



# GRAND *Court*

# YOUR CITY. YOUR SPACE. YOUR GRAND LIFE.

Welcome to Grand Court – Colombo 14, where modern design meets unmatched connectivity. Brought to you by Grand Apartments Group, this thoughtfully crafted residential address places you at the center of everything—schools, hospitals, shopping, public transport, and highway entrances are all just moments away. Whether you're starting a new chapter or investing in your future, Grand Court offers a lifestyle that blends comfort, convenience, and city charm.

ADDRESS – 94, STACE ROAD COLOMBO-14

**BEDROOMS**

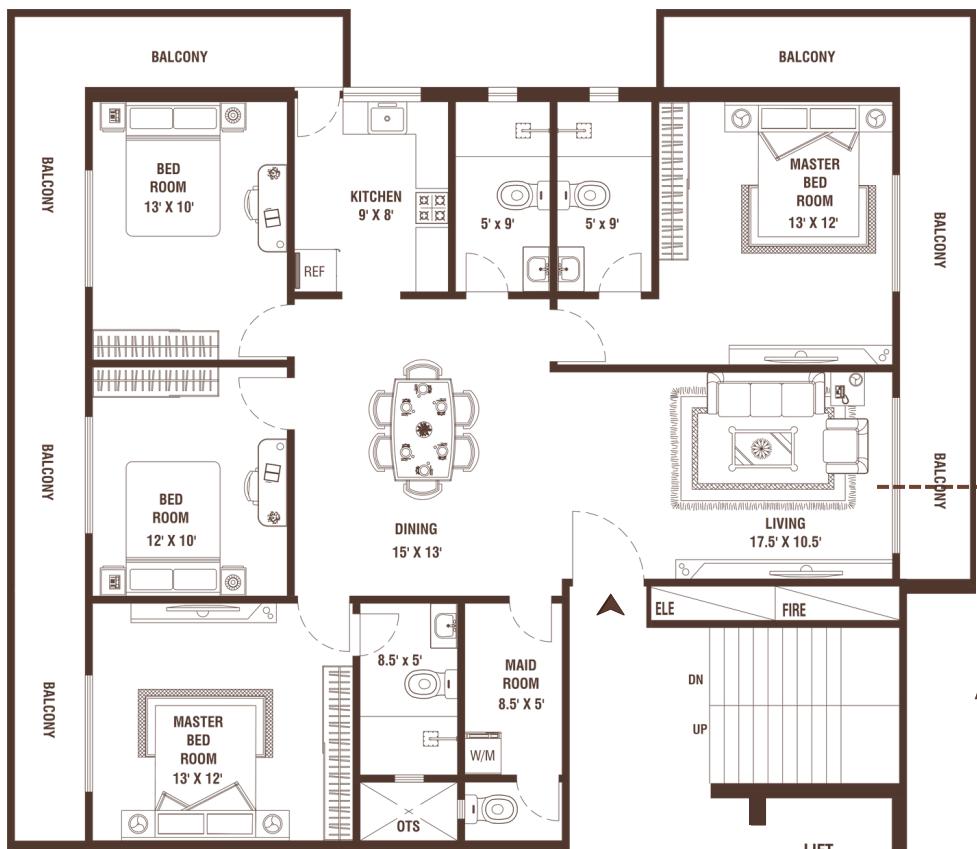
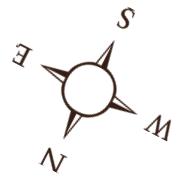
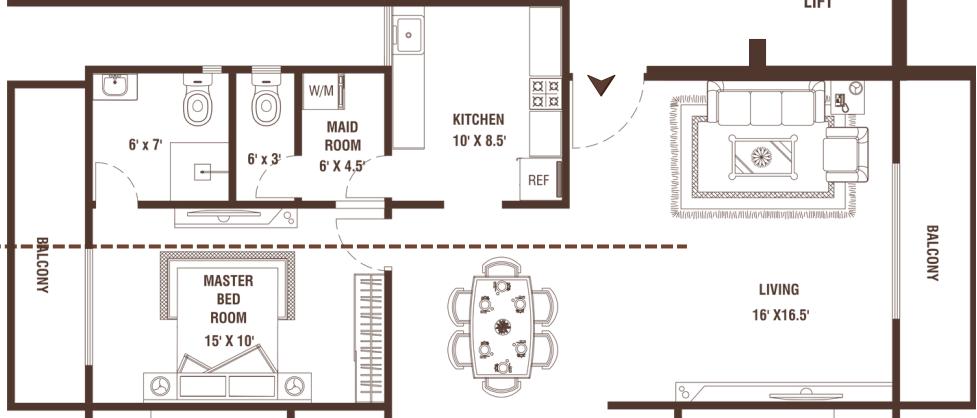
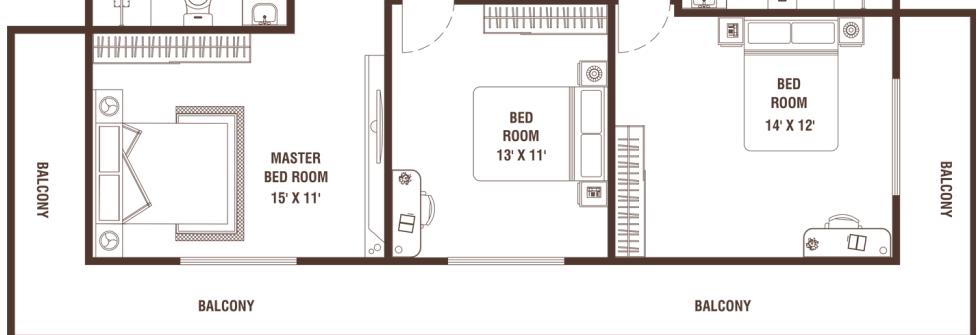
**4**

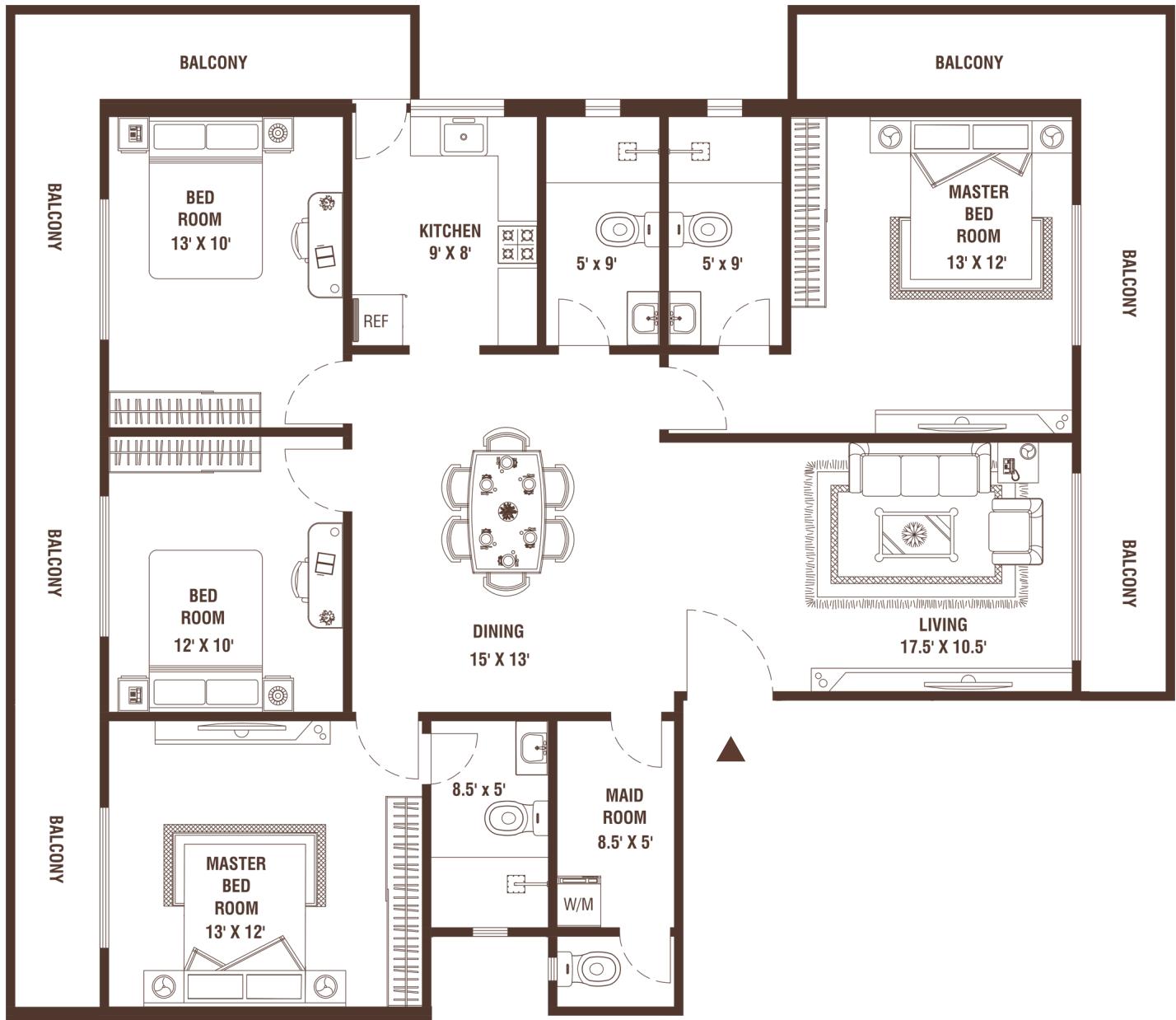
**UNITS**

**22**

**FLOORS**

**11**


**A** **1799 SQ.FT**  
**4 BEDROOMS**

**B** **1977 SQ.FT**  
**4 BEDROOMS**

 **Base Line Road**
**Front View**
**Grand Pass Road** 
**Stace Road**



### ALLOCATED SPACES

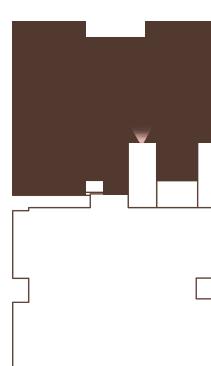
- Living & Dining
- Kitchen
- 02 Master Bedroom With Bathroom
- 02 Secondary Bedroom
- Common Bathroom
- Maid Room With Bathroom
- Balcony Area

**FOUR BEDROOM  
UNIT**

**TOTAL AREA  
SQ.FT**

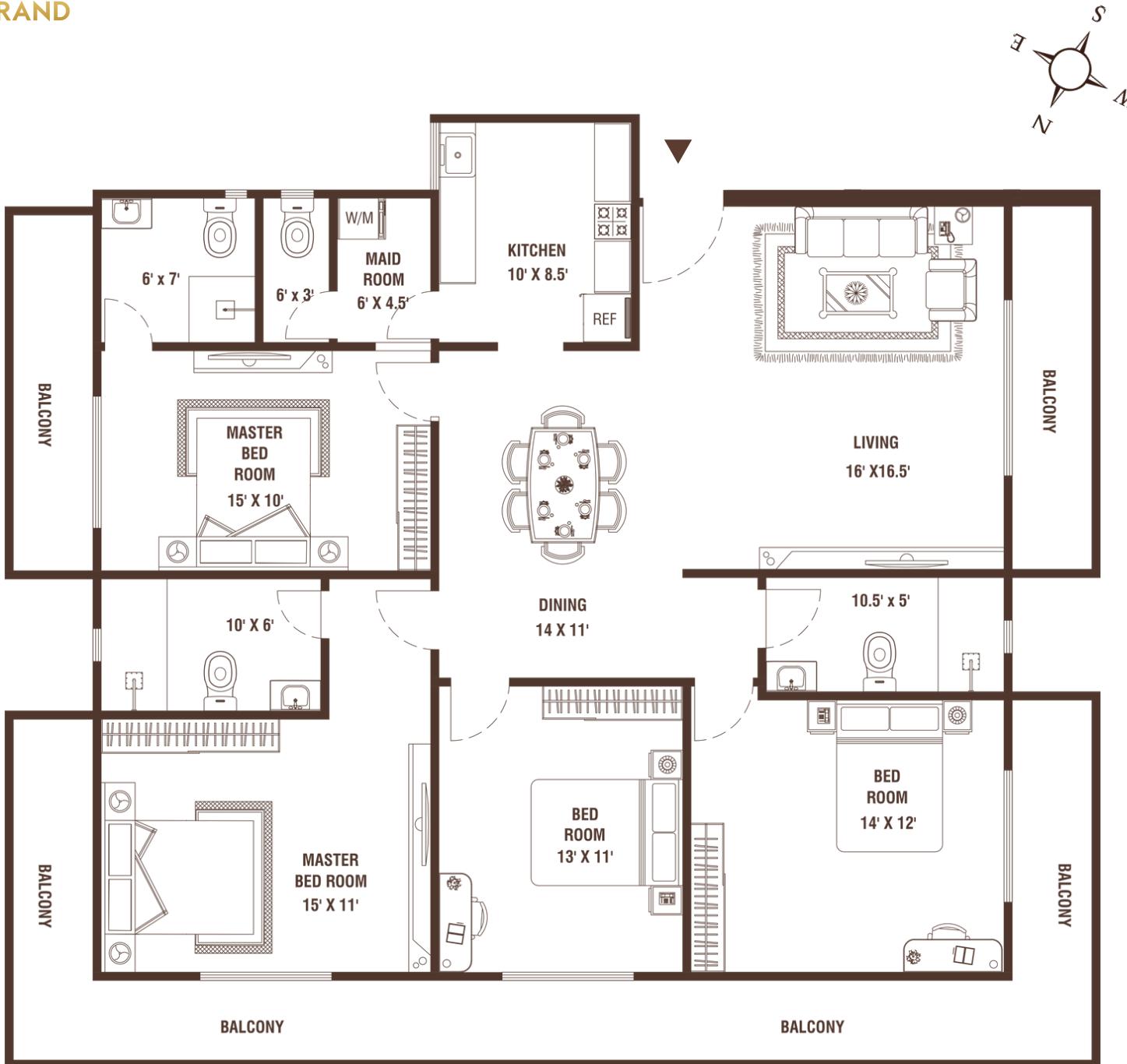
**1,799**

Cricket Stadium View



N  
Cricket Stadium View  
Sugathadasa View  
Front View  
City View

**A**



### ALLOCATED SPACES

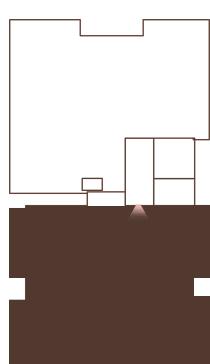
- Living & Dining
- Kitchen
- 02 Master Bedroom With Bathroom
- 02 Secondary Bedroom
- Common Bathroom
- Maid Room With Bathroom
- Balcony Area

**FOUR BEDROOM  
UNIT**

**TOTAL AREA  
SQ.FT**

**1,977**

Cricket Stadium View



**B**

# APARTMENT SPECIFICATIONS

## DOORS

- **Main Entrance:** Wooden Doors With Ironmongery
- **Bedrooms:** Wooden Doors With Ironmongery
- **Bathrooms:** WPC / Aluminum Doors
- **Balcony/Window:** Powder-Coated Aluminum Sliding Doors With Powder-Coated Aluminum 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

## KITCHEN

- **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 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

## BATHROOMS

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

## BALCONY

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

# COMMON SPECIFICATIONS

## STRUCTURE

- **Foundation:** Pile Foundation
- **External Walls:** Reinforced Concrete And Cement Block Wall
- **Internal Walls:** Reinforced Concrete And Cement Block Wall

## COMMON FEATURES

- **Elevators:** 01 Passenger Elevators
- **Open Rooftop:** Usable For Social Gatherings
- **Mail:** Letter Boxes For Each Apartment
- **Garbage Room:** Ventilated Garbage Room On Ground Floor
- **Safety:** Lightning Protection & Earthing System
- **Maintenance:** Building Maintenance Outsourced For A Fee

## SECURITY

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

## 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

## WATER SUPPLY

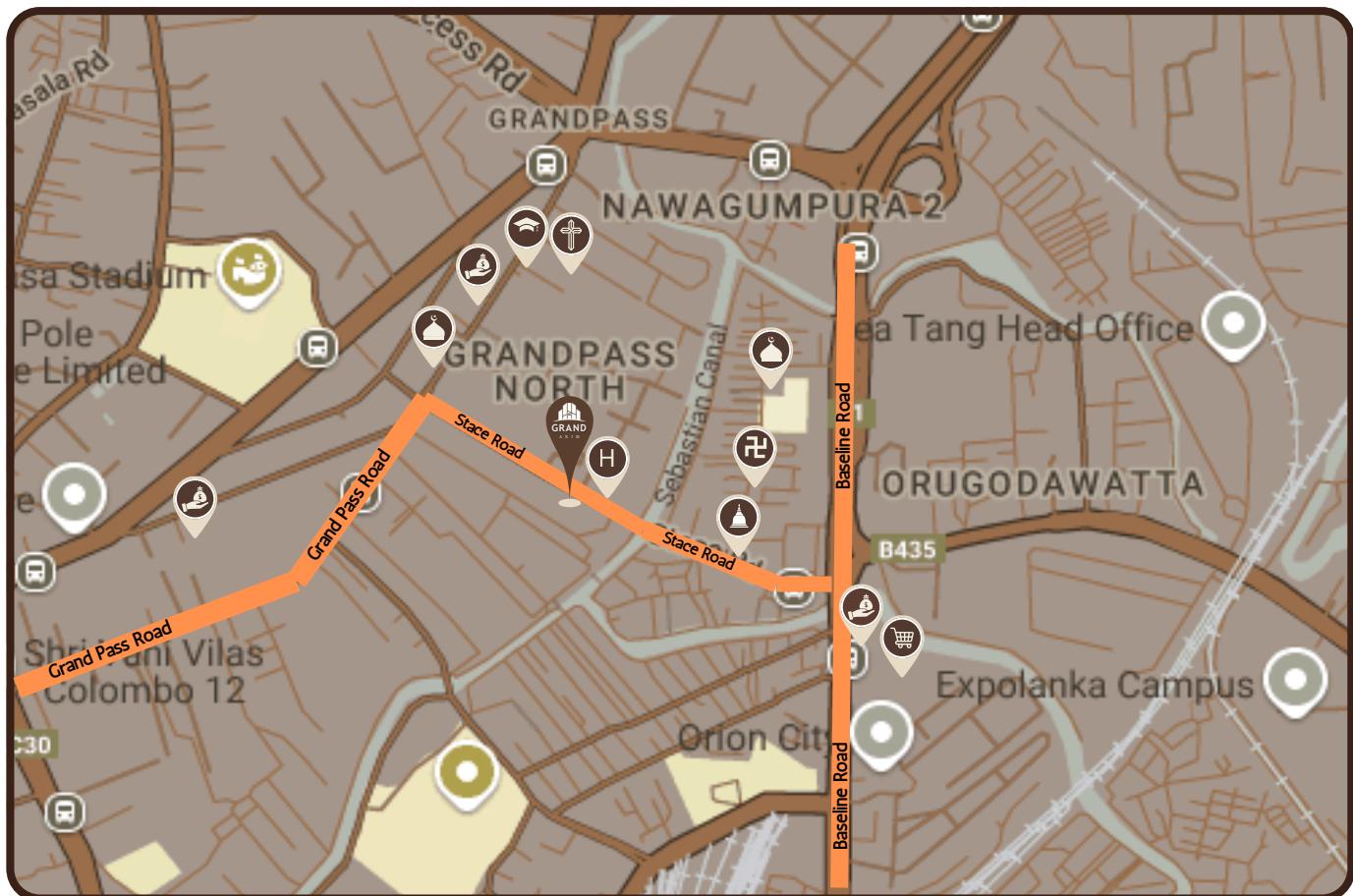
- **Source:** Supply From Mains With Individual Metering On Rooftop
- **Plumbing:** Standard Pipes, Pumps And Fittings
- **Storage:** Sump And Overhead Tanks

## STAND-BY POWER

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

## PARKING

- **Levels:** Ground Level Car Park
- **Slots:** One Common Parking Slot Per Apartment



### RELIGIOUS PLACES

- Muhiyaddeen Jumma Masjid
- Masjidul Umar Jummah Masjid
- Sri Muthu Mariamman Kovil
- Somaloka Temple
- St. Joseph's Church
- Cathedral of St. Lucia
- Sri Sudharmaramaya Temple

### SHOPPING AND DAILY ESSENTIALS

- Kosgashandiya Municipal Market
- Cargills Super Market
- Laugfs Super Market
- Pizza Hut
- Samantha Cinema
- Shri Vani Vilas
- Commercial Bank
- Sampath Bank
- Peoples Bank

### EDUCATIONAL INSTITUTIONS

- St. Joseph's Balika Maha Vidyalaya
- St. Lucia's College, Colombo
- Good Shepherd Convent
- St. Benedict's Primary School
- Shathra Education Institute
- Success Path Academy

### HEALTHCARE FACILITIES

- Appolo hospital
- Royal CO-OP Hospital
- Divisional Government Hospital



GRAND APARTMENTS IS TRANSFORMING URBAN LIVING  
WITH AN EMPHASIS ON QUALITY DESIGN, RELIABLE  
DELIVERY, AND AFFORDABLE PRICING. WITH  
NUMEROUS PROJECTS THROUGHOUT SRI LANKA AND  
OVER 400 COMPLETED HOMES, WE ARE PROUD TO BE  
RECOGNIZED AS A TRUSTED NAME IN RESIDENTIAL  
DEVELOPMENT. OUR GROWTH IS FUELED BY OUR  
DEDICATION TO EXPERIENCE, TRANSPARENCY, AND A  
STEADFAST COMMITMENT TO EXCELLENCE.

## CONTACT

**GRAND APARTMENTS**  
34 27th Lane, Colombo – 00300

### HOTLINES

JAMEEL - 077 772 7520  
JUNAID - 077 361 0777

[www.grandapartments.lk](http://www.grandapartments.lk) | [info@grandapartments.lk](mailto:info@grandapartments.lk)

**Note:**

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