



EDGE

BY GRAND APARTMENTS GROUP



# City

## Convenience Residential Calm

Set just 100 meters from Galle Road, this address on 47<sup>th</sup> 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, 47<sup>TH</sup> LANE, WELLAWATTE COLOMBO-06.



Luxury Begins With  
Location  
At the heart of  
Everything  
That Matters

COLOMBO

06



Rear View

47<sup>TH</sup> LANE

**C** 1,570 sq.FT  
3 BEDROOMS

**E** 1,165 sq.FT  
3 BEDROOMS

**B** 1,532 sq.FT  
3 BEDROOMS



47<sup>TH</sup> LANE

**D** 1,167 sq.FT  
3 BEDROOMS

**A** 1,522 sq.FT  
3 BEDROOMS

100M Galle Road

47<sup>TH</sup> LANE

Front View

Sea View

# A Home That Gives You More



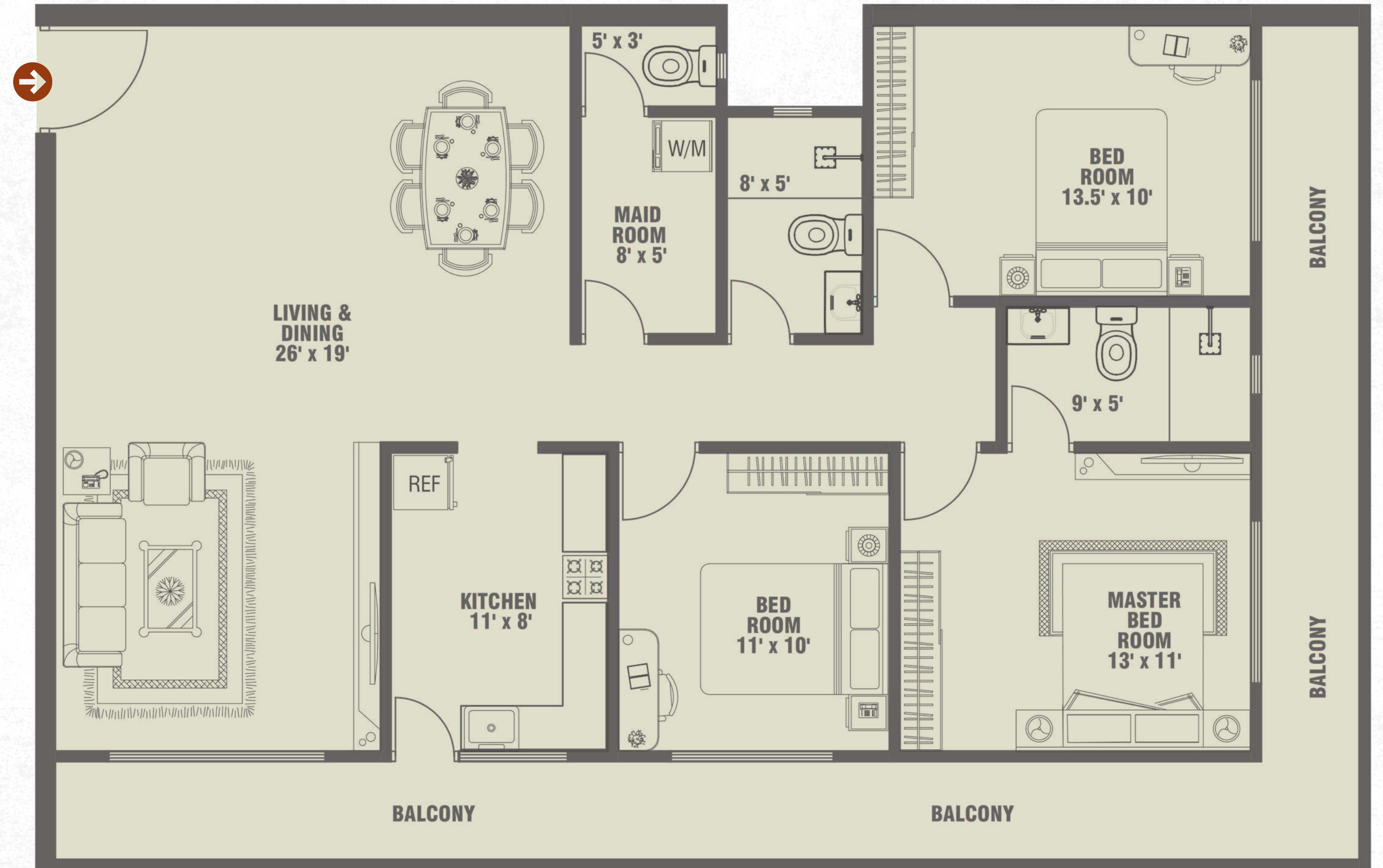
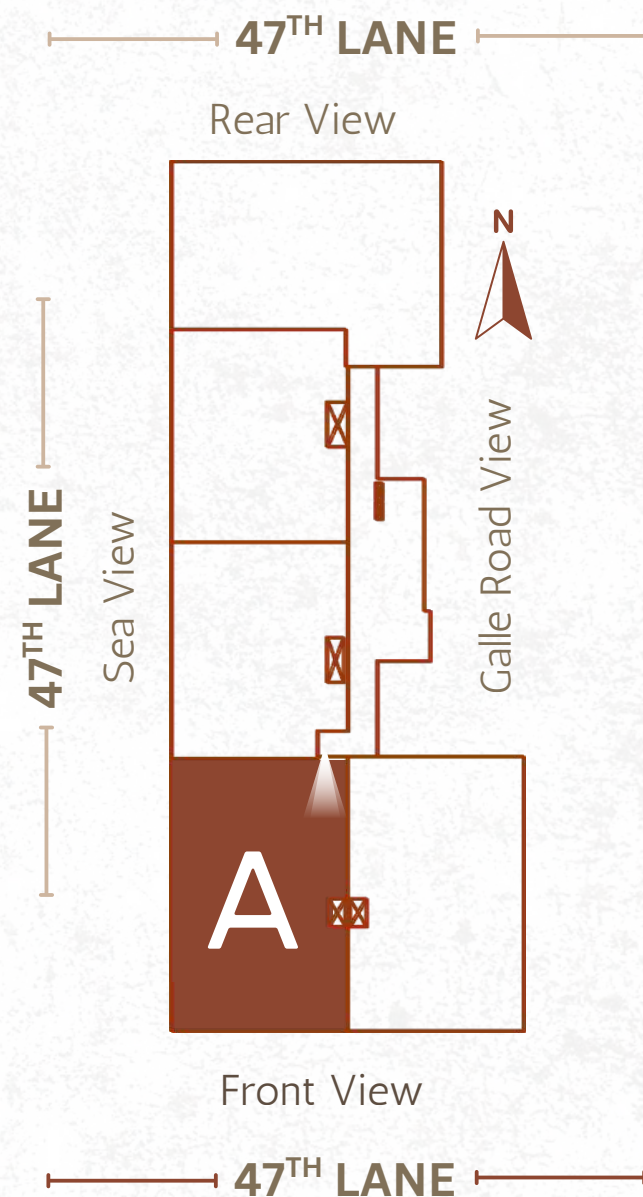
A

## 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



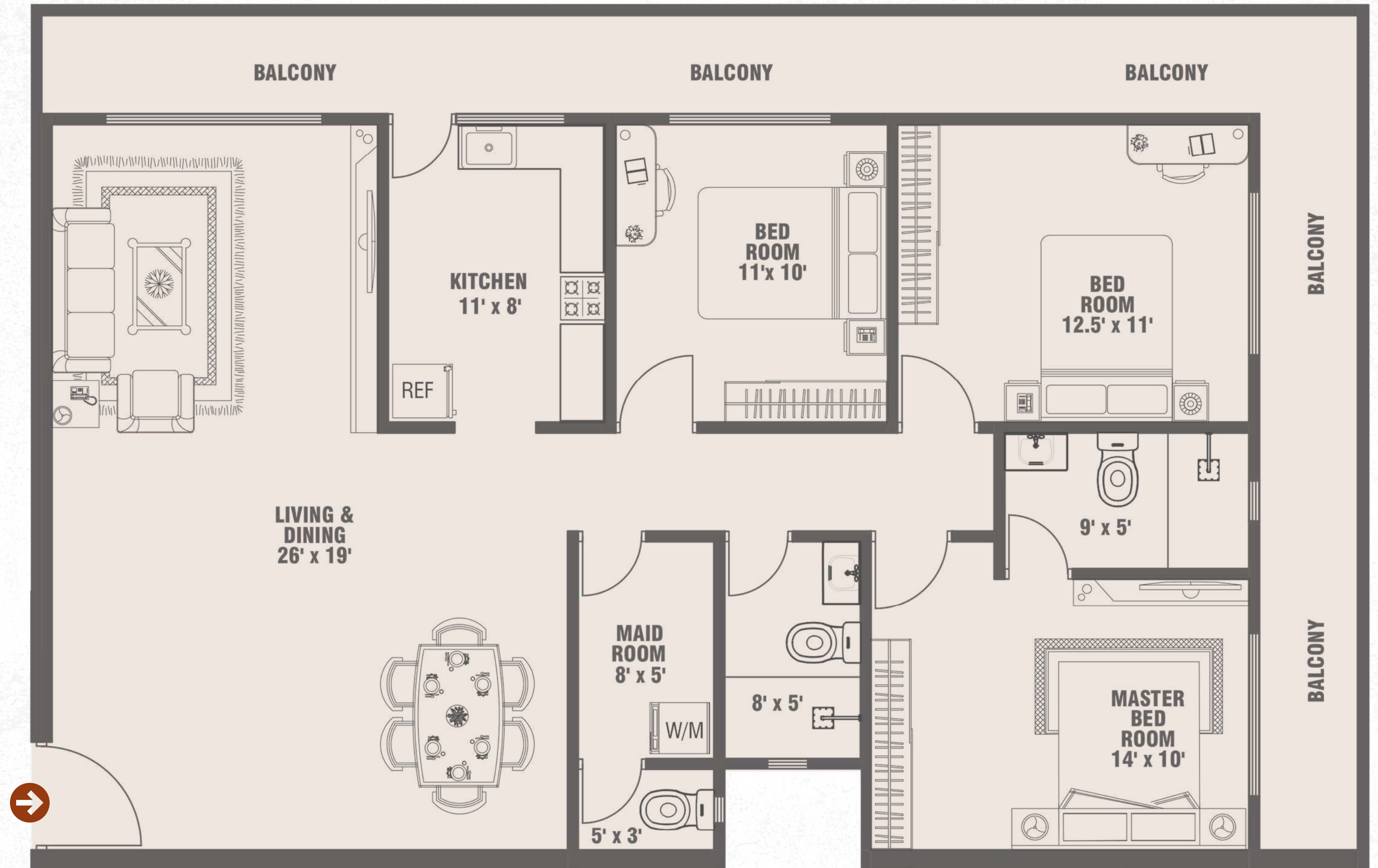
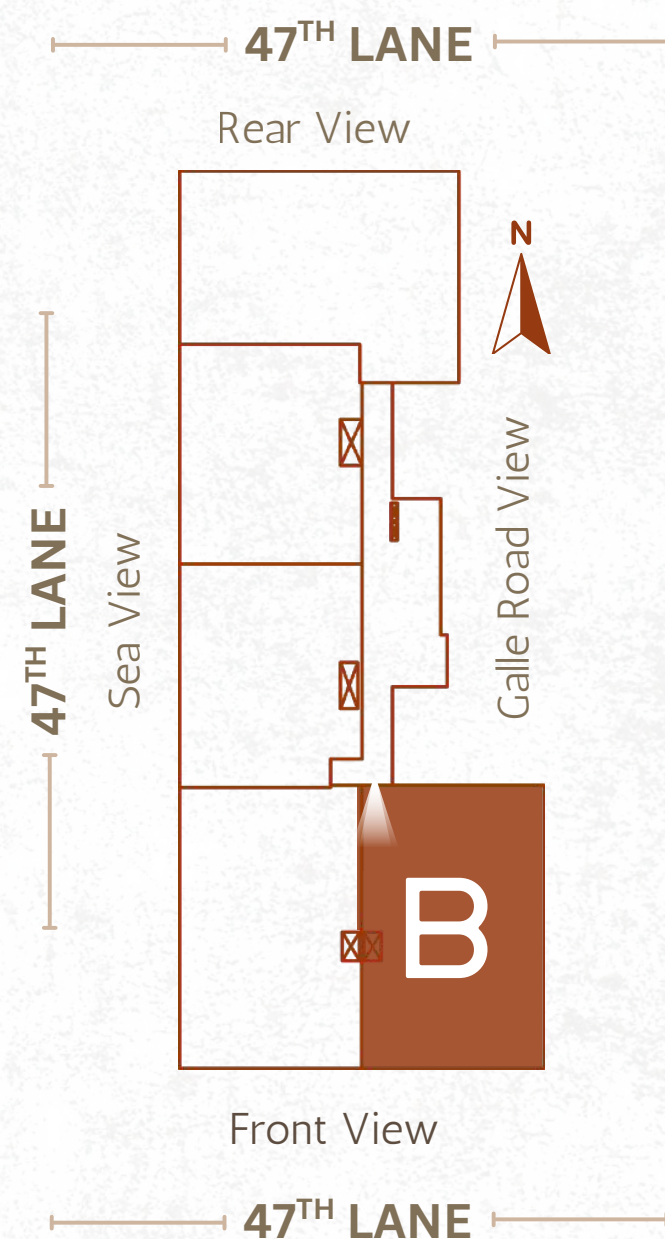
**B**

## 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



# Luxury Lives In The Details.



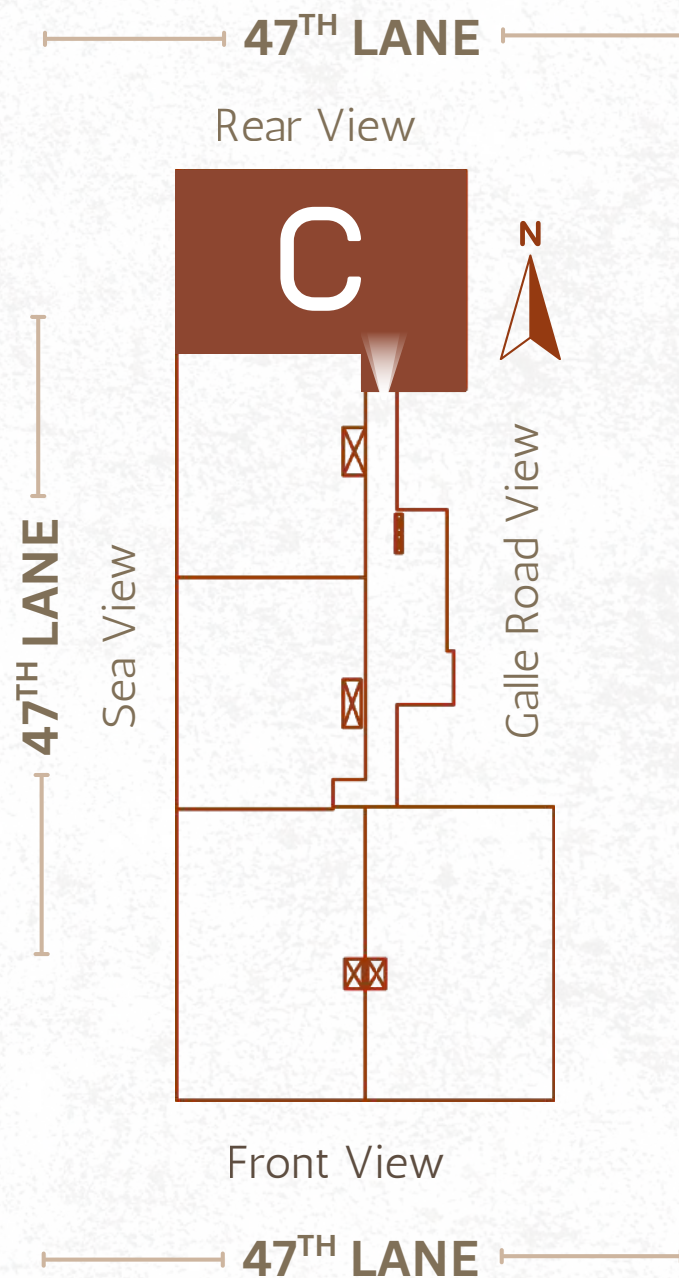
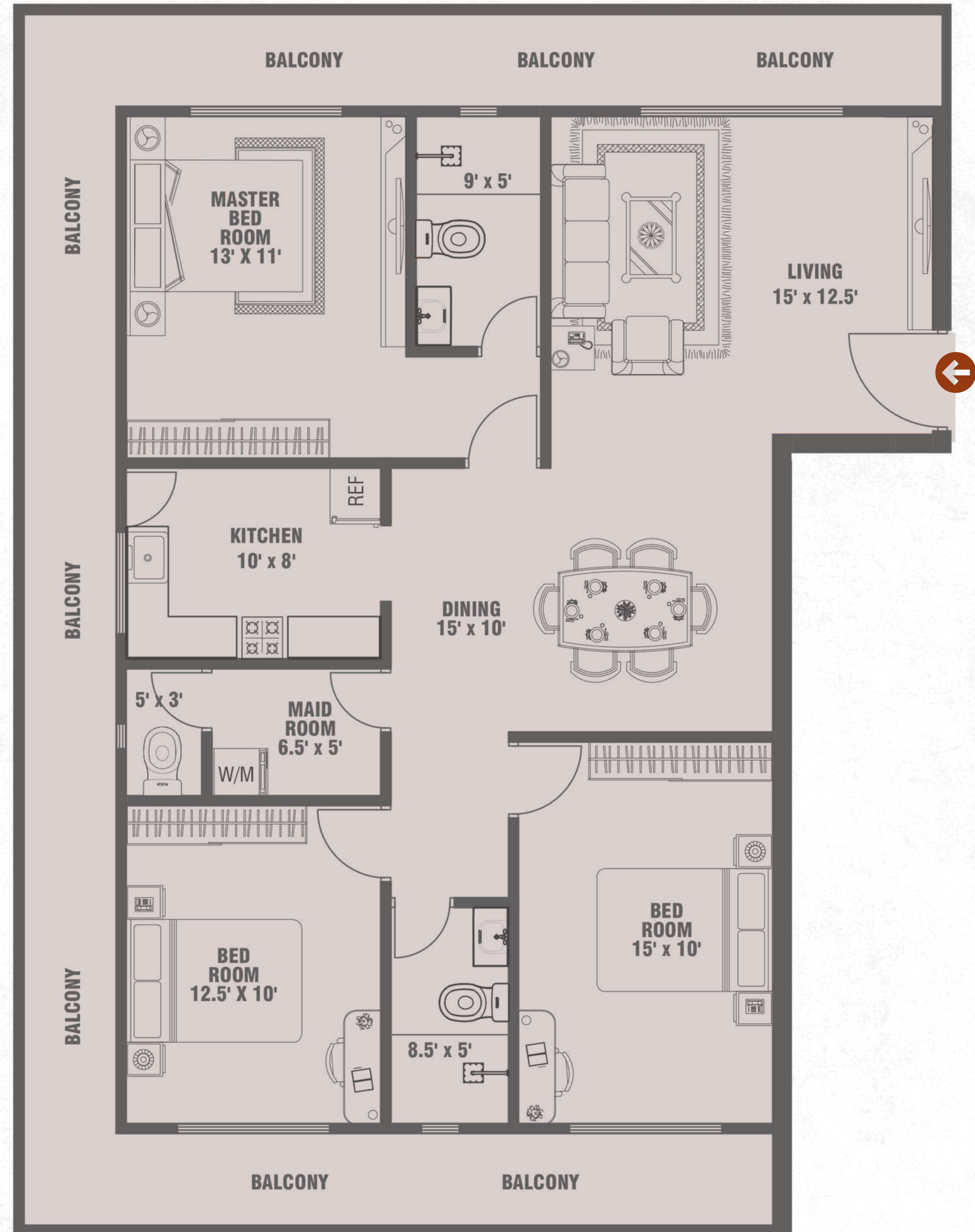


## THREE BEDROOM UNIT

TOTAL AREA  
SQ.FT 1,570

### ALLOCATED SPACES

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



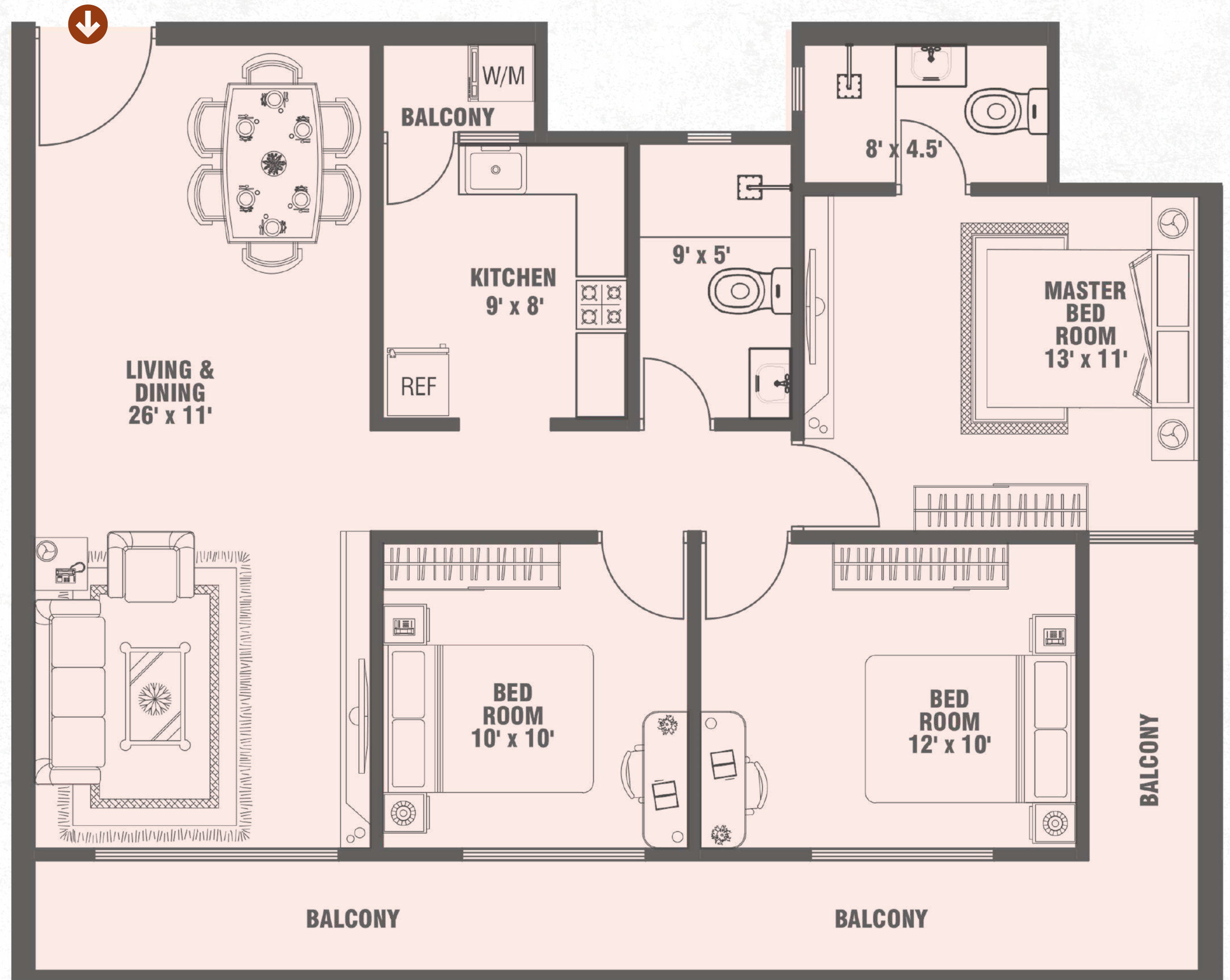
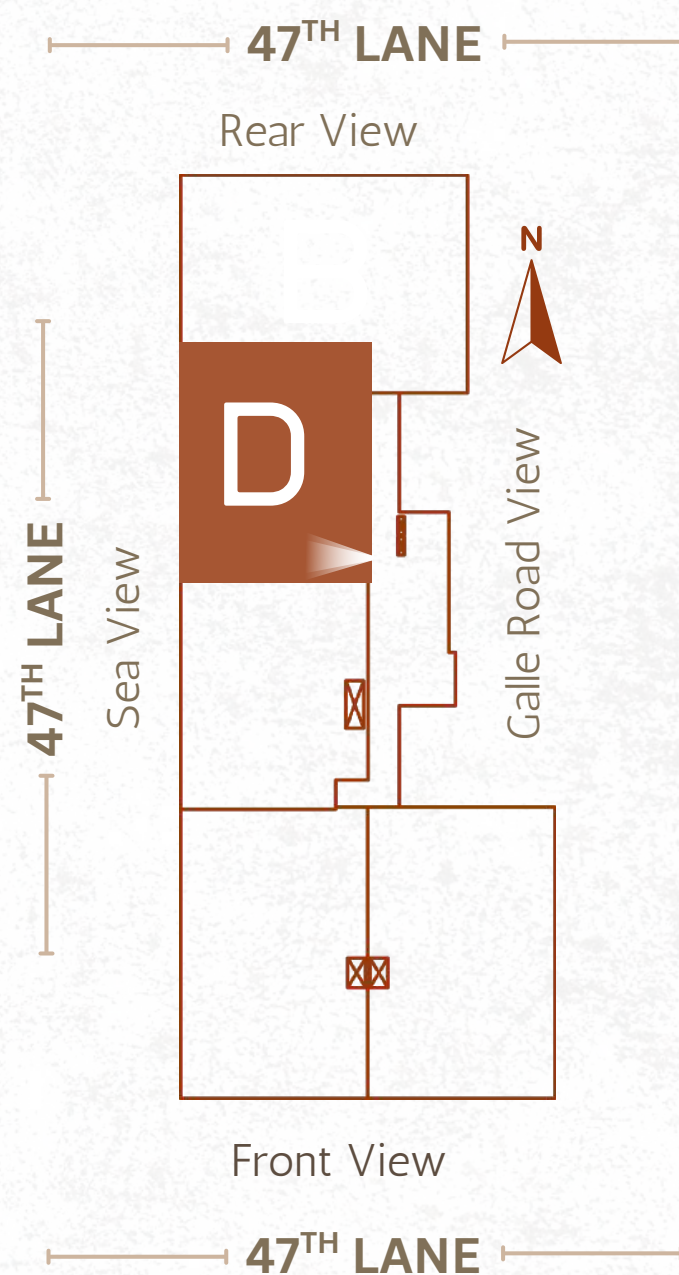
**D**

## 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



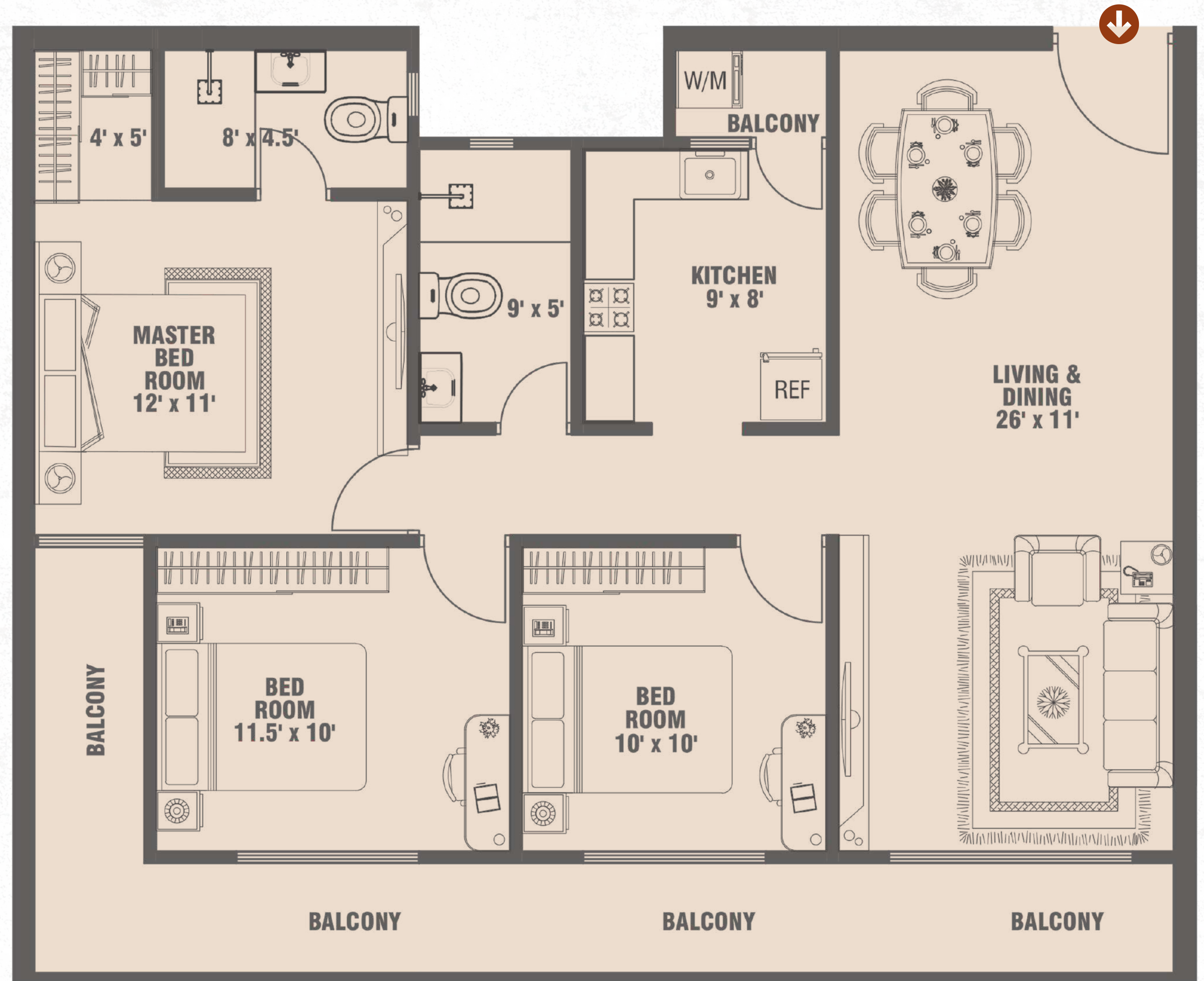
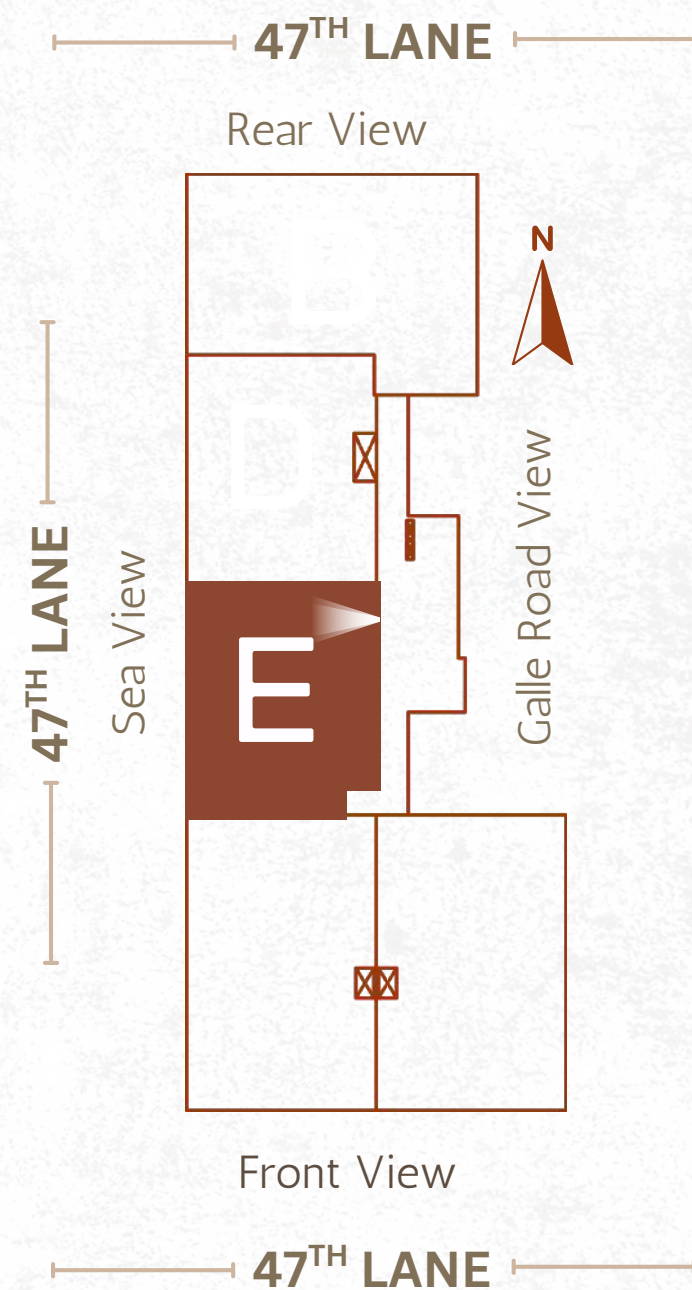
**E**

## 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





Where the  
Skyline  
Meets the  
Sea

# APARTMENT SPECIFICATIONS



## 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

## 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

# APARTMENT SPECIFICATIONS



## COMMON FEATURES

- **Elevators:** 02 Passenger Elevators
- **Open Rooftop :** Terrace Featuring Relaxing Spaces And Usable For Social Gatherings
- **Swimming Pool:** Rooftop Swimming Pool And Separate Kids 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:** four levels of parking: Ground + 3 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

# NEARBY LOCATIONS

WITHIN 2KM RADIUS



New Delmon Hospital



Cargills Food City - Wellawatta



Union Bank



Wellawatte Jumma Mosque



Sri Aanjaneyar Temple



Wellaweta Gas Station



## RELIGIOUS PLACES

- Dehiwala Muhiyadeen Grand Jumma Masjid
- Sri Aanjaneyar Temple
- Dharma Shanthi 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

- Royal Hospital
- New Delmon Hospital
- Colombo South Teaching Hospital - Kalubowila

## CURRENT DEVELOPMENTS



72 Units | Colombo-03



65 Units | Colombo-03



161 Units | Colombo-06



60 Units | Colombo-13



22 Units | Colombo-14



30 Units | Dehiwala

## COMPLETED DEVELOPMENTS



27 Units | Colombo-04



86 Units | Colombo-06



20 Units | Colombo-06



44 Units | Colombo-04



40 Units | Colombo-13



47Units | Colombo-15



60 Units | Dehiwala



40 Units | Dehiwala



47 Units | Dehiwala



Grand Apartments is redefining urban living through exceptional design, reliable project delivery, and value-driven pricing. With multiple developments across Sri Lanka and over 400 completed homes, we have earned a reputation as a trusted leader in residential real estate. Our growth is driven by experience, transparency, and an unwavering commitment to enhancing the quality of city living.

## CONTACT

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

## HOTLINES

**077 620 2088 | 077 772 7520 | 077 361 0777**

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

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