

CITY CONVENIENCE | RESIDENTIAL CALM



Set just **100 meters from the heart of Galle Road**, this address on **47th Lane** offers a rare blend of access and tranquility. From top-tier schools and supermarkets to cafés and the coastline, everything you need is within walking distance. Yet the moment you turn onto this quiet residential lane, the city fades into the background. With 95 well-designed 3-bedroom apartments across 22 floors, this is where modern urban living meets a sense of calm and space—right in **the heart of Wellawatte, Colombo 06**.

95
UNITS

22
FLOORS

NO. 06, 47TH LANE, WELLAWATTE COLOMBO-06.

47TH LANE

Rear View

Galle Road View

C 1,570 SQ.FT
3 BEDROOMS



E 1,165 SQ.FT
3 BEDROOMS



B 1,532 SQ.FT
3 BEDROOMS



D 1,167 SQ.FT
3 BEDROOMS

47TH Lane

Sea View

A 1,522 SQ.FT
3 BEDROOMS

47TH Lane

100M Galle Road

Front View

47TH Lane

A
**THREE BEDROOM
UNIT**

 TOTAL AREA
SQ.FT

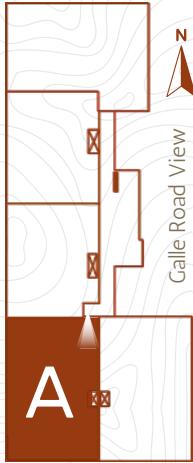
1,522

ALLOCATED SPACES

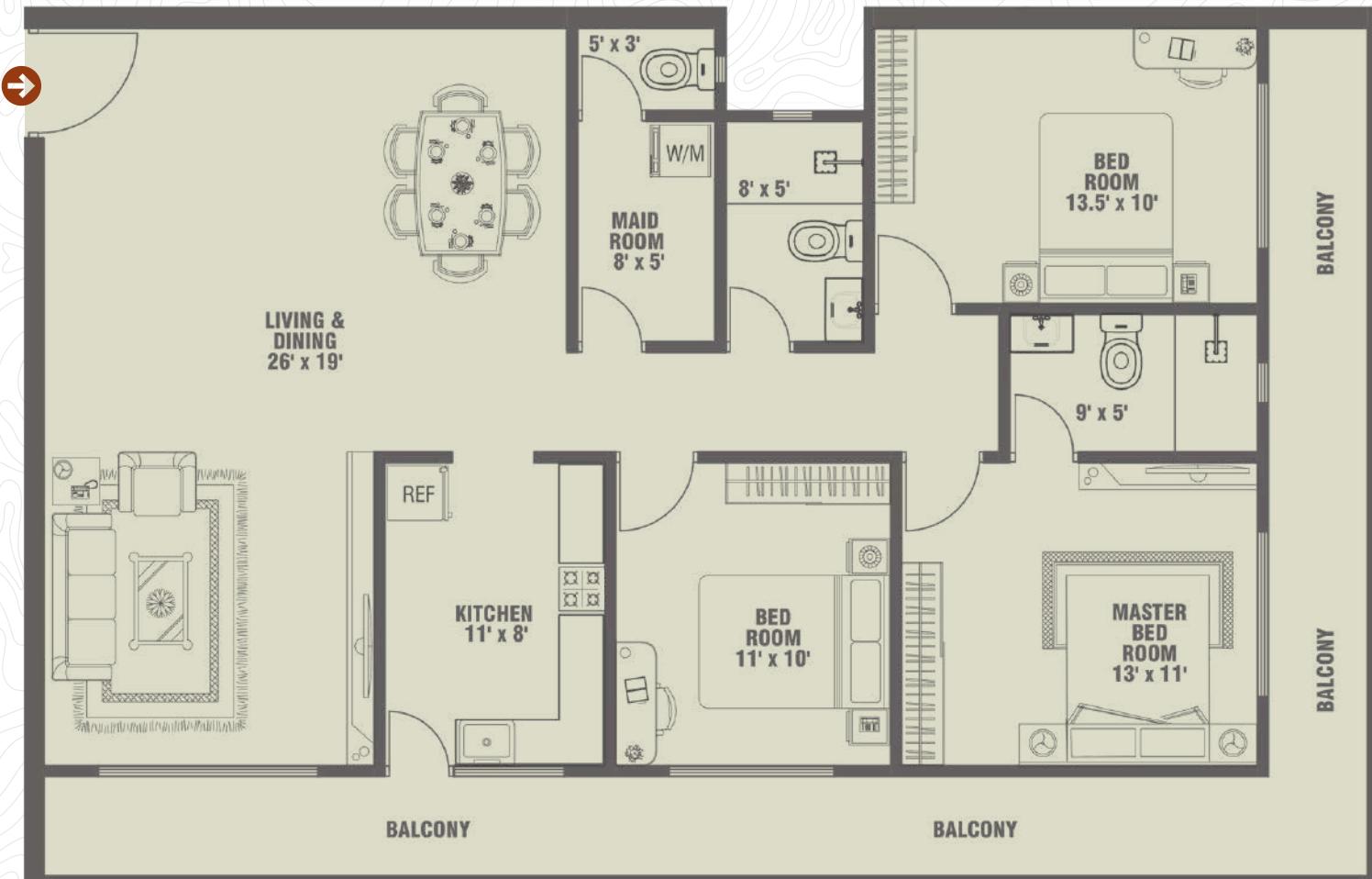
- Living & Dining
- Kitchen
- Master Bedroom With Bathroom
- 02 Secondary Bedroom
- Common Bathroom
- Maid Room With Bathroom
- Balcony Area

47TH LANE

Rear View



Front View



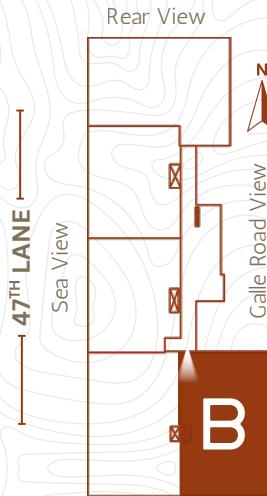
B
**THREE BEDROOM
UNIT**

 TOTAL AREA
SQ.FT

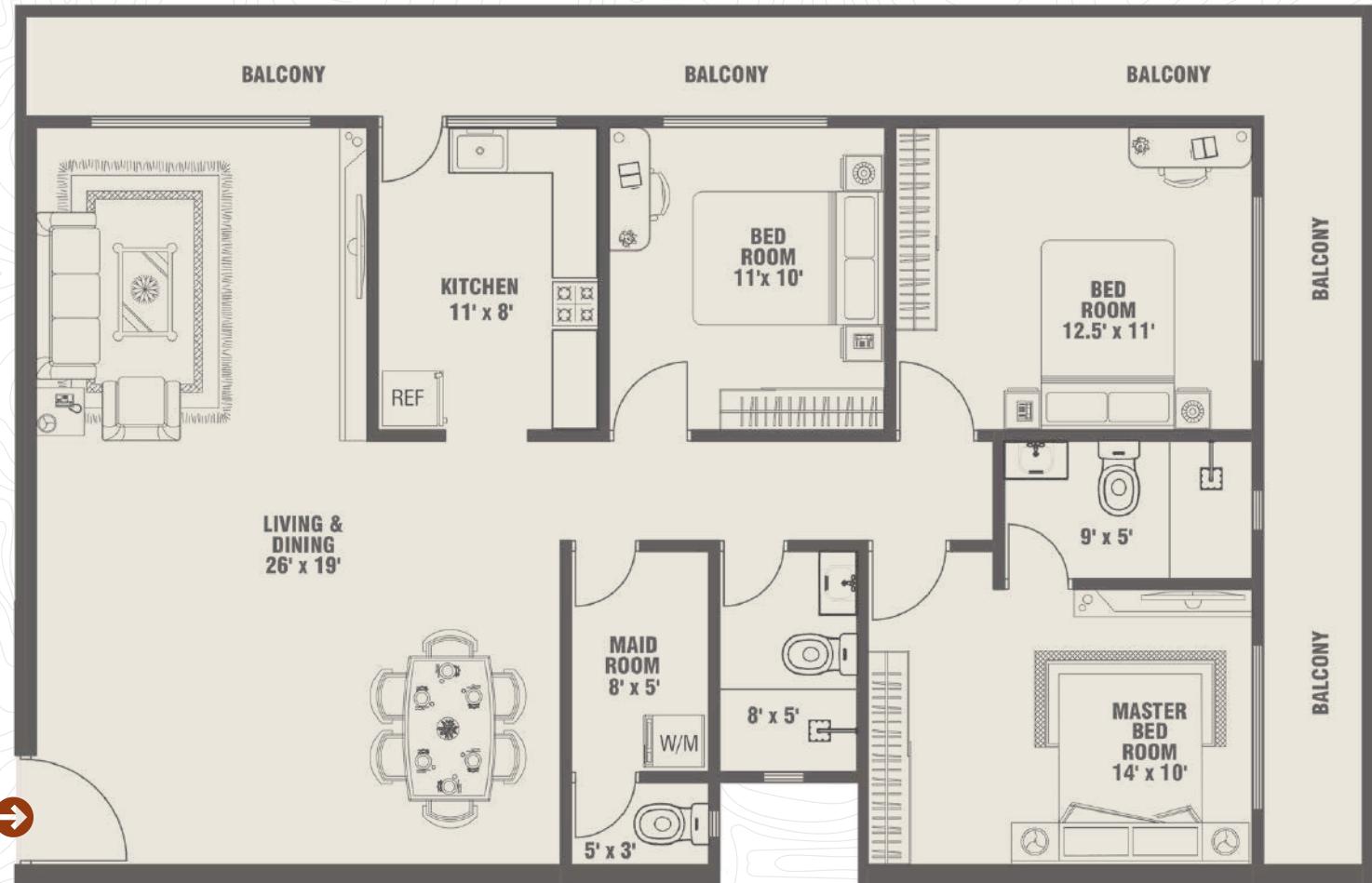
1,532

ALLOCATED SPACES

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

 47TH LANE


Front View

 47TH LANE


C
**THREE BEDROOM
UNIT**

 TOTAL AREA
SQ.FT

1,570

ALLOCATED SPACES

- Living & Dining
- Kitchen
- Master Bedroom With Bathroom
- 02 Secondary Bedroom
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 47TH LANE

Rear View

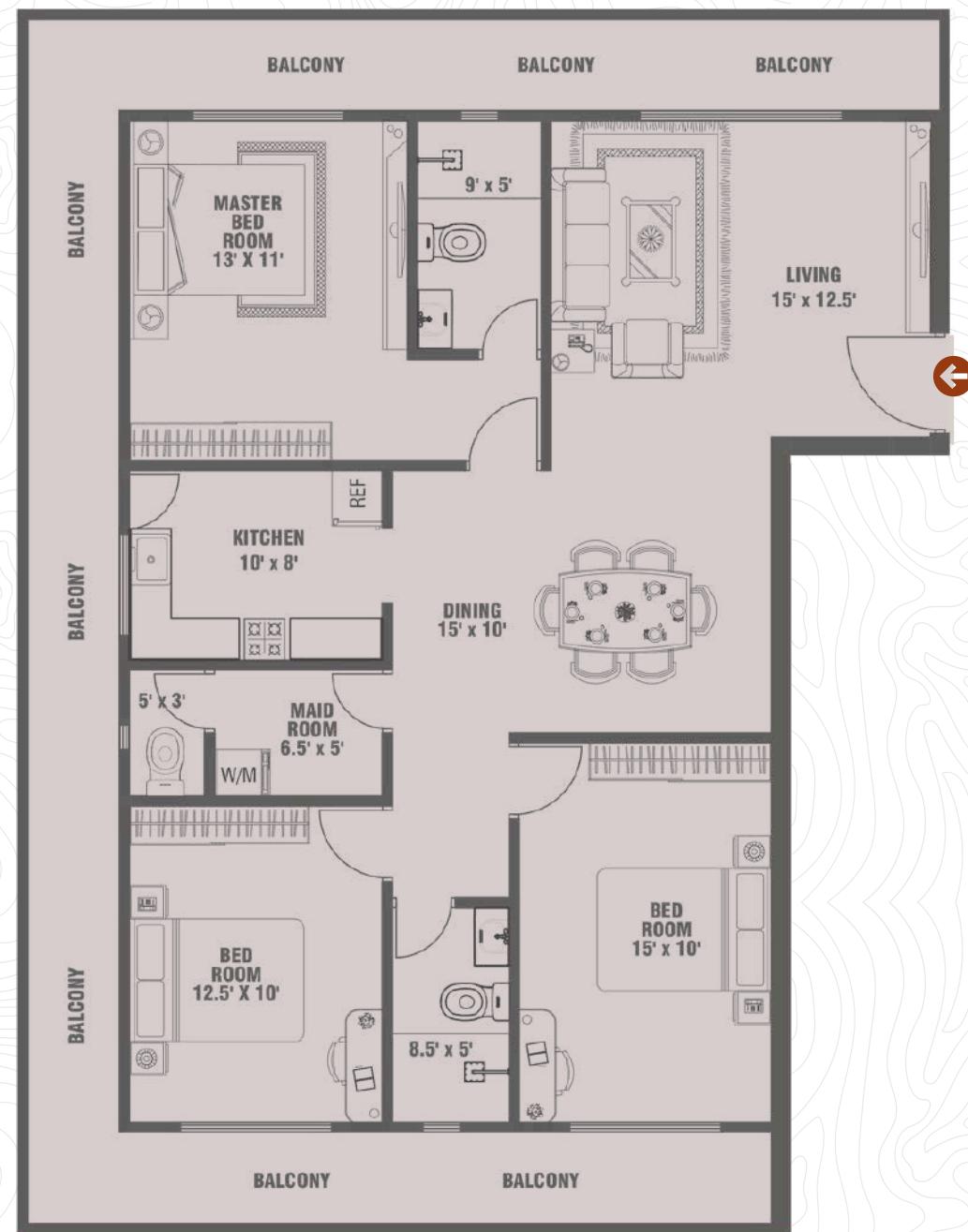
C

Galle Road View


 47TH LANE

Sea View

Front View

 47TH LANE


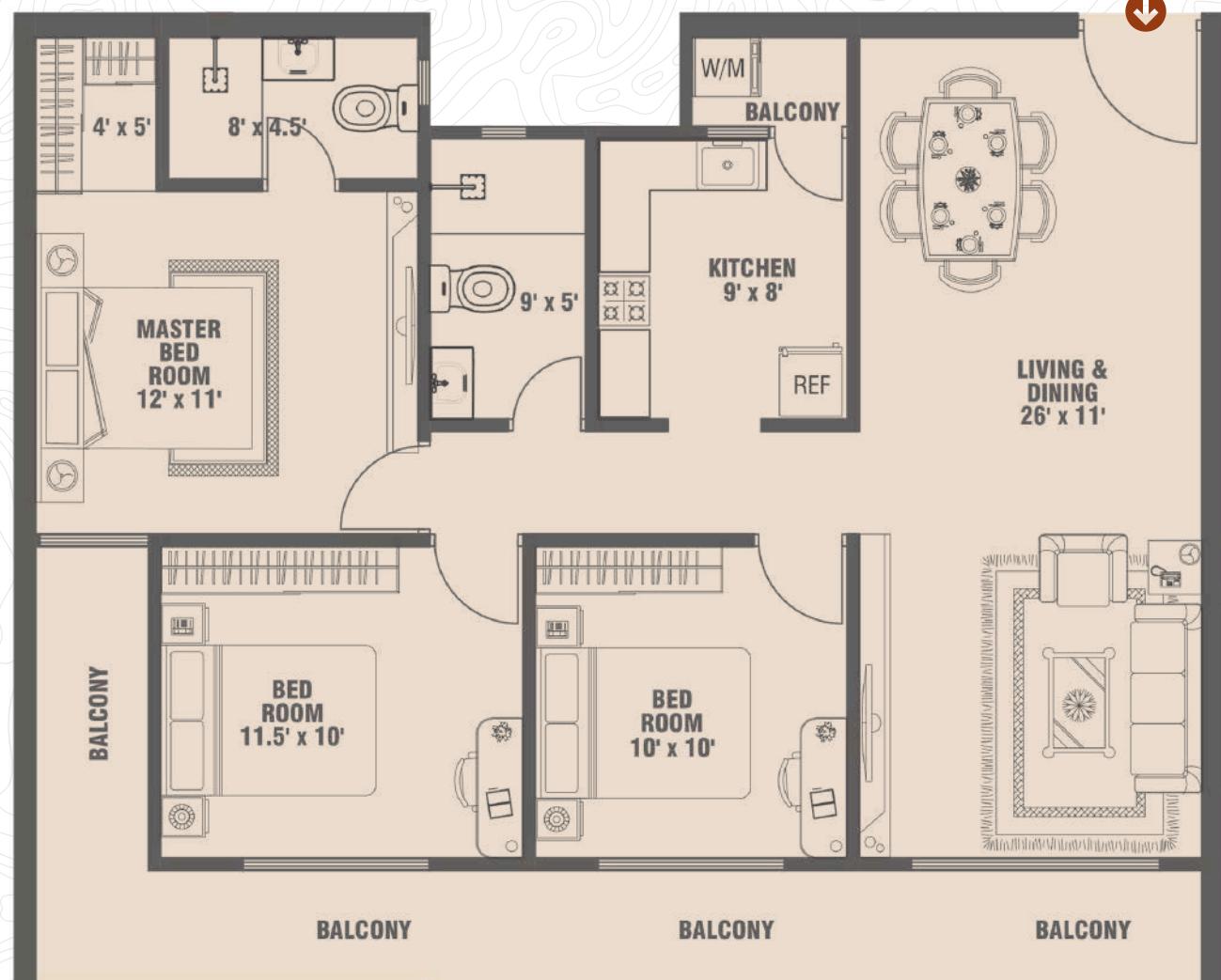
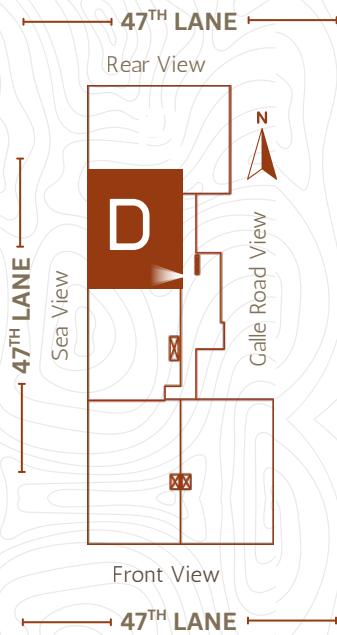
D
**THREE BEDROOM
UNIT**

 TOTAL AREA
SQ.FT

1,167

ALLOCATED SPACES

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



E
**THREE BEDROOM
UNIT**

 TOTAL AREA
SQ.FT

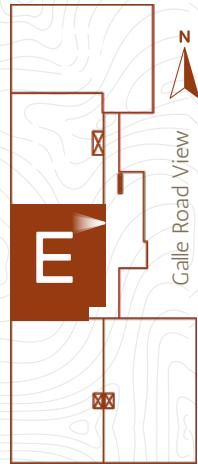
1,165

ALLOCATED SPACES

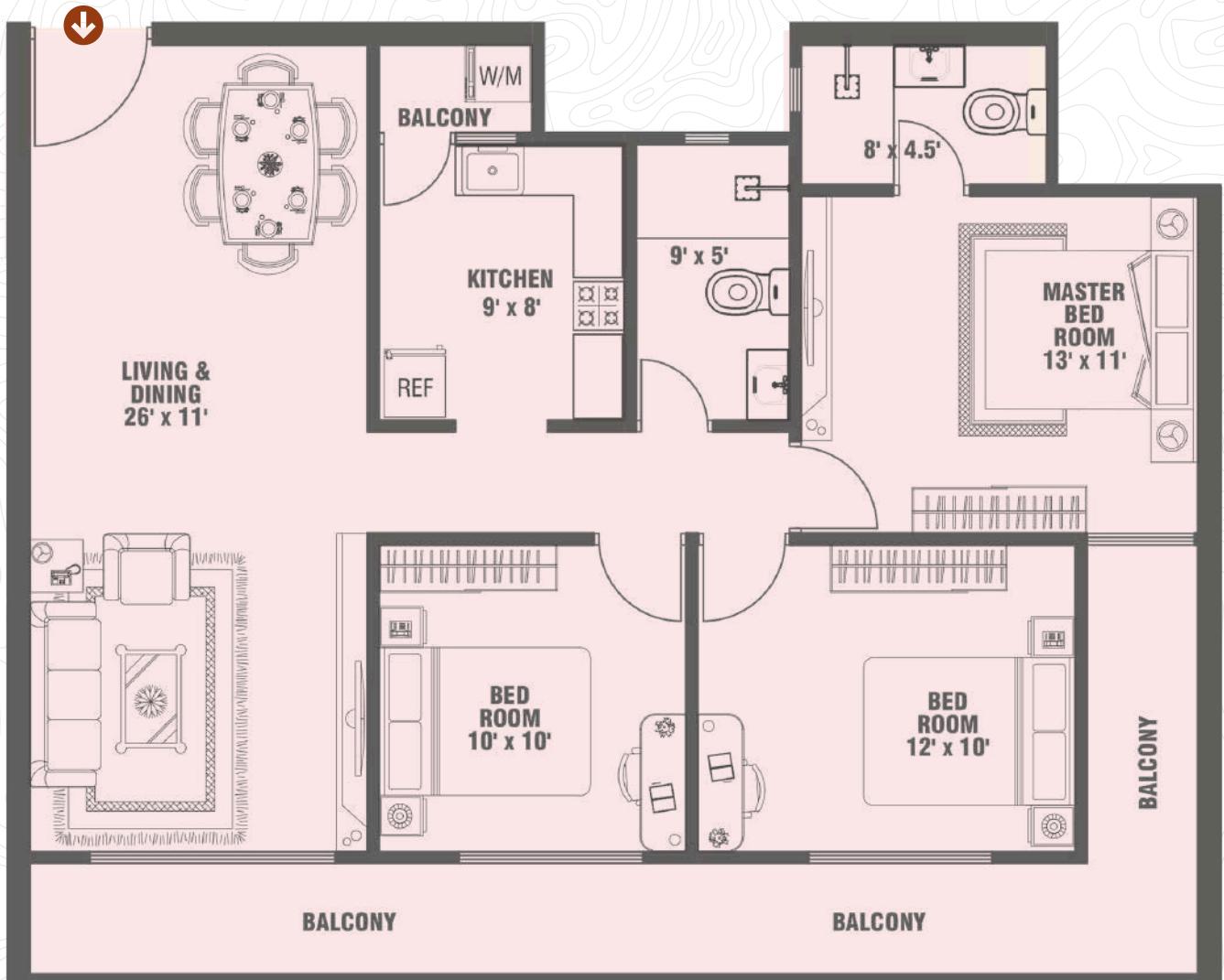
- Living & Dining
- Kitchen
- Master Bedroom With Bathroom
- 02 Secondary Bedroom
- Common Bathroom
- Balcony Area

 47TH LANE

Rear View


 47TH LANE

Front View

 47TH LANE




LIVING/DINING

- **Flooring:** Modern Polished Tiles
- **Walls:** Smooth Plaster Skim Coat With Paint
- **Ceiling/Soffit:** Smooth Plaster Skim Coat With Paint
- **Features:** Ceiling Fans And Light Fittings
- **Air Conditioning:** Provision for Air Conditioning Units
- **Utilities:** TV & Telephone Points

DOORS

- **Main Entrance:** Wooden Doors With Ironmongery
- **Bedrooms:** Wooden Doors With Ironmongery
- **Bathrooms:** Wood Composite Doors
- **Balcony/Window:** Aluminum Sliding Doors With Aluminum Frames

BEDROOMS

- **Flooring:** Modern Polished Tiles
- **Wall:** Smooth Plaster Skim Coat With Paint
- **Ceiling:** Smooth Plaster Skim Coat With Paint
- **Features:** Ceiling Fans And Light Fittings
- **Air Conditioning:** Provision for Air Conditioning Units
- **Utilities:** TV & Telephone Points In Master Bedroom

APARTMENT SPECIFICATIONS

PANTRY

- **Flooring:** Modern Polished Tiles
- **Wall:** Smooth Plaster Skim Coat With Paint
- **Ceiling:** Smooth Plaster Skim Coat With Paint
- **Fittings:** Modern Pantry Cupboards With Granite Top And Sink

BATHROOMS

- **Flooring:** Non-Slip Matte Finish Tiles
- **Wall:** Modern Polished Tiles
- **Ceiling:** Smooth Plaster Skim Coat With Paint Finish
- **Fittings & Fixtures:** Modern Fixtures And Accessories
- **Hot Water:** Electric Geyser In Master Bathroom And Provision In Common Bathroom

BALCONIES

- **Flooring:** Non-Slip Matte Finish Tiles
- **Wall:** Rough Surface Finish With Paint
- **Ceiling:** Smooth Plaster Skim Coat With Paint

COMMON FEATURES

- **Elevators:** 02 Passenger Elevators
- **Open Rooftop :** Terrace Featuring Relaxing Spaces And Usable For Social Gatherings
- **Swimming Pool:** Rooftop Swimming Pool And Separate Kinds Pool
- **Mail:** Letter Boxes For Each Apartment
- **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

GENERAL

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

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

PARKING

- **Levels:** Three levels of parking: Ground + 2 Floors
- **Slots:** One Common Parking Slot Per Apartment

SECURITY

- **Intercom:** Security With Intercom Connectivity To Each Apartment
- **CCTV:** CCTV Surveillance In Designated Common Areas

STAND-BY POWER

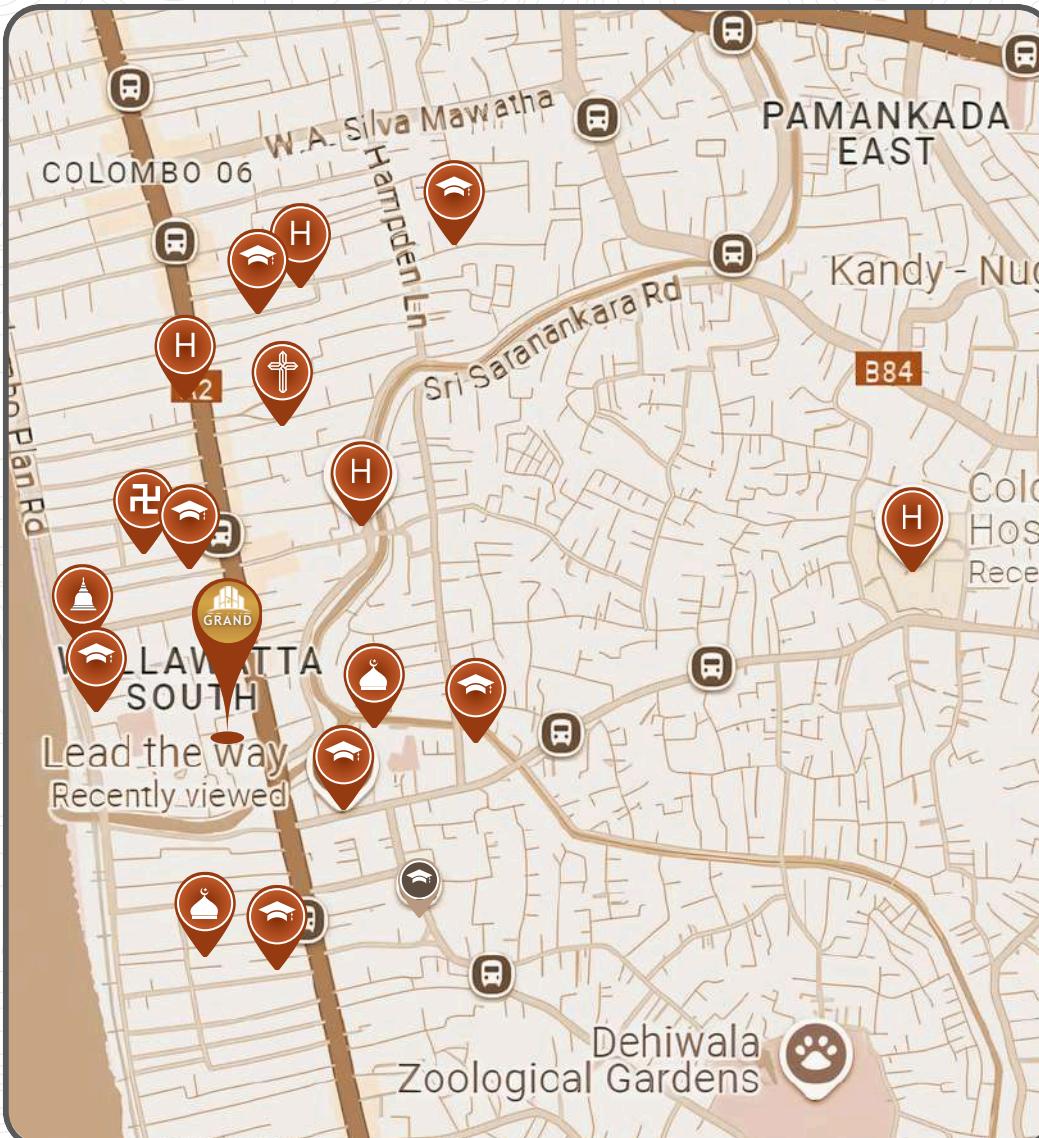
- **Backup:** Generator For Common Area Lighting, Elevators, Motor Pumps

COMMON SPECIFICATIONS



NEARBY AMENITIES

WITHIN 2 KM RADIUS



RELIGIOUS PLACES

- Dehiwala Muhiyadeen Grand Jummah Masjid
- Sri Aanjaneyar Temple
- Dharma Shanti Viharaya Temple
- Sri Ananda Dharmaraja Temple
- Masjidur Rahman Jumma Masjid
- St. Mary's Church, Dehiwala
- Kannagi amman kovil
- Aishwarya Lakshmi Amman Kovil
- The Grace Evangelical Church

EDUCATIONAL INSTITUTIONS

- BMS CAMPUS
- Informatics Institute of Technology
- Meelad Muslim Maha Vidyalaya
- Lead the way
- Saiva Mangaiyar Vidyalayam (Hindu Ladies' College)
- IDM Nations Campus International
- Alasaafeer International School

SHOPPING AND DAILY ESSENTIALS

- Union Bank
- Sampath Bank Wellawatta Super
- Nations Trust Bank
- Cargills Food City - Dehiwala
- Hyper City
- Arpico Super Store - Wellawatta
- Cargills Food City - Wellawatta

HEALTHCARE FACILITIES

- THE WELLAWATTE DENTAL LABORATORY
- Royal Hospital
- New Delmon Hospital
- Colombo South Teaching Hospital - Kalubowila



www.grandapartments.lk | info@grandapartments.lk

CONTACT

GRAND APARTMENTS

34 27th Lane, Colombo – 00300

HOTLINES **JAMEEL** - 077 772 7520
JUNAID - 077 361 0777

Note:

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