



NO. 19 FRANKFORT PLACE COLOMBO - 04

Grand Heights an exquisite residential project by Grand Apartments Group, Setting a new benchmark for modern living in Colombo 04. This elegant 13-storey development features 44 exclusive units, designed with sophistication and comfort in mind.

Choose from spacious 3- and 4- bedroom apartments, thoughtfully crafted to offer a perfect blend of style and functionality, with sizes ranging from 1,463 sq. ft. to 1,835 sq. ft. Located for ultimate convenience, Grand Heights offers dual access from both Marine Drive and Galle Road, placing you within easy reach of essential amenities and city attractions.

Unwind at our exclusive rooftop swimming pool, where you can relax and enjoy breathtaking panoramic views of the stunning coastline.

UNITS
44

FLOOR
13

BEDROOMS
3 | 4

WHERE ELEGANCE MEETS FIRST IMPRESSIONS.



VISITOR LOBBY

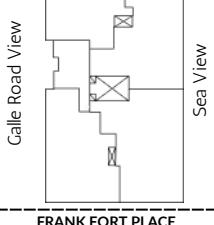


EVENT HALL



CITY VIEW

C
THREE BEDROOMS
TOTAL AREA
SQ.FT
1,463



D
FOUR BEDROOMS
TOTAL AREA
SQ.FT
1,826

GALLE ROAD
VIEW

B
THREE BEDROOMS
TOTAL AREA
SQ.FT
1,560



SEA VIEW

A
FOUR BEDROOM UNIT
TOTAL AREA
SQ.FT
1,835

FRANK FORT PLACE

SUNSETS & SEA BREEZE FROM THE ROOFTOP

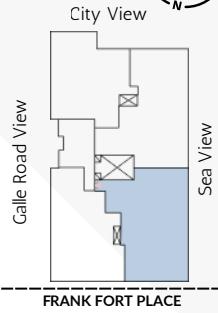


INFINITY SWIMMING POOL



OPEN ROOF TERRACE

UNIT - A
(3RD -13TH FLOOR, 4BHK)

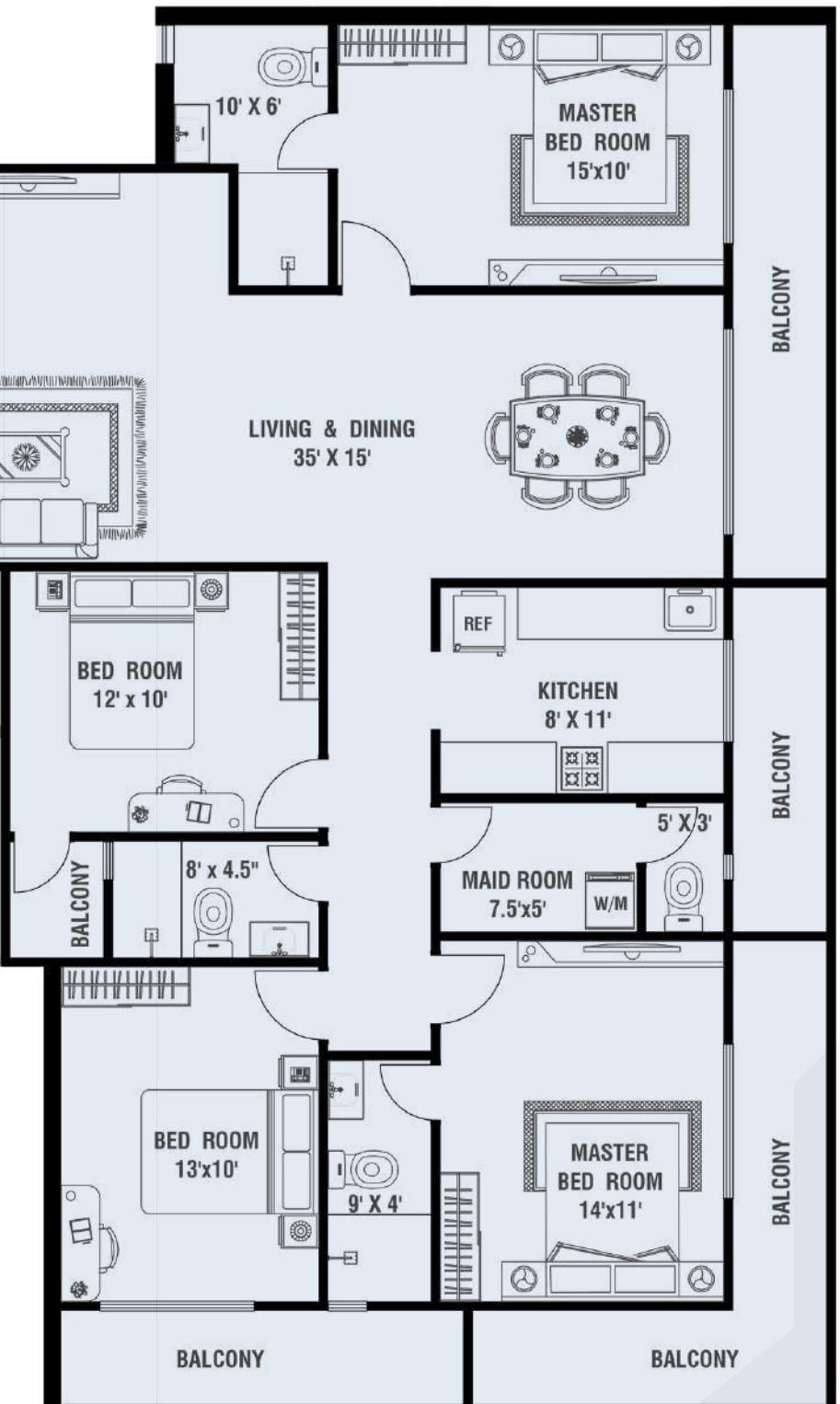


ENTRANCE

1835 SQ.FT

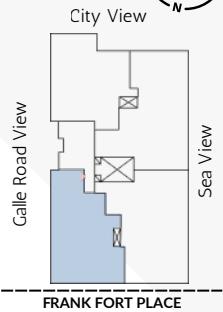
ALLOCATED SPACES

- LIVING & DINING
- KITCHEN
- MASTER BEDROOM WITH BATHROOM-02
- SECONDARY BEDROOM-02
- COMMON BATHROOM
- MAID ROOM WITH BATHROOM
- BALCONY AREA



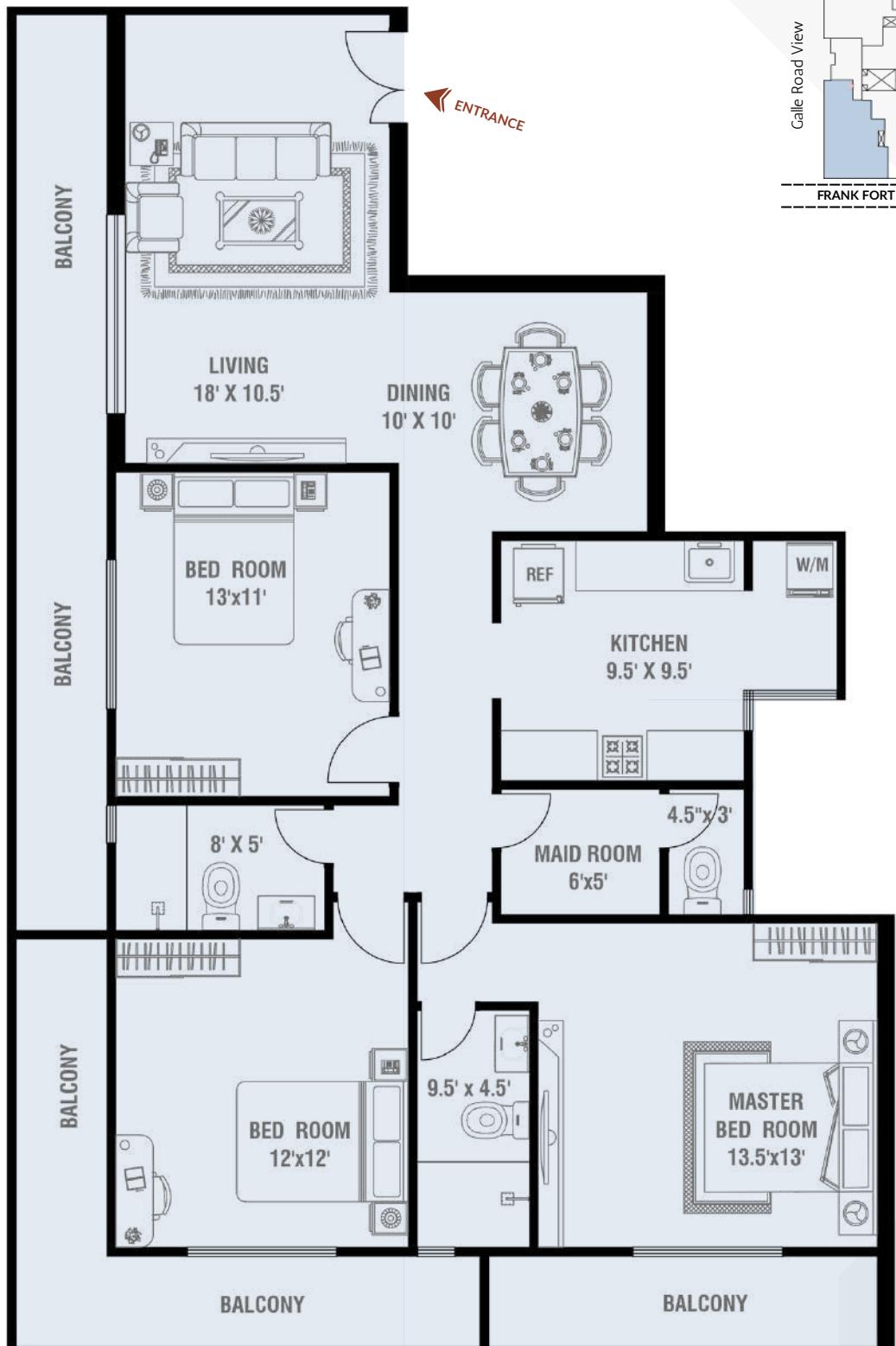
FRONT VIEW

UNIT - B
(3RD -13TH FLOOR, 3BHK)



GALLE ROAD
VIEW

1560 SQ.FT



ALLOCATED SPACES

- LIVING & DINING
- KITCHEN
- MASTER BEDROOM WITH BATHROOM-01
- SECONDARY BEDROOM-02
- COMMON BATHROOM
- MAID ROOM WITH BATHROOM
- BALCONY AREA

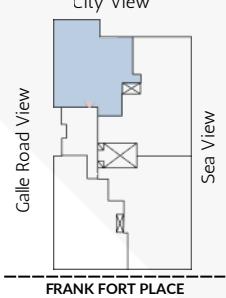
FRONT VIEW

COMFORT IN EVERY CORNER





CITY VIEW



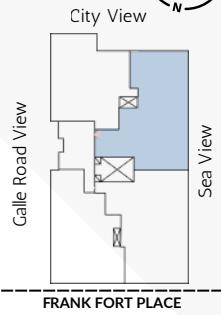
GALLE ROAD
VIEW



UNIT - D
(3RD -13TH FLOOR, 4BHK)

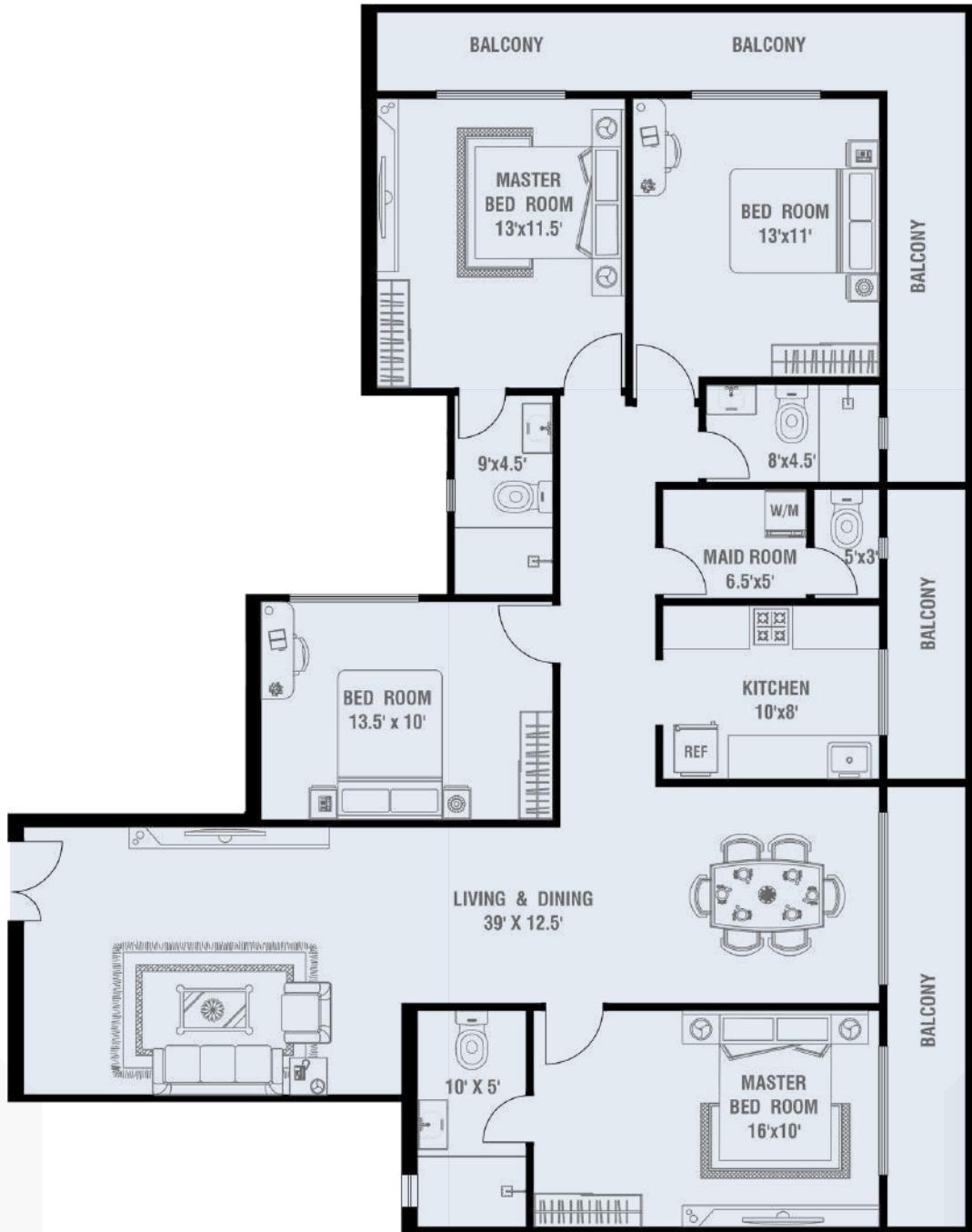


CITY VIEW



ENTRANCE

1826 SQ.FT



ALLOCATED SPACES

- LIVING & DINING
- KITCHEN
- MASTER BEDROOM WITH BATHROOM-02
- SECONDARY BEDROOM-02
- COMMON BATHROOM
- MAID ROOM WITH BATHROOM
- BALCONY AREA

ELEVATING THE SKYLINE WITH ELEGANCE.



APARTMENT SPECIFICATIONS

DOORS	<ul style="list-style-type: none">• Main Entrance: Wooden Doors With Ironmongery• Bedrooms: Wooden Doors With Ironmongery• Bathrooms: Wood Composite Doors• Balcony/Window: Aluminum Doors With Aluminum Frames
LIVING/DINING	<ul style="list-style-type: none">• Flooring: Modern Polished Tiles• Walls: Skim Coat With Paint• Soffit: Skim Coat With Paint• Features: Ceiling Fans And Light Fittings• Air Conditioning: Provision for Air Conditioning Units
KITCHEN	<ul style="list-style-type: none">• Flooring: Modern Polished Tiles• Wall: Smooth Plaster Skim Coat With Paint• Soffit: Skim Coat With Paint• Fittings: Modern Pantry Cupboards With Counter Top And Sink
BEDROOMS	<ul style="list-style-type: none">• Flooring: Modern Polished Tiles• Wall: Smooth Plaster Skim Coat With Paint• Soffit: Skim Coat With Paint• Features: Ceiling Fans And Light Fittings• Air Conditioning: Provision for Air Conditioning Units
BATHROOMS	<ul style="list-style-type: none">• Flooring: Non-Slip Matte Finish Tiles• Wall: Modern Polished Tiles• Soffit: Skim Coat With Finish• Fittings & Fixtures: Modern Fixtures And Accessories• Hot Water: Electric Geyser In Master Bathroom And Provision In Common Bathroom
MAID'S ROOM	<ul style="list-style-type: none">• Flooring: Modern Polished Tiles• Wall: Smooth Plaster Skim Coat With Paint• Soffit: Skim Coat With Paint• Facilities: Maid's Toilet And Provision For Washing Machine
BALCONY	<ul style="list-style-type: none">• Flooring: Non-Slip Matte Finish Tiles• Wall: Rough Surface Finish With Paint• Soffit: Skim Coat With Paint

COMMON SPECIFICATIONS

STRUCTURE

- Foundation: Pile/Raft Foundation
- Superstructure: Reinforced Concrete Grid Superstructure
- External Walls: Reinforced Concrete And Cement Block Wall
- Internal Walls: Reinforced Concrete And Cement Block Wall

COMMON FEATURES

- Elevators: 02 Passenger Elevators
- Management : Maintenance Office, Security Room And Toilet
- Garbage Room : Ventilated Garbage Room On Ground Floor
- Safety : Lightning Protection & Earthing System
- Maintenance : Building Maintenance Outsourced For A Fee
- Intercom: Security Room With Intercom Connectivity To Each Apartment
- CCTV: CCTV Surveillance In Designated Common Areas
- Backup: Generator For Common Area Lighting, Elevators, Motor Pumps

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AMENITIES

- Open Rooftop : Terrace Featuring Relaxing Spaces
- Swimming Pool And Separate Kids Pool
- Elegantly Appointed Event Hall For Social Gatherings
- Visitors Lobby Area

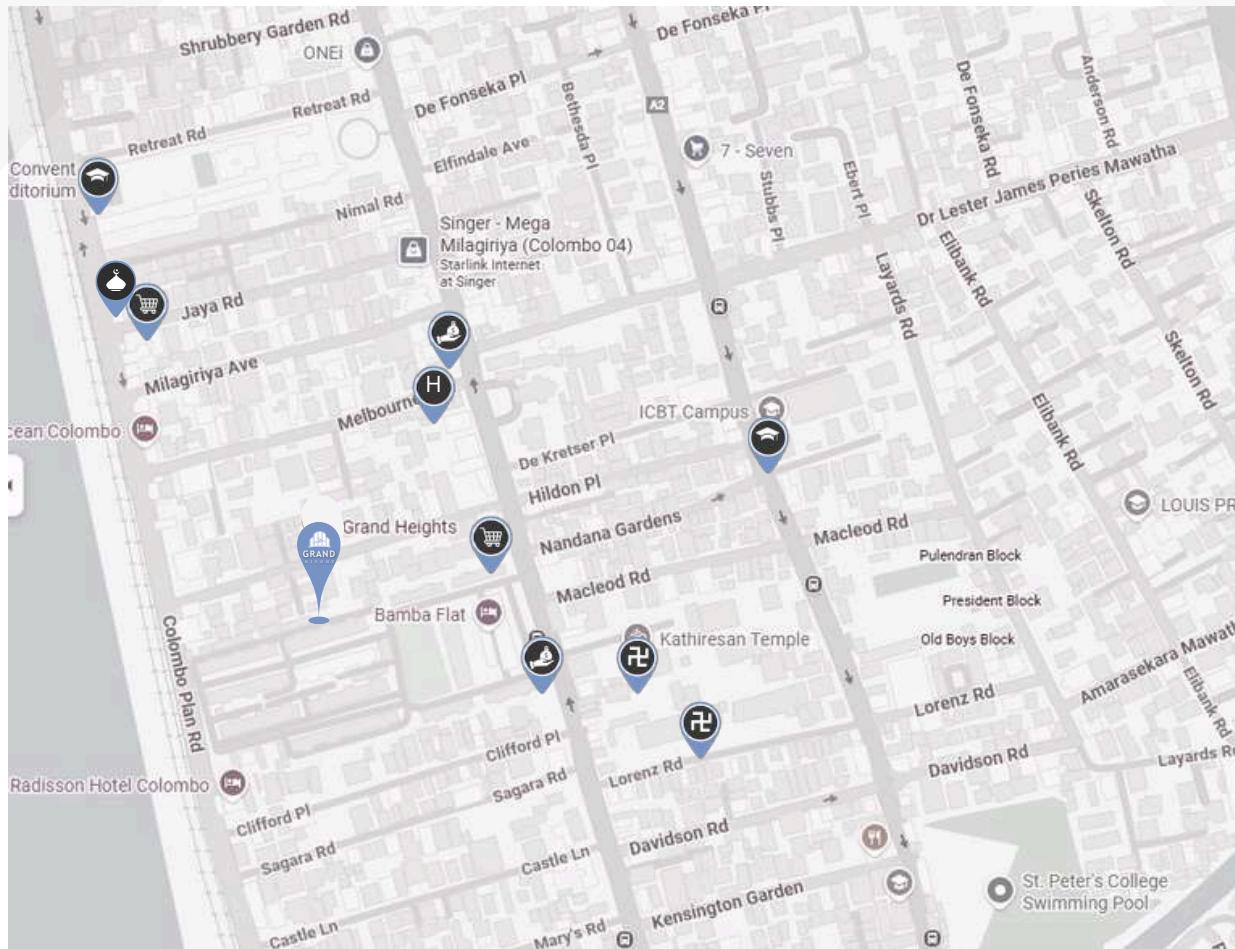
ELECTRICITY SUPPLY & INSTALLATION

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

WATER SUPPLY

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

WITHIN 2KM AMINITIES NEARBY AMENITIES



RELIGIOUS PLACES

- St. Paul's Church - 300M
- Majmaul Khairath Masjid - 450M
- Kathiresan Temple - 400M
- Sri Manika Vinayagar Kovil - 500M

EDUCATIONAL INSTITUTIONS

- St' Paul's Girls School – 350M
- ICBT Campus - 400M
- Ramanathan Hindu Ladies College - 550M
- Holy Family Convent (Primary School) - 500M
- ESU (ESOFT Uni) Head Office - 550M
- Muslim Ladies College - 800M

HEALTHCARE FACILITIES

- New Lanka Maternity Hospital - 500M
- Durdans Hospital - 2K
- New Delmon Hospital - 2K

SHOPPING AND DAILY ESSENTIALS

- Cargills Food City – 450M
- CatchMe.lk - 230M
- Commercial Bank - 350M
- HNB - 350M
- Savoy 3D Cinema - 850M
- Majestic City - 1.2K

COMPLITED PROJECT



Grand Apartments

No.14, Sri Wimalasiri Road, Dehiwala



Grand Residences

No.105A, Sri Saranankara Road, Dehiwala



Grand Homes

No.28, Daya Road, Colombo 06



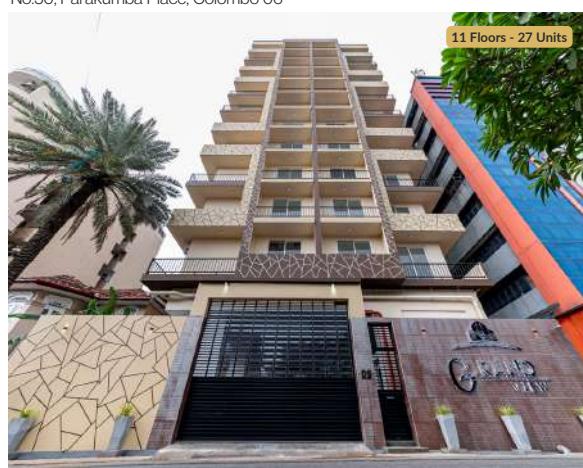
Grand Tower

No.50, Parakumba Place, Colombo 06



Grand Park

No.45, 6th Lane, Colombo 13



Grand View

No.06, Melbourne Avenue, Colombo 04



Grand Square

No.96 & 98, Dhawalasingharama Mawatha, Colombo 15



Grand Avenue

No.73/22, Sri Saranankara Place, Dehiwala



Grand Apartments is redefining city living through thoughtful design, dependable delivery, and value-driven pricing. With multiple projects across Sri Lanka and more than 400 homes completed, we have earned a reputation as a trusted name in residential development—built on experience, transparency, and an unwavering commitment to elevating urban living.

HOTLINES

JAMEEL - 077 772 7520
JUNAID - 077 361 0777

34 27th Lane, Colombo - 00300

www.grandapartments.lk | info@grandapartments.lk

Note:

This Brochure Is A Conceptual Presentation And Not A Legal Offering.
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