

Apartment Specification

Foundation and Super Structure

The Foundation is cast in-situ reinforced concrete pile foundation up to the rock. Super structure consists of reinforced concrete columns, beams and slabs. Walla in cement hollow blocks confirming to SLS Standards.

Resistance earth quake to moderate level.

Ceiling Finishes

Living, dining ,bedrooms and balconies will have a concrete soffti with emulsion paint. Pantry, bathrooms, drying yard, maid's/ stores areas are provided with emulsion paint finish exposed grid cement board ceiling.

Internal Wall Finish

All Internal walls are finished with smooth plaster and painted with emulsion paint.

External Wall Finish

All external walls are finished with semi rough plaster and five coats of weather protective paint (seal flex or similar)

Floor Finish

Living, dining, bedrooms and pantry floor areas are finished with homogeneous polished ceramic floor tiles. Balconies, maid's/ store and yard areas are finished with homogenous ceramic tiles. All the bathroom floors are finished with non slip glazed ceramic tiles. Optional floor finishes (granite/parquet/carpet) could be accommodated at extra cost and approval of same by the client subject to extra time for delivery.

Bathroom Wall Finish

Bathroom walls are finished with glazed ceramic wall tiles up to the ceiling height with matching border tiles.

Doors

All doors in solid timber with polished / paint finish.

Windows

All the windows and sliding windows will be powder coated aluminum /glazed windows.

Master Bedroom/ Bathroom

The following fittings are included

- Bath tub with shower mixture tab or shower cubicle with shower mixture tab as per client's preference. Curtain rail to be provided if client prefers for bath tub.
- Spa bath tub could be provided at additional costs as per the space available.
- Water Closet
- Hand Bidet shower
- Vanity counter with granite top, wash basin with mixture tab and fitted cupboard.
- Mirror and mirror light
- Shaver socket
- Hot water via Geysers

The following accessories are provided.

- Towel rail
- Towel rack
- Soap Holder
- Toilet paper holder
- Tooth brush holder
- Toilet brush Holder

Common Bathroom

The following fittings are included

- Shower cubicle with shower mixture tap
- water closet
- Hand Bidet shower
- Vanity counter, wash basin with mixture tab and fitted cupboard
- Mirror and mirror light
- shaver socket
- Hot water via geysers

The following accessories are provided.

- Towel rail
- Soap Holder
- Toilet paper holder
- Tooth brush holder
- Toilet brush Holder

Maid's Bathroom

Fitted with water closet, bidet shower, wash basin, basin tap, shower, soap holder, towel rail and tooth brush holder.

Pantry

Fitted with pantry cupboard and single drain 1 & 1/2 bowl stainless steel sink and waste disposal is fixed to the sink. Hot water is supplied to the sink via geyser.

The following appliances are provided

- cooker hob,
- Electric/ gas built in oven
- Cooker hood

LP Gas is supplied via central system.

Space and socket out let for integrated dish washer and built in microwave oven is provided in the pantry cupboard. Dish washer and microwave oven are provided.

Air Conditioning

Split type AC will be provided for living , dining and bedrooms.

Telecommunication

02 lines of Sri Lanka Telecom connection are provided. Telephone socket outlets are provided. Telephone socket outlets are provided for living, bedrooms and pantry.

Common Facilities

Electricity Supply

- Provided by Ceylon Electricity Board
- 3 phase /30A/230V/50Hz
- Standby generator to cater total power requirement
- metered individually

Water Supply

- From Municipal main line
- Ground water sump and overhead water tank
- metered individually.

Sewerage and Waste Water Disposal

- Connected to municipal main line.

Garbage Disposal

- Through dumb waiter to disposal point
- A garbage collection room is located in every floor level

Fire Protection & Detection System

- Design to Municipal Fire Department Requirements.
- Fire hydrant with fire sump and wet riser system
- Pull down manual alarm system
- Fireman's Lift
- Gas detectors for pantry
- Smoke detectors for common areas

Vertical Transport System

- 01 Fireman's Lift, 1350kg, 18 passengers
- 01 Fireman's Lift, 1000kg, 15 passengers
- Two car group controlled arrangements
- Standard features for lift
- Fire exit staircase

LP Gas Supply System

- Central Gas supply
- Metered Individually

Ventilation

- Pantry, Master bedroom bathroom, maids/store area and yard areas are mechanically ventilated.
- Ceiling fans provided for living & dining, pantry, bedrooms and maid's/ store areas.
- All other areas including common areas are naturally ventilated.

Master Antenna Television system (MATV)

- Local TV Channels + Cable TV
- 01 Outlet for living, bedrooms and pantry each

Security Systems

- Intercom facility from apartment to central security control room
- Closed circuit Television System for main door and service entrance
- The common access points for 24 hours

Parking

One allotted parking

Reception

Lobby area to receive and entertain visitors

Roof Top

Functional areas with other facilities

Sports and other common facilities

- Swimming Pool- 25m Length, 5 lane pool
- Gymnasium
- Badminton Court
- Day Care Centre
- Mini Market
- Laundry Collection centre.