

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

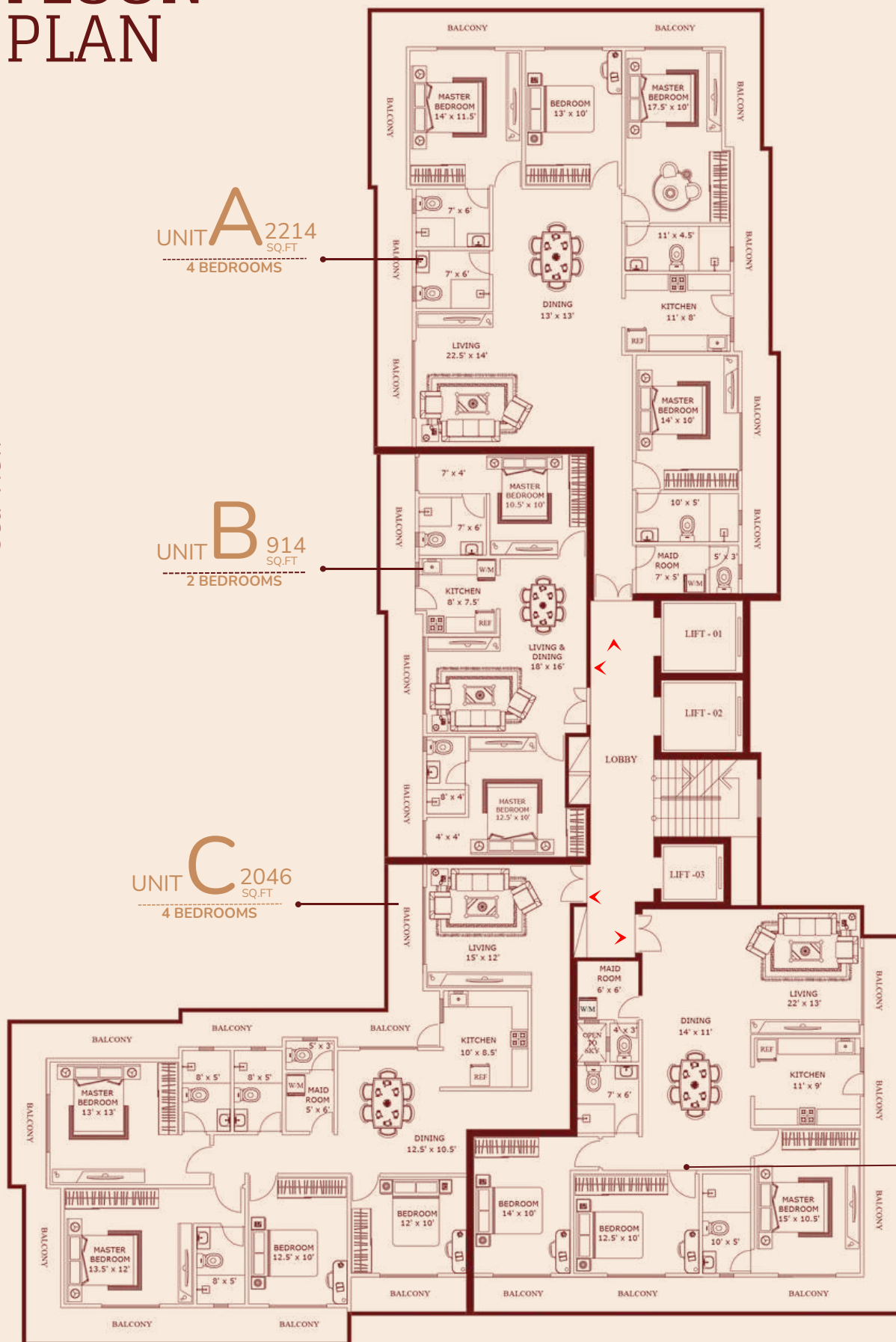
City View

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

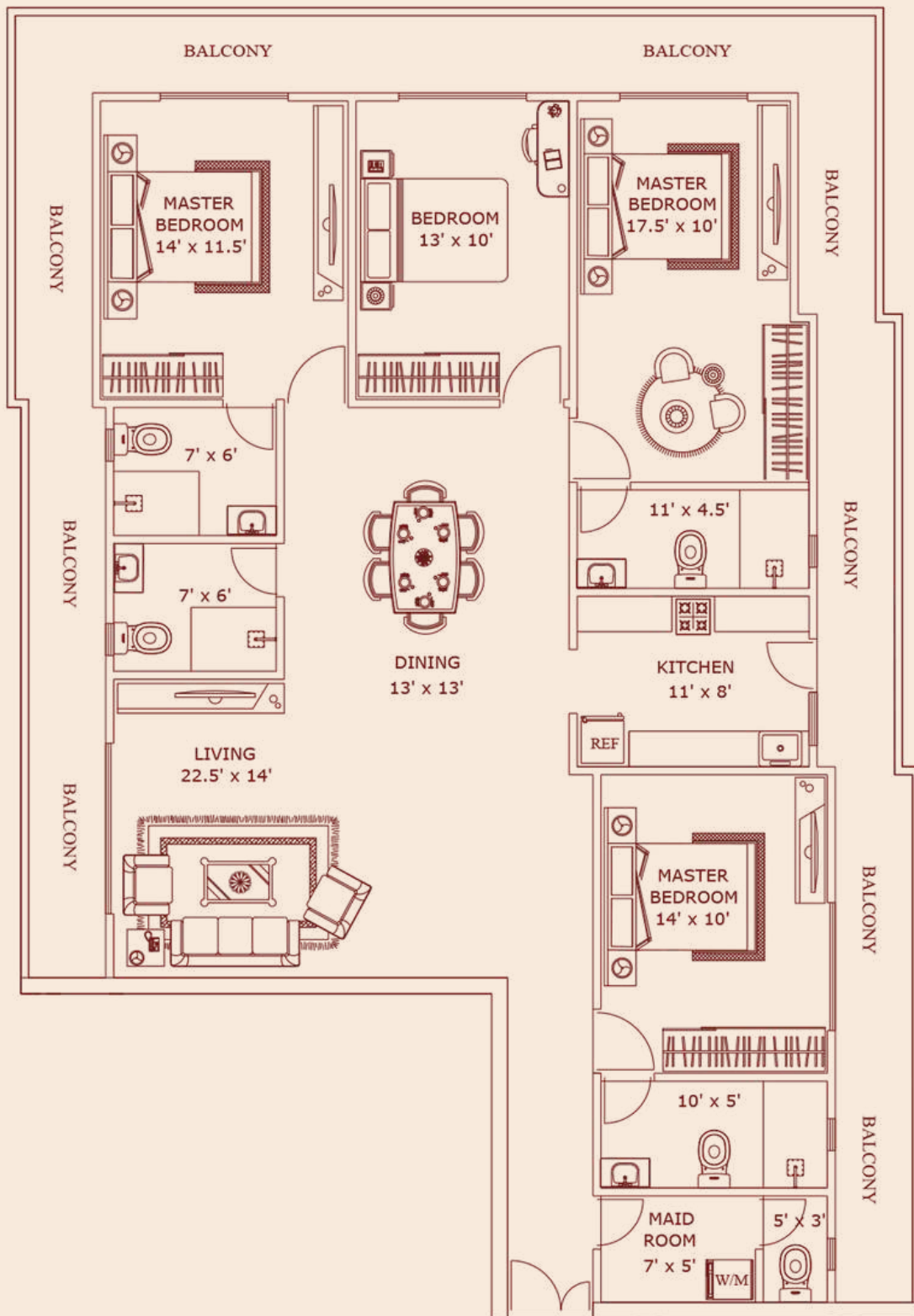
UNIT **B** 914
SQ.FT
2 BEDROOMS

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

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



Deanston Place

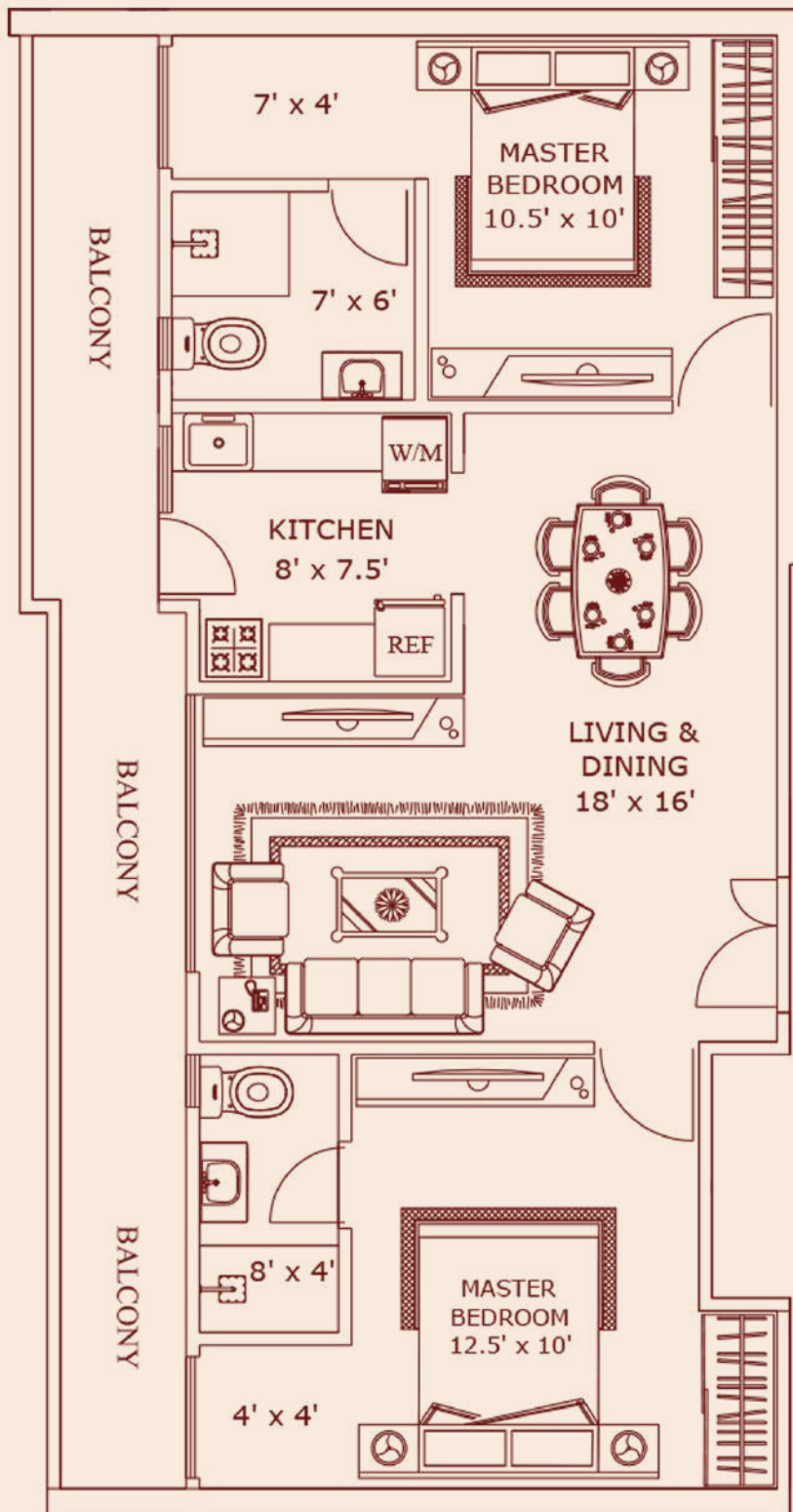


UNIT **A** 2214
SQ.FT
4 BEDROOMS

ALLOCATED SPACES

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



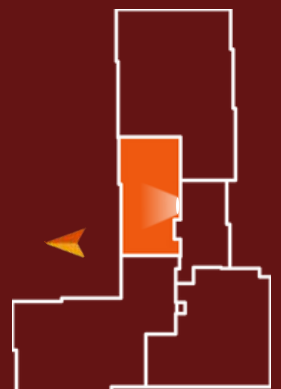


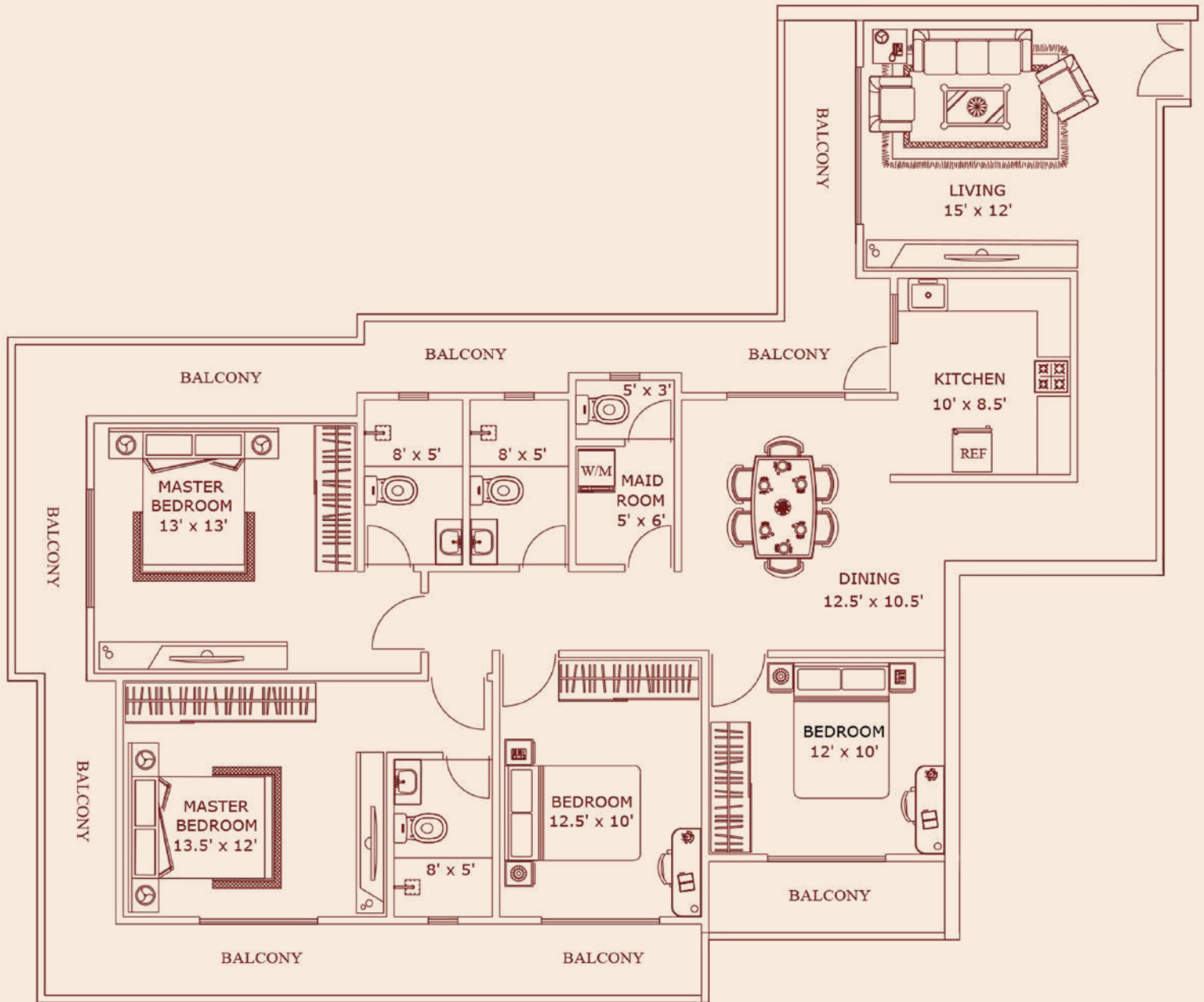
UNIT **B** 914
SQ.FT

2 BEDROOMS

ALLOCATED SPACES

Living
Dining
Kitchen
02 Master Bedroom With Bathroom
Balcony Area



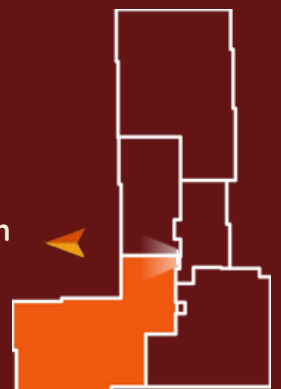


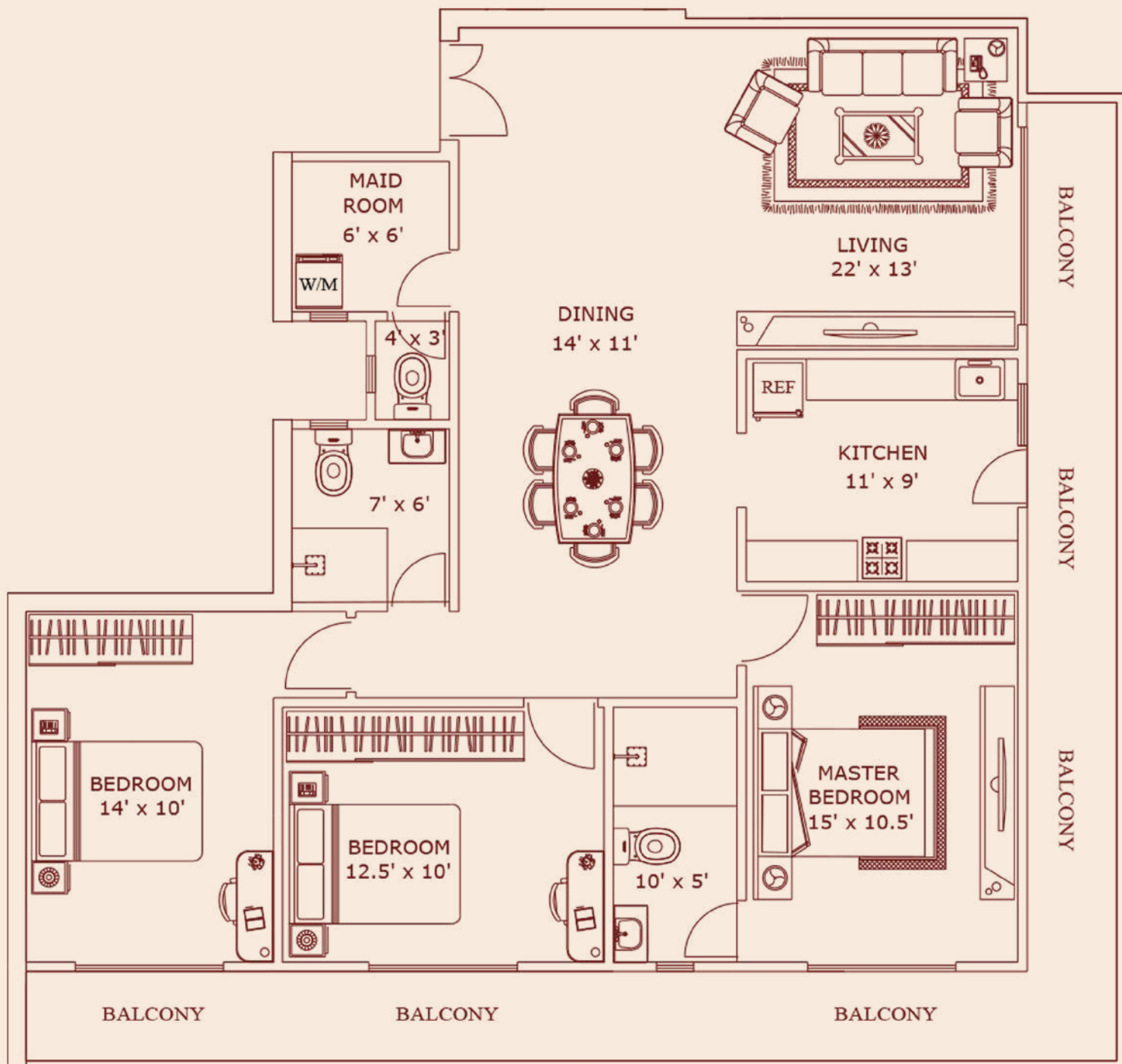
UNIT C 2046
SQ.FT

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

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

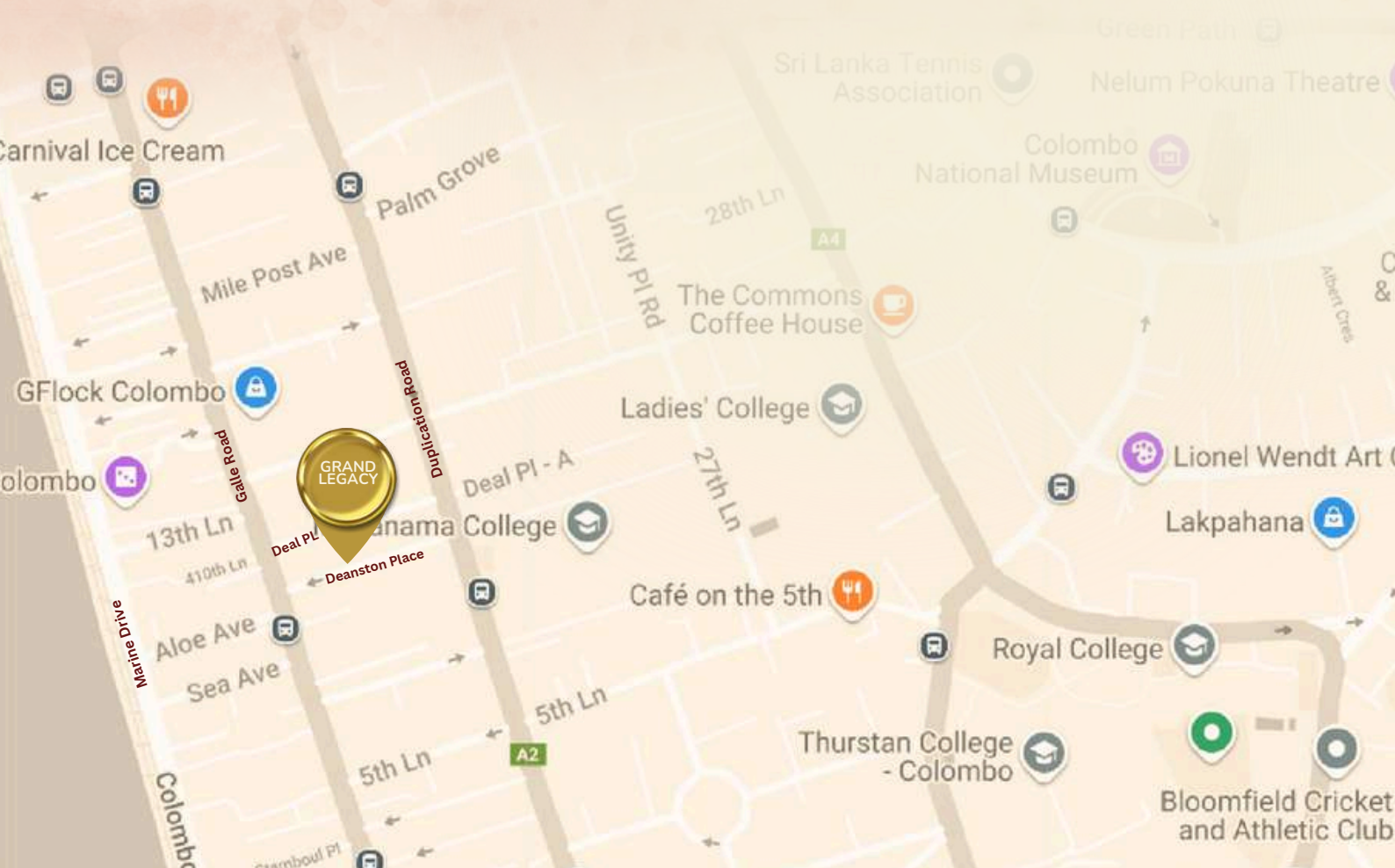
Durdans Hospital
Vision Care

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

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NOTE:

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