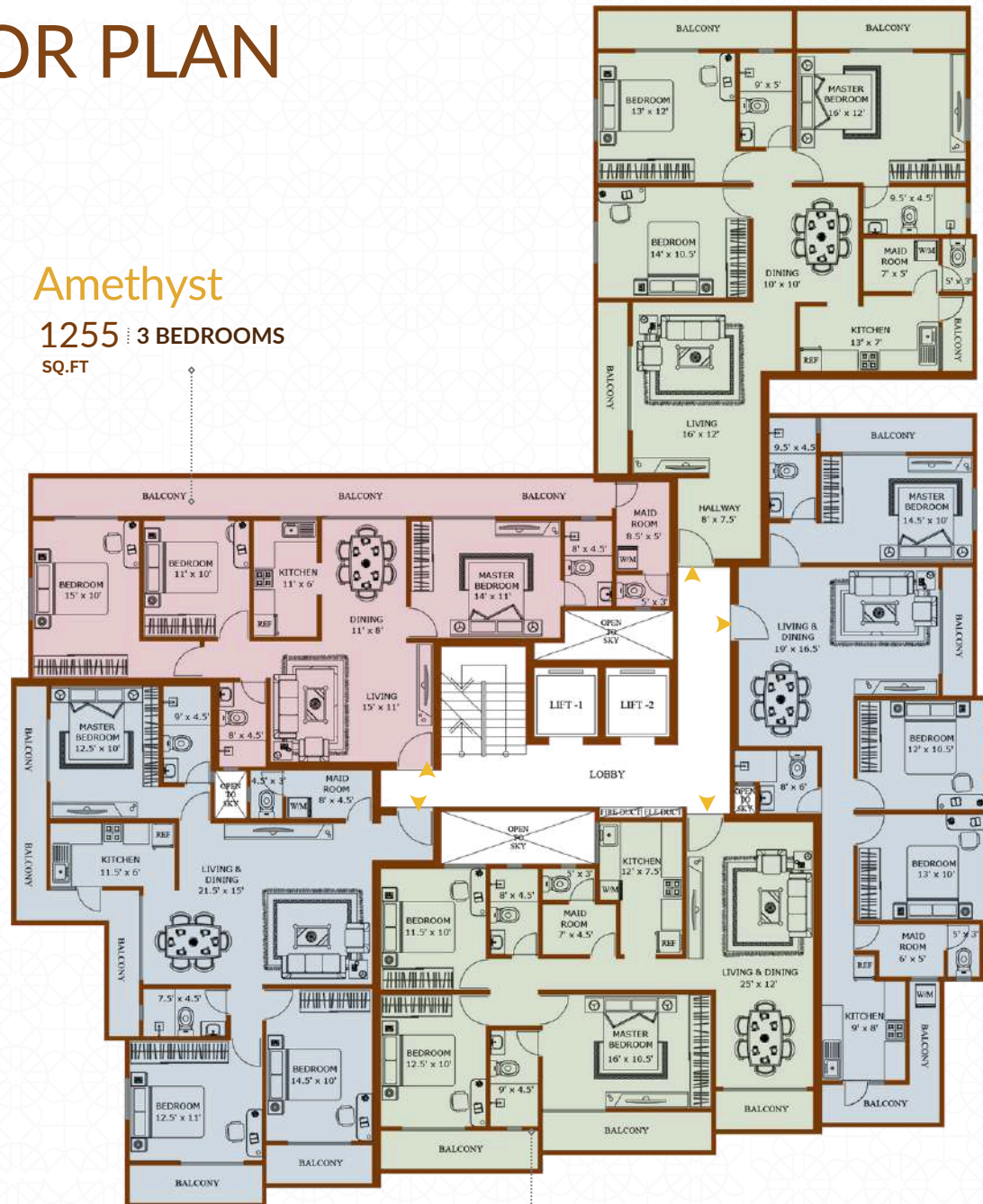
1264 : 3 BEDROOMS  
SQ.FT

## Emerald

1316 : 3 BEDROOMS  
SQ.FT

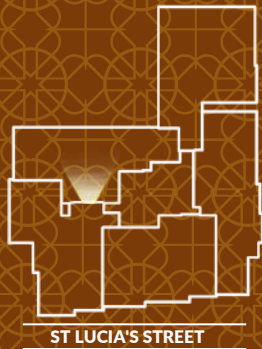
## Pearl

1243 : 3 BEDROOMS  
SQ.FT



UNIT  
**AMETHYST**  
3<sup>rd</sup> Storey – 14<sup>th</sup> Storey

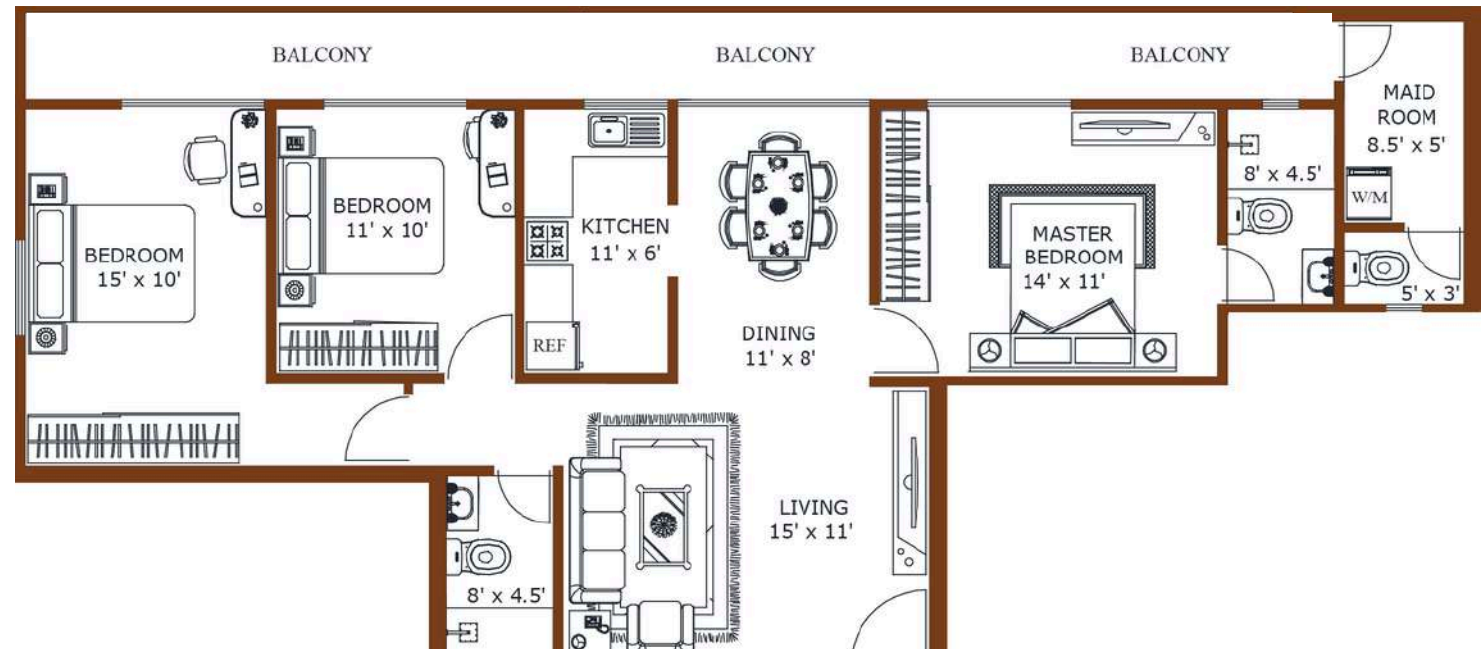
**3** BEDROOM  
APARTMENT



**ALLOCATED SPACES**

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

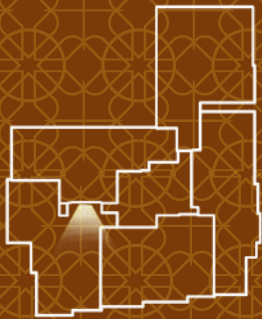
TOTAL AREA **1,255** SQ.FT





UNIT  
**EMERALD**  
3<sup>rd</sup> Storey - 14<sup>th</sup> Storey

**3** BEDROOM  
APARTMENT

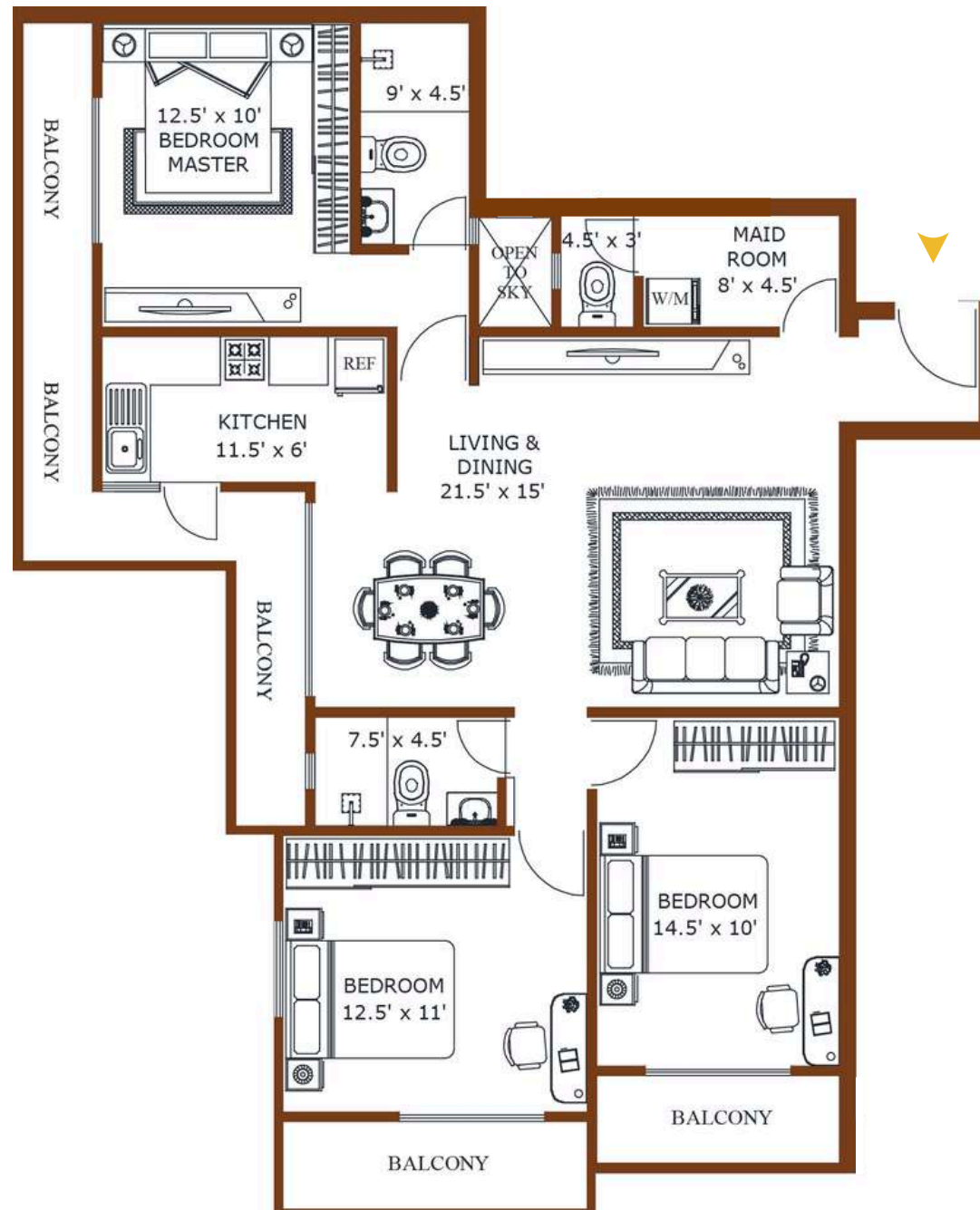


ST LUCIA'S STREET

**ALLOCATED SPACES**

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

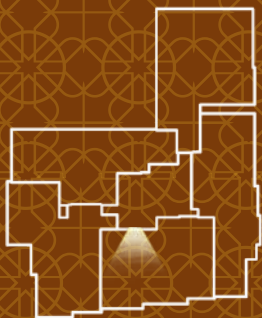
TOTAL AREA **1,316** SQ.FT



# UNIT PEARL

3<sup>rd</sup> Storey - 14<sup>th</sup> Storey

## 3 BEDROOM APARTMENT



ST LUCIA'S STREET

### ALLOCATED SPACES

Living & Dining

Kitchen

Master Bedroom With Bathroom

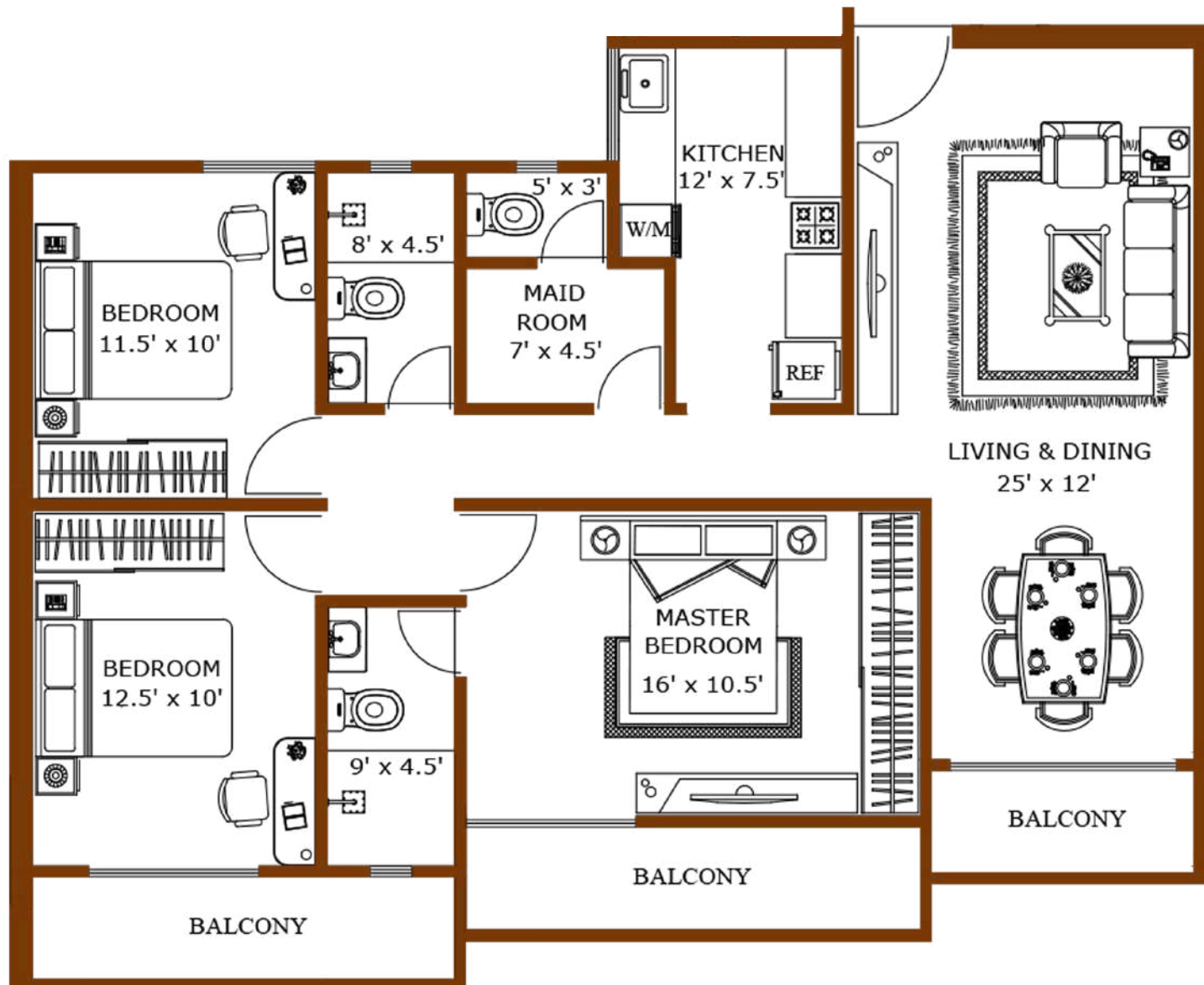
02 Secondary Bedroom

Common Bathroom

Maid Room With Bathroom

Balcony Area

TOTAL AREA **1,243** SQ.FT

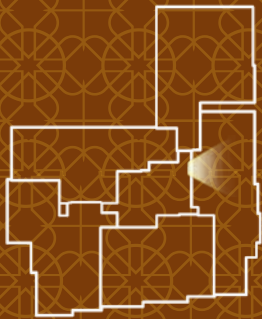




# UNIT SAPPHIRE

3<sup>rd</sup> Storey – 14<sup>th</sup> Storey

## 3 BEDROOM APARTMENT



ST LUCIA'S STREET

### ALLOCATED SPACES

Living & Dining

Kitchen

Master Bedroom With Bathroom

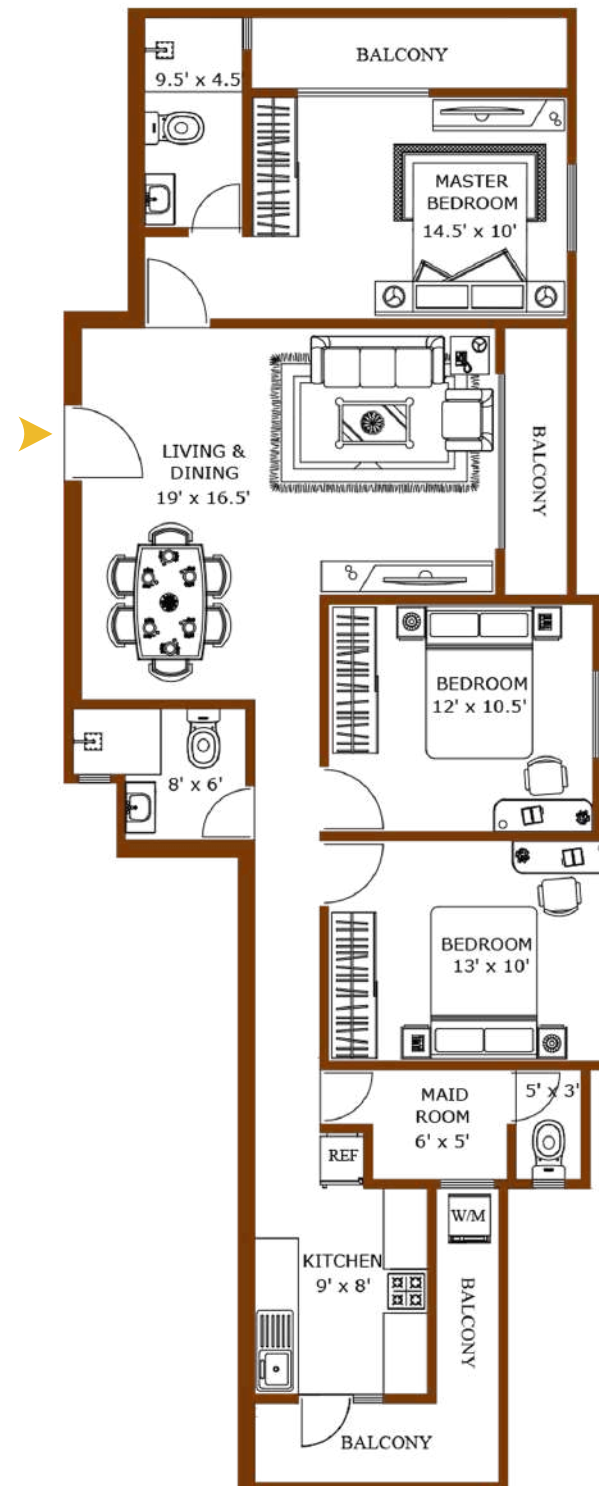
02 Secondary Bedroom

Common Bathroom

Maid Room With Bathroom

Balcony Area

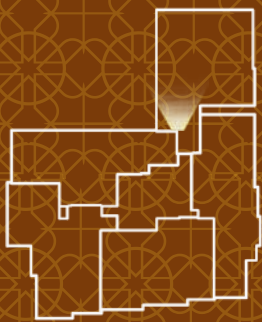
TOTAL AREA **1,264** SQ.FT



# UNIT TOPAZ

3rd Storey - 14th Storey

## 3 BEDROOM APARTMENT



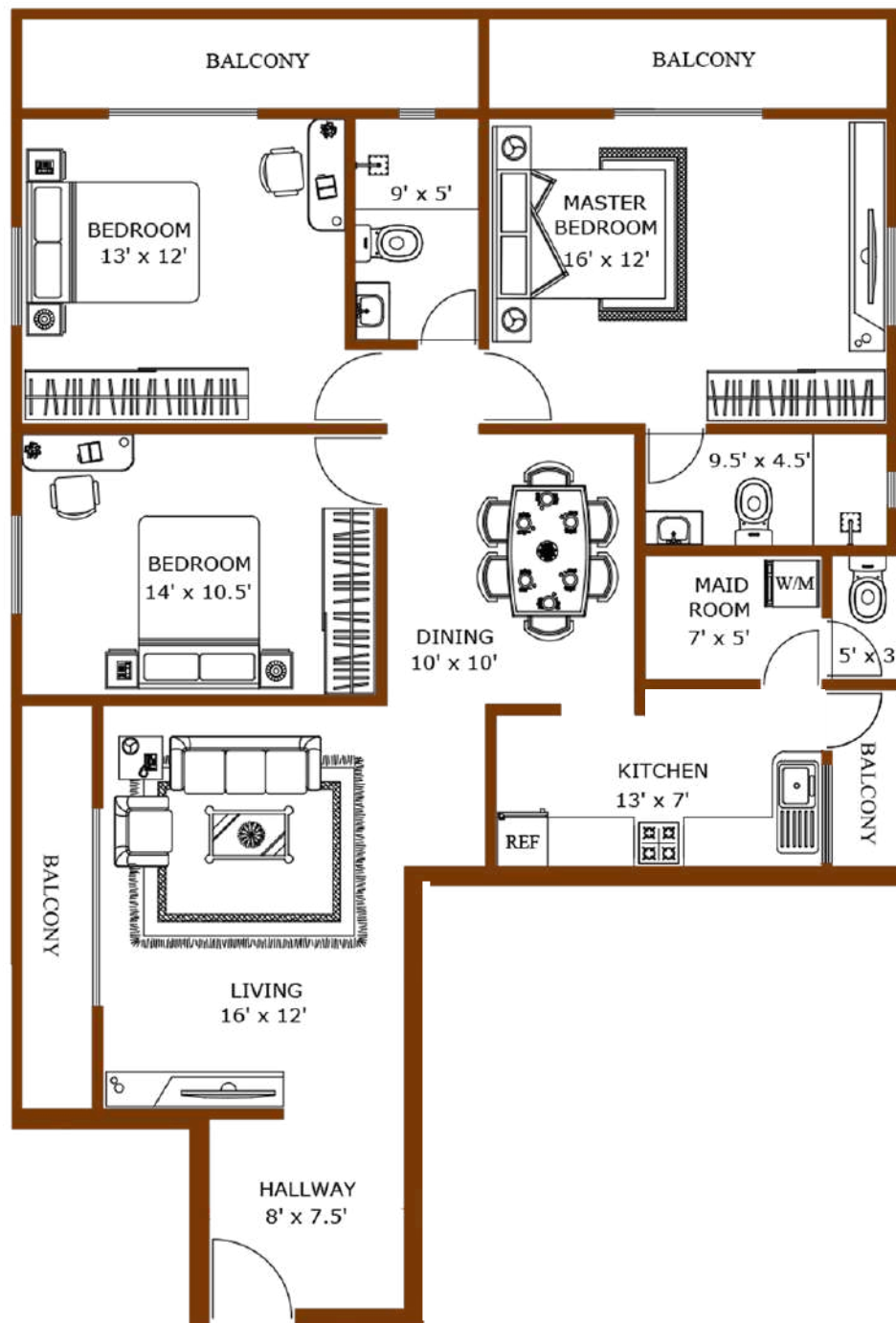
ST LUCIA'S STREET

### ALLOCATED SPACES

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

TOTAL AREA

1,477 SQ.FT













## APARTMENT SPECIFICATIONS

### DOORS

- **Main Entrance:** Wooden Doors With Ironmongery
- **Bedrooms:** Wooden Doors With Ironmongery
- **Bathrooms:** Wood Composite Doors
- **Balcony/Window:** Powder-Coated Aluminium Sliding Doors With Powder-Coated Aluminium 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 Stainless Steel 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
- **Utilities:** TV Points In Master Bedroom

### BATHROOMS

- **Flooring:** Non-Slip Matte Finish Tiles
- **Wall:** Modern Polished Tiles
- **Ceiling:** Smooth Plaster Skim Coat With Interior Paint Finish
- **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 Paint
- **Ceiling:** Smooth Plaster Skim Coat With Paint

# COMMON SPECIFICATIONS

## COMMON FEATURES

- **Elevators:** 02 Passenger Elevators
- **Open Rooftop:** Terrace Featuring Relaxing Spaces And Usable For Social Gatherings
- **Mail:** Letter Boxes For Each Apartment
- **Management:** Condominium Management Office, Drivers' Rest Area 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:** Three Car Park Levels
- **Slots:** One Common Parking Slot Per Apartment

## ELECTRICITY SUPPLY & INSTALLATION

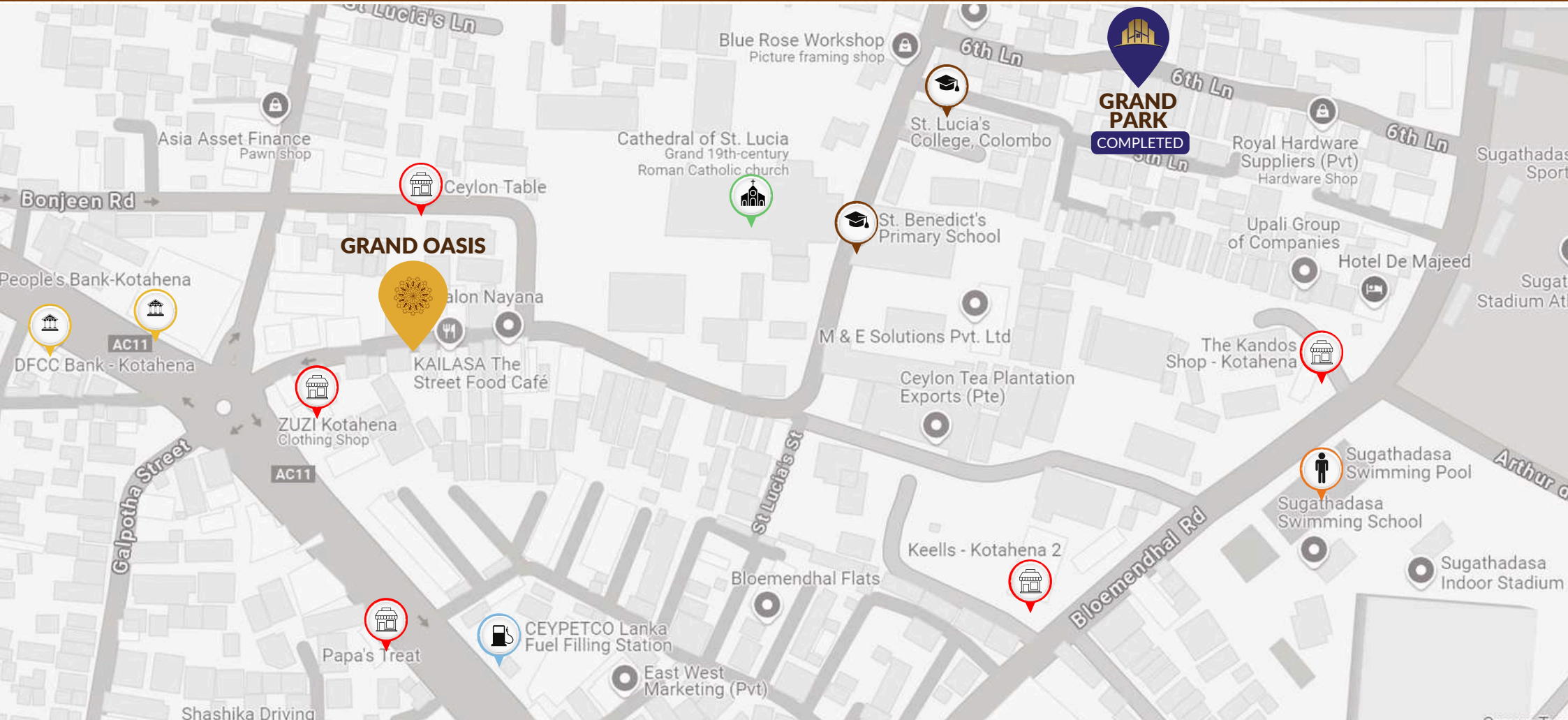
- **Source:** National Grid Electricity Supply
- **Power Supply:** Individual Metering For Apartments From National Grid
- **Wiring:** Electrical Copper Wiring With Circuit Breakers
- **Switches:** Modular Electric Switches, Plug Sockets From A Reputed Maker

## WATER SUPPLY

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



# LOCATION



## EDUCATION | WORSHIP

Good Shepherd Convent  
St. Benedict's College  
St Lucia's College  
Kotahena Central College  
Colombo Central Hindu Maha Vidyalayam

## BANKS

People's Bank  
DFCC National Bank  
Hatton National Bank  
Union bank  
Sampath Bank  
Nation Trust Bank

## ESSENTIALS

Arpico Showroom  
Keells - Kotahena  
Ceylon Petroleum  
Cathedral Of St. Lucia  
St James Church  
Sri Ponnambalam Vanesar Kovil

## ENTERTAINMENTS

KAILASA Street Food  
Burger King  
KFC  
Sugathadasa Stadium  
Sri Vaishnavi Vihar



# 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





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

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JUNAID - 077 361 0777

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