

BUILDING DESCRIPTION

FOUNDATION & SUPERSTRUCTURE

FOUNDATION: Reinforced concrete bored pile foundation, designed to transfer structural loads to stable deep strata, ensuring structural integrity.

SUPERSTRUCTURE: The building's superstructure is constructed with a reinforced concrete tubular frame, featuring slabs and beams, ensuring durability, seismic resistance, and overall structural stability.

EXTERNAL WALLS: The external walls are entirely reinforced concrete, designed to withstand the environmental challenges of Colombo's coastal climate/structural integrity.

The walls are finished with a premium-quality, textured five-coat exterior paint system, ensuring excellent protection against weather conditions, UV degradation, and salt corrosion. The finish is highly durable and provides long-lasting protection against the elements.

INTERNAL WALLS

MINOR PARTITION WALLS: Made from premium Lightweight cement blocks, providing sound insulation and fire resistance and or drywall partitions.

FINISHES: All internal walls are smooth skim-coated with high-quality emulsion paint, ensuring a clean and aesthetically pleasing finish throughout the building.

CEILING

LIVING & BEDROOM AREAS: Smooth, skim-coated soffits with and suspended ceiling with emulsion paint in all living areas. Suspended ceiling in entrance foyer, pantry, toilets, utility room and service areas.

SERVICE AREA: Suspended ceiling in service areas (Utility room) provide concealed access for mechanical, electrical, and plumbing (MEP) services, maintaining a sleek and organized appearance

FLOORING: Sustainably sourced engineered timber flooring, scratch-resistant, moisture-sealed, and treated for long-lasting beauty and durability.

Option: Granite or Marble (incremental cost difference payable).

SERVICE AREA & BALCONIES: Semi-polished porcelain tiles were chosen for their durability and suitability for high-traffic zones. The tiles are non-slip and resistant to wear, ensuring long-term functionality in areas exposed to moisture.

TOILETS: Full-height designer porcelain tiles on the walls, with anti-slip flooring, waterproofing measures are incorporated into both the walls and floors of toilets to prevent water damage, ensuring long-term durability and hygiene.

DOORS

INTERNAL DOORS: All internal doors are semi-solid veneer engineered timber doors of 8 ft (2400mm) height, enhancing sound insulation and aesthetic appeal.

WINDOWS

FRAMES: All window and external sliding doors are fitted with UV-stabilized uPVC frames. These frames are specifically designed to withstand Colombo's climate, ensuring superior performance and minimal maintenance.

GLASS: Double-glazed tempered glass with a 12mm air gap for improved thermal insulation, noise reduction, and energy efficiency.

KITCHEN: Fully fitted, state-of-the-art imported modular kitchen cabinets with hob and hood. Designed to withstand the rigors of daily kitchen use while maintaining an elegant aesthetic.

Provision for inbuilt Oven, Microwave, Washing Machine, refrigerator, Dishwasher, ensuring convenience and flexibility for modern living.

LIGHTING: Energy-Efficient LED light fittings: throughout the apartment, energy-saving LED light fitting are installed, contributing to reduce energy consumption while ensuring high-quality illumination in all rooms.

BATHROOM ACCESSORIES

SANITARY FIXTURES: High- quality ceramic sanitary fixtures with accessories, including a close-coupled water closet with dual flush for water conservation, mixer taps with hot water, and hand bidet showers.

VANITY: Integrated wash basins with built-in cabinetry for practical storage and a sleek, minimalist design.

SHOWER: Tempered glass shower cubicles, providing durability and a clean modern look.

ACCESSORIES: Towel rails, toilet paper holders, robe hooks and mirror provided for added convenience and comfort.

AIR CONDITIONING & VENTILATION

COOLING: all living areas, including bedrooms are equipped with split air conditioners, providing efficient cooling throughout the apartment.

VENTILATION: Some toilets are naturally ventilated. Kitchen and bathrooms are equipped with high-performance extractor fans to maintain air circulation and prevent humidity buildup.

FIRE PROTECTION AND DETECTION SYSTEM

SPRINKLER AND HOSE REELS: The entire building is covered by an automated fire sprinkler system, ensuring fast response in case of fire.

FIREFIGHTING EQUIPMENT: Wet riser system with firefighting hose reels and extinguishers are strategically located on each floor for easy access in emergencies.

DETECTION SYSTEM: The building id equipped with fire and gas detection systems throughout, ensuring early warning and a proactive response to fire or gas-related hazards.

ELEVATORS

HIGH-SPEED ELEVATOR: Three high-speed elevators, one of which is a stretcher elevator, are installed to ensure smooth access to all floors. This elevator is specifically designed to accommodate medical emergencies.

One elevator connects the ground floor to the first floor, and two residential elevators are installed to provide access to the interior of the triplex penthouses.

ELECTRICITY SUPPLY

POWER SUPPLY: Connected to the national grid, with a prime-rated backup generator system to ensure uninterrupted electricity supply for the whole building.

WATER SUPPLY: Centralized pressurized water supply, with dual storage (underground and rooftop tanks) to ensure consistent water pressure and availability. Hot water provision is included in kitchens and bathrooms.

TELECOMMUNICATION & INTERNET

CONNECTIVITY: Fiber-optic cable is laid all the way to each apartment, ensuring high-speed internet and reliable telephone connectivity, cable TV system.

TELECOMMUNICATION AND INTERCOME: The telephone points are available in the living area and master bedroom, with an intercom system connected to concierge services for added convenience.

LP GAS

GAS SUPPLY: Piped LP gas is supplied directly to the kitchen with an integrated gas leak detection system and shut-off valves to ensure safe usage and protection for residents.

CAR PARKING: One carport per apartment with provision to accommodate two cars with the aid of a mechanical car parking system and provision for electric charging bay.

VISITOR CARPORTS: The Visitor parking bays are available within the premises for the convenience of residents and guests.

SEWAGE AND WASTE DISPOSAL

SEWAGE TREATMENT: The building is equipped with an on-site sewage treatment plant, with treated water reused for non-potable applications such as irrigations.

RAINWATER HARVESTING: A rainwater harvesting system is incorporated to reduce environmental impact and support sustainable water management.

SECURITY SYSTEM

24/7 SECURITY: The building is equipped with a comprehensive security system including CCTV surveillance in all common areas, automated barrier gates at the entrance and exit, and access control system for all public areas, ensuring the safety and security of residents and visitors.

COMMON FACILITIES: Rooftop Swimming Pool, Kids Pool, full equipped Gymnasium, Clubhouse, Poolside Lounge and BBQ Terrace. These facilities provide residents with ample recreational options within the property

UTILITY ROOM: Equipped with porcelain-tiled floors for durability and easy maintenance.

MAID'S BATHROOM

FACILITY: Included a shower & bib tap, water closet, hand bidet shower and towel rail.