

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

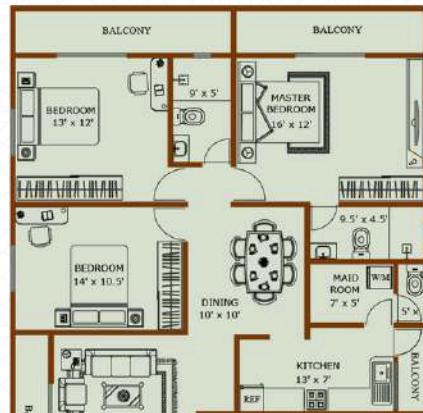
3

TYPICAL FLOOR PLAN

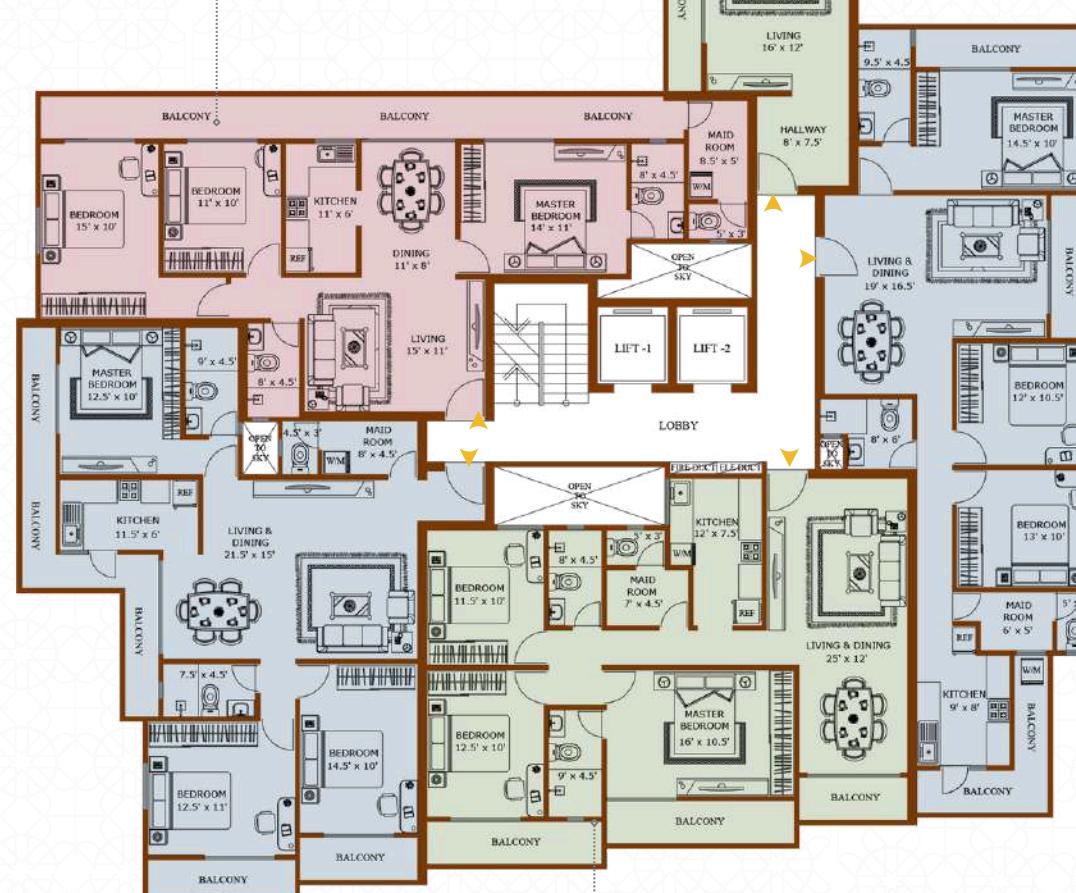
3rd Storey - 14th Storey

Emerald
1316 3 BEDROOMS
SQ.FT

Amethyst
1255 3 BEDROOMS
SQ.FT



Topaz
1477 3 BEDROOMS
SQ.FT



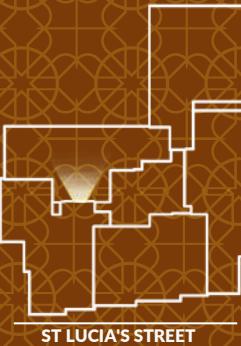
Sapphire
1264 3 BEDROOMS
SQ.FT

Pearl
1243 3 BEDROOMS
SQ.FT

UNIT
AMETHYST

3rd Storey - 14th Storey

3 BEDROOM
APARTMENT

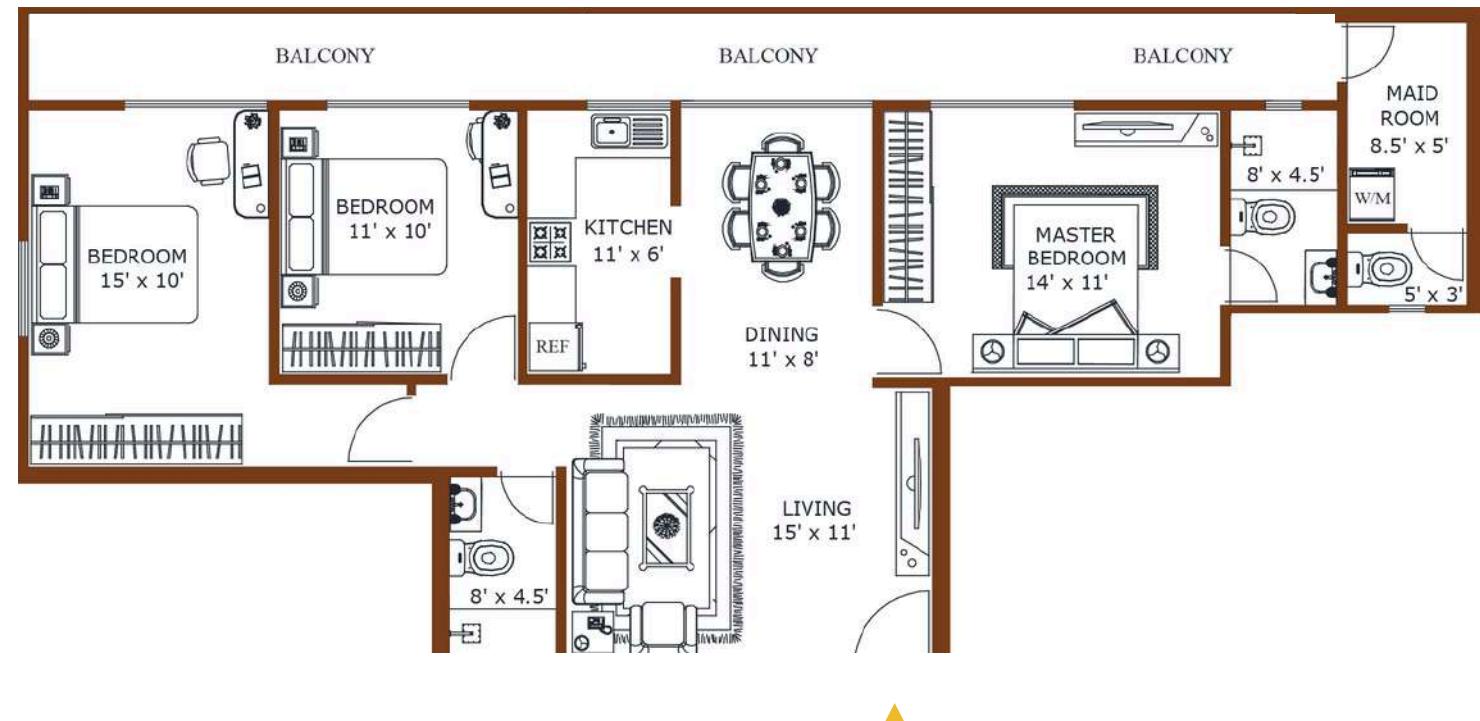


ST LUCIA'S STREET

ALLOCATED SPACES

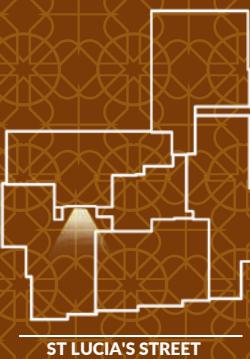
- Living & Dining
- Kitchen
- Master Bedroom With Bathroom
- 02 Secondary Bedroom
- Common Bathroom
- Maid Room With Bathroom
- Balcony Area

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



UNIT
EMERALD
3rd Storey - 14th Storey

3 BEDROOM
APARTMENT

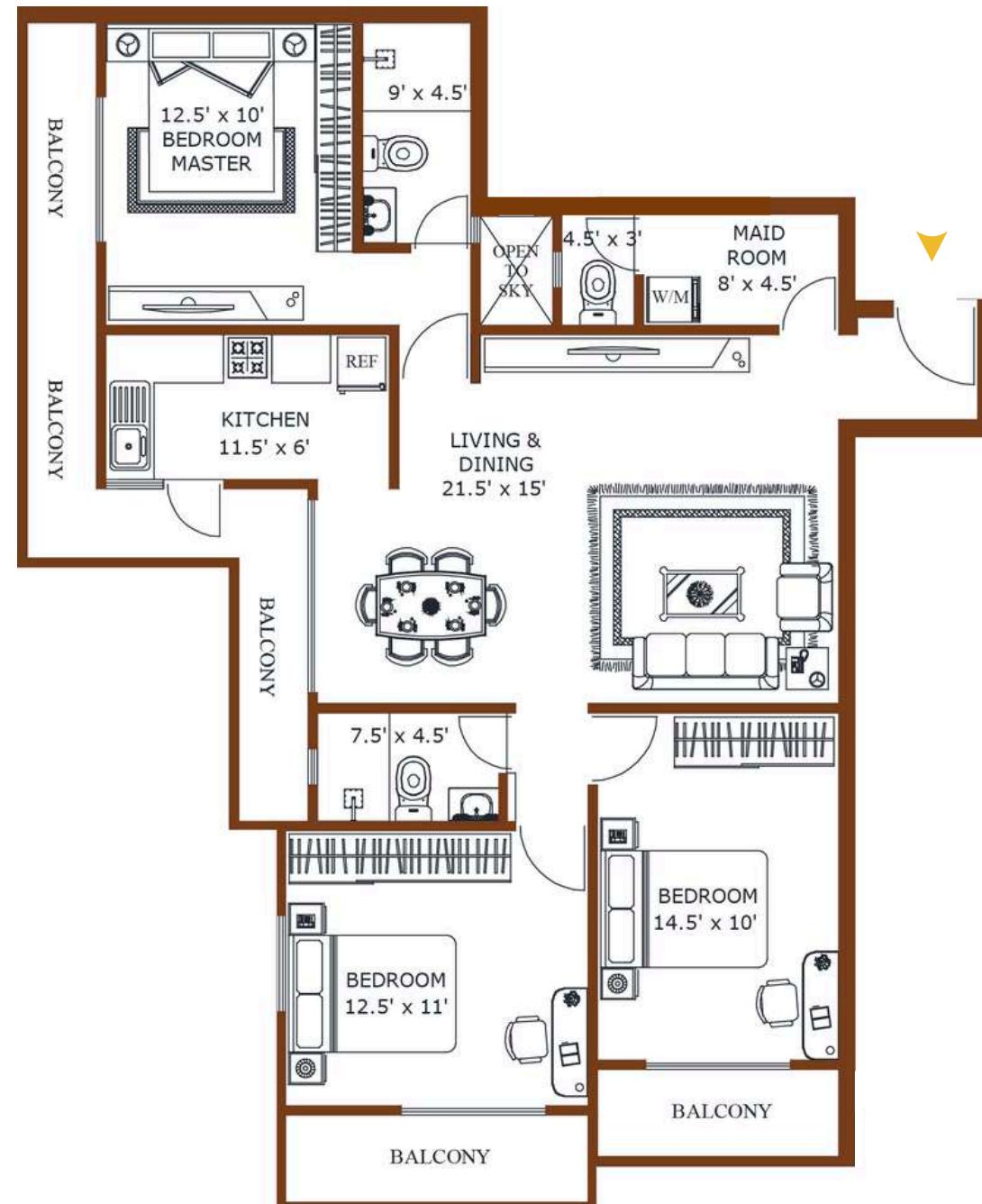


ST LUCIA'S STREET

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

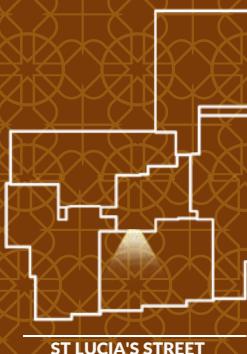




UNIT **PEARL**

3rd Storey - 14th Storey

3 BEDROOM APARTMENT



ST LUCIA'S STREET

ALLOCATED SPACES

Living & Dining

Kitchen

Master Bedroom With Bathroom

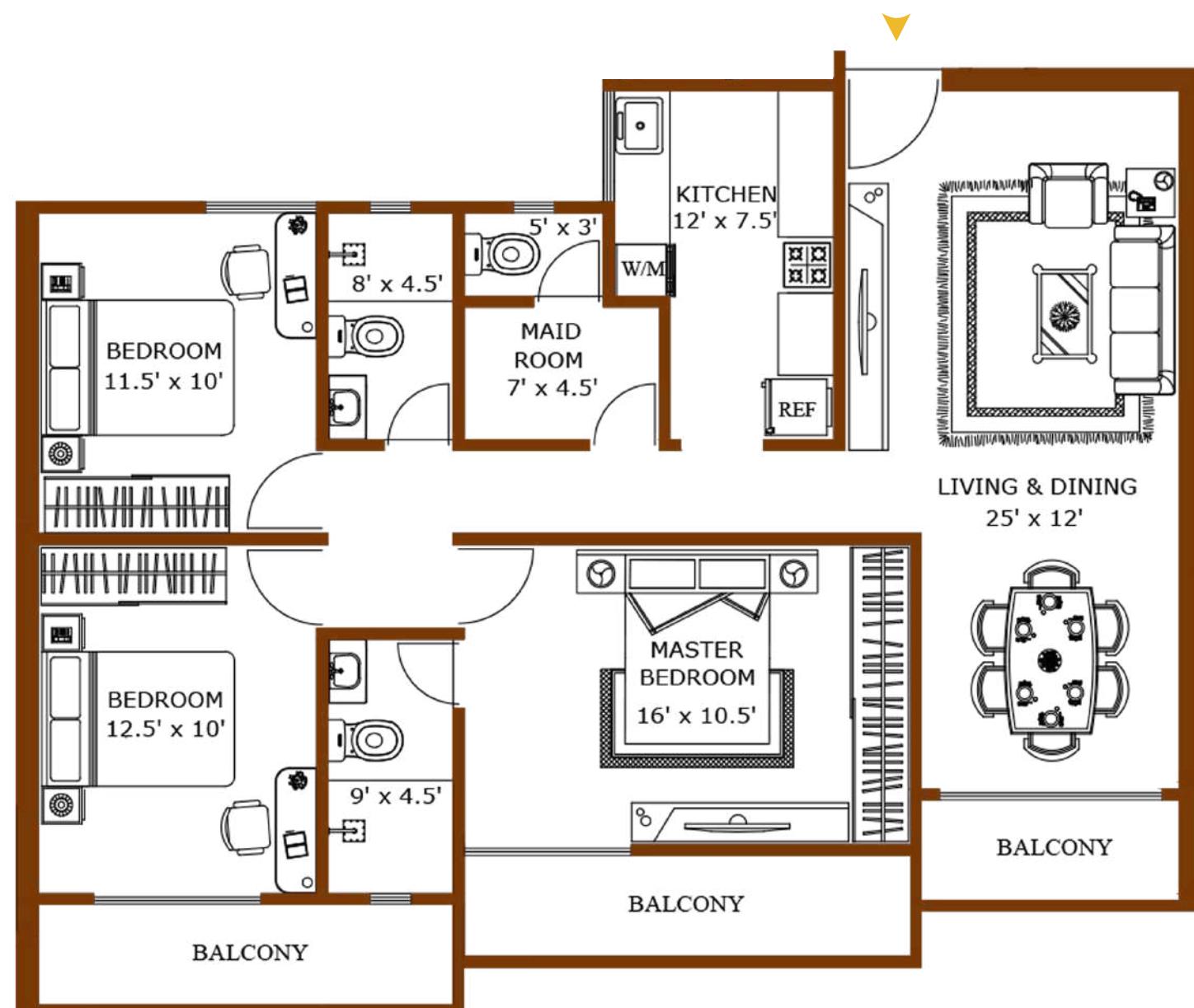
02 Secondary Bedroom

Common Bathroom

Maid Room With Bathroom

Balcony Area

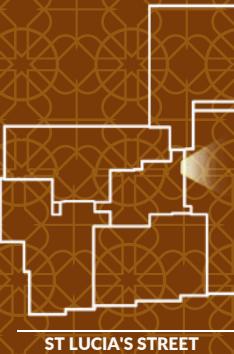
TOTAL AREA 1,243 SQ.FT



UNIT
SAPPHIRE

3rd Storey - 14th Storey

3 BEDROOM
APARTMENT

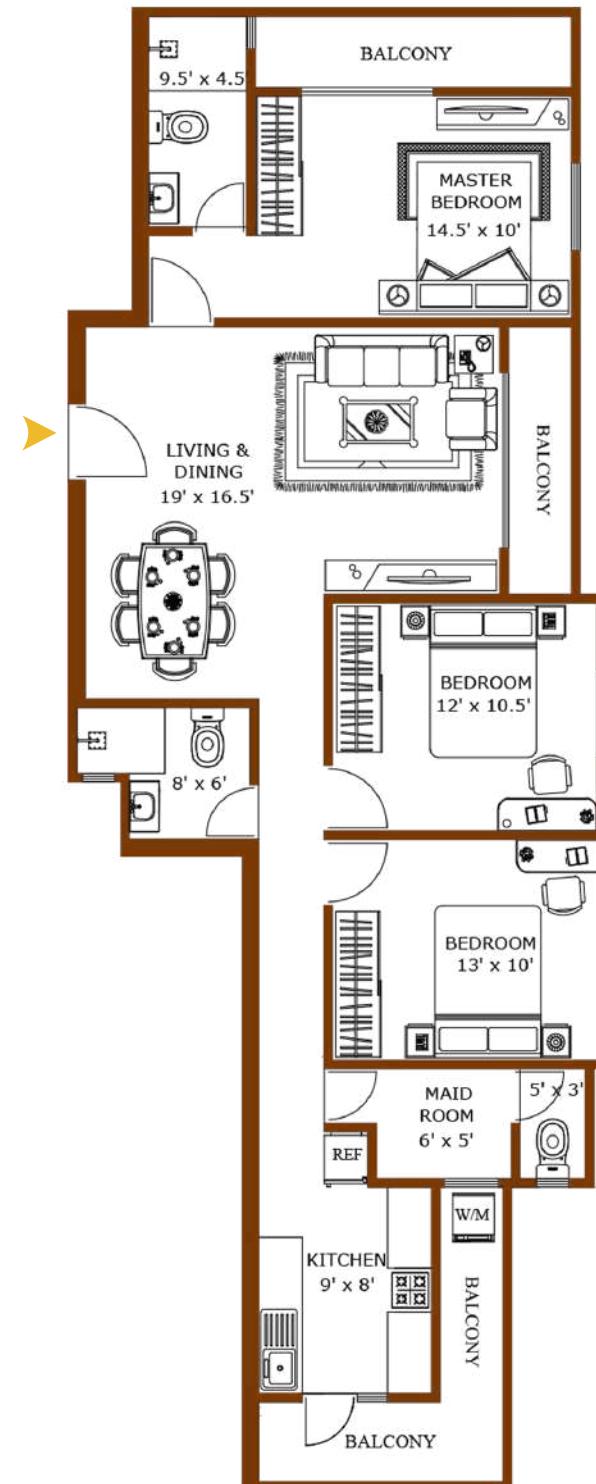


ST LUCIA'S STREET

ALLOCATED SPACES

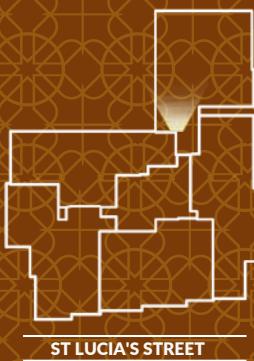
- Living & Dining
- Kitchen
- Master Bedroom With Bathroom
- 02 Secondary Bedroom
- Common Bathroom
- Maid Room With Bathroom
- Balcony Area

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



UNIT
TOPAZ
3rd Storey – 14th Storey

3 BEDROOM
APARTMENT

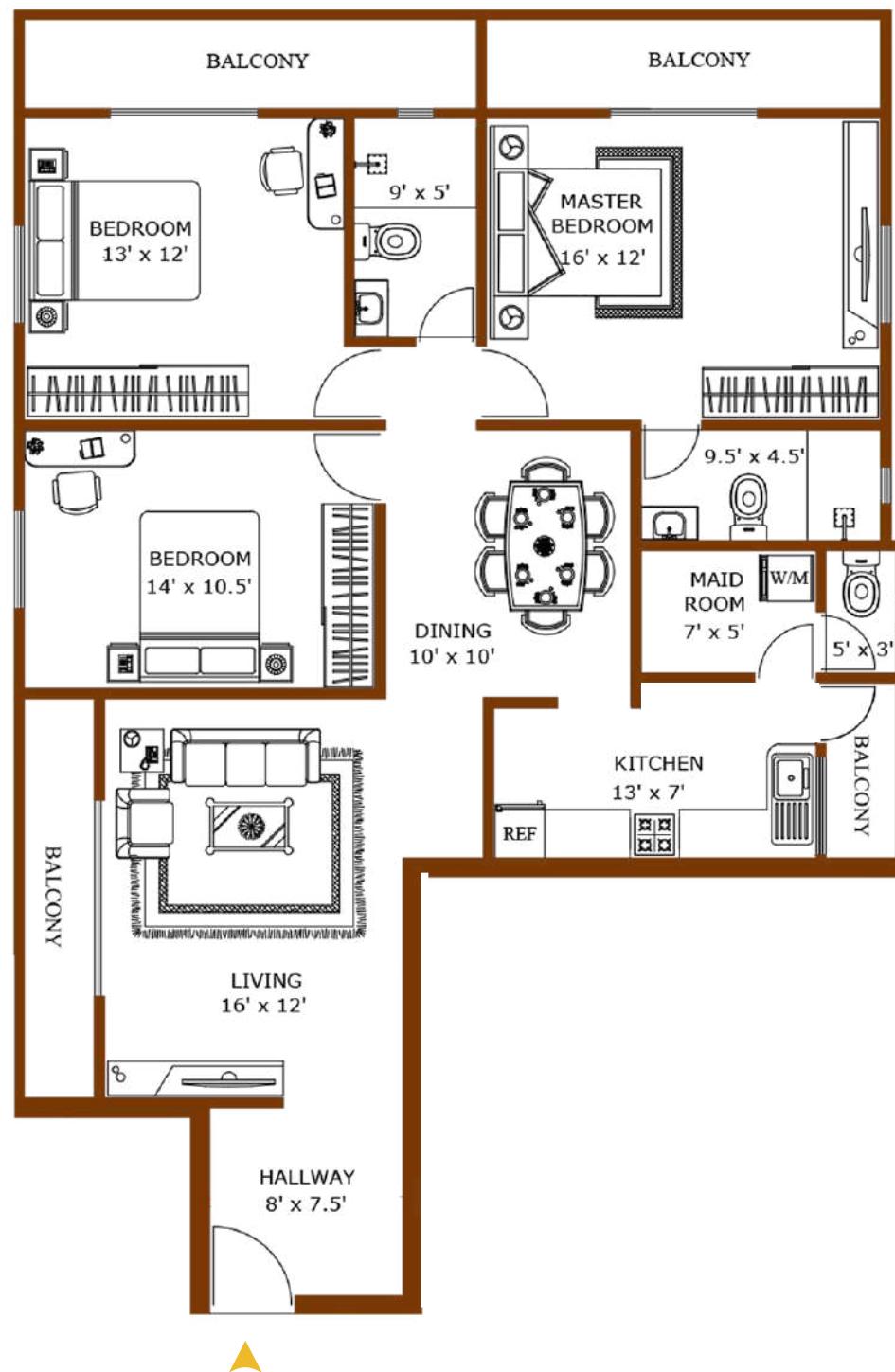


ST LUCIA'S STREET

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

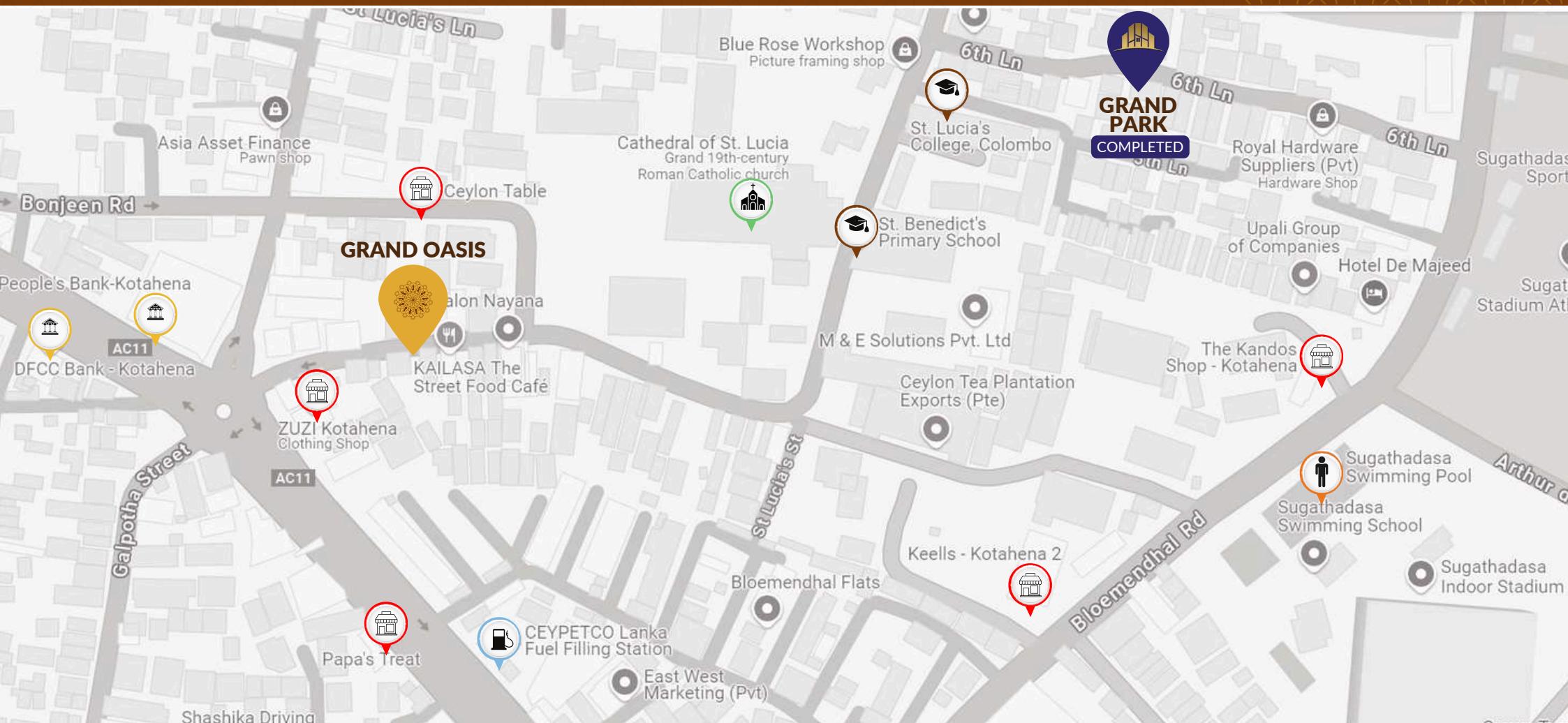
ELECTRICITY SUPPLY & INSTALLATION

- **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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NOTE:

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

