



Capital **TRUST**
Residencies

| Fortress

CONTENTS

AN URBAN HEAVEN	02 - 03
CAPITAL TRUST RESIDENCIES - FORTRESS	04 - 05
LOCATION	08 - 09
CONTEMPORARY STYLE	10 - 11
ULTIMATE HOME COMFORTS	12 - 13
LUXURY ASSURED	14 - 15
APARTMENT TYPES	16 - 25
SPECIFICATIONS	26 - 29
DEVELOPER	30 - 31
TEAM	31

AN URBAN HEAVEN

As twenty first century lifestyles make their mark on city life, apartment living is increasingly becoming popular among urban Sri Lankans. The real estate and property investment market continues to attract buyers for its long term potential, since the returns are high.

Immovable property creates wealth for future generations, especially in the current climate where most capital markets worldwide are under-performing and interest rates in the world are low.

Home owners today want not just luxury and convenience, but privacy, security and a centralised location all packaged into a safe investment. So, if you are looking for a secure investment that will serve you well today and reap rewards in the future, FORTRESS may be just what you were waiting for.





FORTRESS located at 846, Kotte Road, Ethul Kotte, is the latest offering in a line of high-end apartment complexes in key locations, developed by Capital TRUST Residences. A home to call your own at this address is the investment of a lifetime.

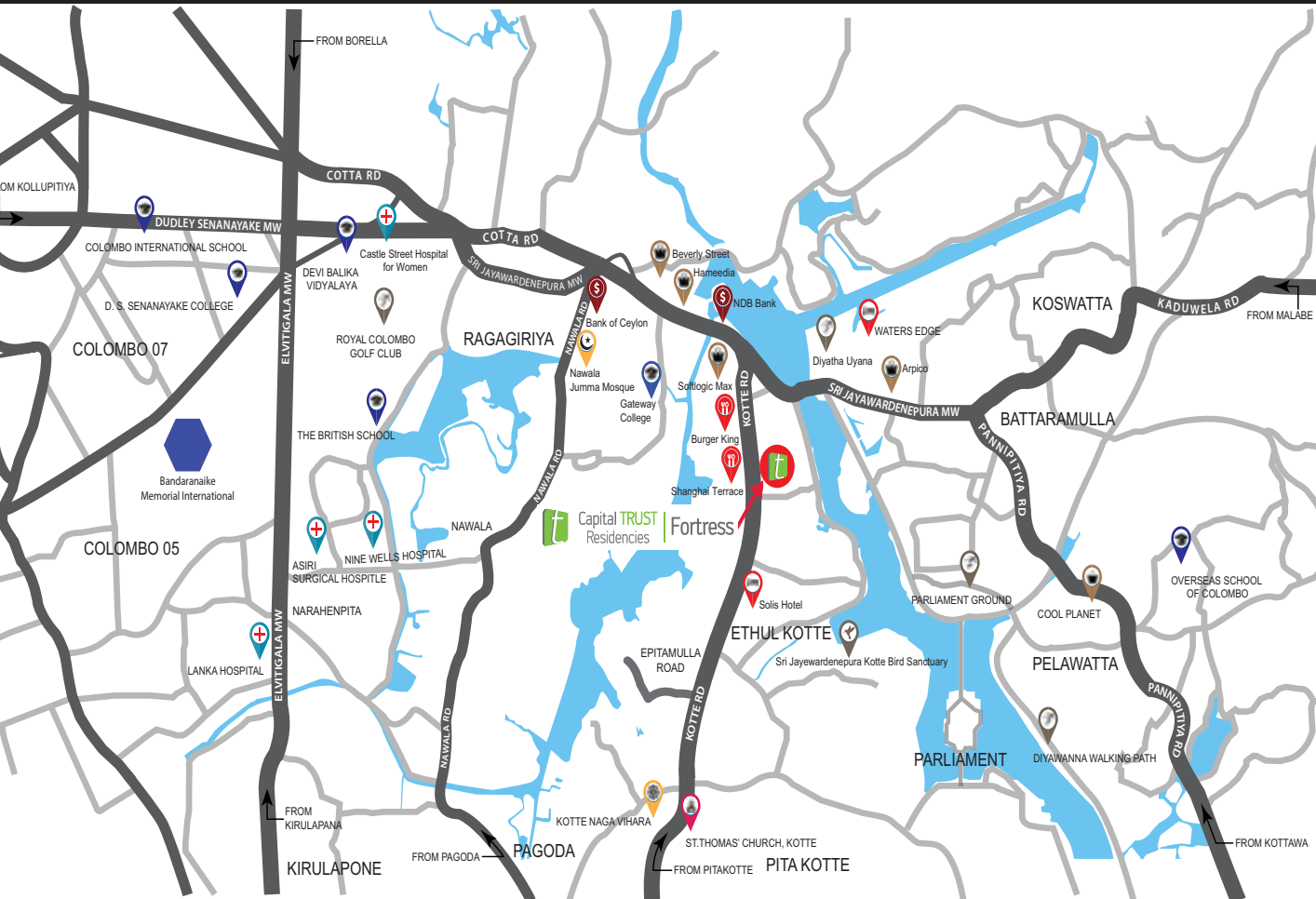
This project offers elegantly designed apartments built to world-class standards, and ready to be yours. Kotte Road, in the heart of Sri Jayawardenepura-Kotte, is currently the most exciting luxury condominium project to be constructed. The twelve storied building including ground floor and first floor reserved for parking with 10 floors of apartments, offers lush and verdant panoramic views of the Diyawanna Lake and the historical and picturesque city of Kotte.

FORTRESS comprises 29 apartments (two, three and four room) exquisitely laid out with seamless interior flow. This gated community provides 24 hour security, a large spectacular rooftop swimming pool, fully equipped gymnasium and a roof terrace for private gatherings.

Residents can relax and experience the luxury and convenience of the location with the added bonus of prominent banks, schools, supermarkets, restaurants, hospitals and many retail outlets in the vicinity. For the sporting type you can head to the Royal Colombo Golf Club, or make a habit of using the walking path circling the Diyawanna Lake. Nature lovers will find hours of enjoyment, observing the rich bird life in the waterways. Whether work or pleasure, you'll never have to venture too far from home for all your needs.

The apartment complex is designed by Sri Lanka's foremost architect of luxury high-rises, Milroy Perera Associates, and constructed by a top tier contractor which has ICTAD C1 status, the highest grade assigned to a construction company.





LOCATION

FORTRESS is centrally located at 846, Kotte Road, Ethul Kotte. Kotte Road connects to Parliament Road, which also connects Colombo's administrative capital Sri Jayawardenepura-Kotte to Nugegoda, Battaramulla, Pelawatte, Nawala and Rajagiriya. This address is a key gateway to a fast growing residential district where property value is set to grow exponentially, especially due to the implementation of the Megapolis master plan.

Schools

Gateway College	1.5 km / 4 min
Devi Balika Vidyalaya	3.4 km / 6 min
Overseas School of Colombo	4.3 km / 8 min
British School in Colombo	4.3 km / 9 min
D.S. Senanayake College	4.3 km / 9 min
Lyceum International School	4.5 km / 11 min

Places of Worship

Sri Naga Viharaya	2.0 km / 4 min
Sacred Heart Church Rajagiriya	2.0 km / 4 min
Nawala Jumma Mosque	2.0 km / 4 min

Banks

National Development Bank	0.9 km / 2 min
Seylan Bank	1.2 km / 3 min
Bank of Ceylon	1.6 km / 3 min
Commercial Bank	1.6 km / 3 min

Shopping & Retail

Softlogic Max	0.6 km / 1 min
Hameedia	1.0 km / 2 min
Beverly Street	1.2 km / 2 min

Hospitals

Castle Street Hospital for Women	3.2 km / 6 min
Nine Wells Hospital	4.3 km / 9 min
Asiri Surgical Hospital	4.6 km / 10 min
Lanka hospitals	5.7 km / 13 min

Supermarkets

Food City	0.2 km / 1 min
Keells Super	1.2 km / 2 min
Arpico	2.0 km / 4 min

Restaurants & Hotels

Shanghai Terrace	0.1 km / 1 min
Burger King	0.6 km / 1 min
Solis Hotel	1.2 km / 2 min
Water's Edge	1.6 km / 4 min

Clubs & Recreational Areas

Diyatha Uyana	1.2 km / 3 min
Sri Jayawardenepura Kotte Bird Sanctuary	1.5 km / 4 min
Diyawanna Walking Path	2.9 km / 5 min
Royal Colombo Golf Club	4.1 km / 9 min

CONTEMPORARY STYLE

Are you looking for a two, three or four bedroomed apartment? Would you rather be located at ground level or do you prefer a tenth floor outlook with a spectacular view? FORTRESS provides the choices you seek.

Our apartments have been designed with minute attention to detail. Step inside and you will experience an unexpected degree of luxury, which might make you forget you are actually in Sri Lanka. Each floor houses three apartments laid out with spacious living rooms and bedrooms.

Future home owners can choose from:

1st - 9th Floors

Type A	140.9 sq m	(1516 sq. ft)	3 Bedrooms
Type B	140.4 sq m	(1511 sq. ft)	3 Bedrooms
Type C	97.2 sq m	(1046 sq. ft)	2 Bedrooms

10th Floor

Type D	205.2 sq m	(2208 sq. ft)	4 Bedrooms
Type E	172.4 sq m	(1855 sq. ft)	4 Bedrooms





ULTIMATE HOME COMFORTS

FORTRESS has been designed and planned to maximize the available prime land area while providing the most effective living spaces and optimal furnishing options. It's the perfect home that fits the way you envision your life.

In each apartment you will find a pantry that is equipped with a high quality stainless steel sink, superior durable pantry cupboards, hob, hood and concealed lighting under wall cupboards. Every pantry surface is fitted with designer tiles, providing a smooth, easy to clean finish.

Bathrooms are equipped with internationally branded modern bathware and each apartment has an uninterrupted supply of hot water to bathrooms and pantry. Every bathroom, balcony and all open areas are laid with slip resistant tiles.

The balcony of each apartment gives you an alluring, panoramic view of the Diyawanna Lake and the Sri Jayawardenepura-Kotte neighborhood. Imagine the vistas, the sunrises and sunsets you will enjoy for years to come.



LUXURY ASSURED

The amenities designed to pamper the residents at FORTRESS include a stunning rooftop swimming pool with an infinity edge. Relax, unwind and enjoy floating above the city with the cool breeze brushing against your face.

Not a water person? That's fine too because there's space for you as well amidst the landscaped roof top garden, where you can read a book, play with your kids or gaze at the stars.

The ultra-modern gym fitted with state-of-the-art equipment will prove a popular and convenient spot for fitness conscious residents to maintain their work / life balance and healthy lifestyle needs.

Worried about parking? No need. Each apartment will have its own reserved, covered parking space with an option of purchasing a second parking slot in an individual mechanized parking system above your parking space.

Your safety is guaranteed at the FORTRESS. The entire building is outfitted with fire protection and detection systems and the complex will be certified by the fire authorities for fire protection.





TYPE A

Area
140.9 sqm (1516 sqft)

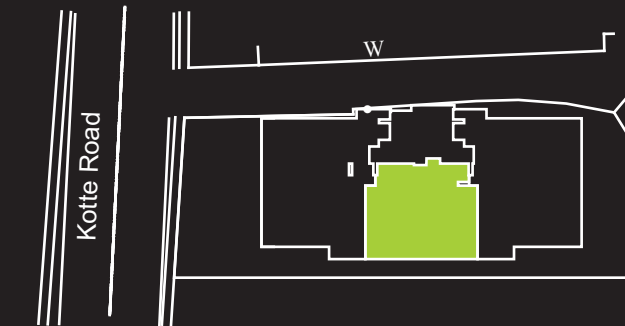
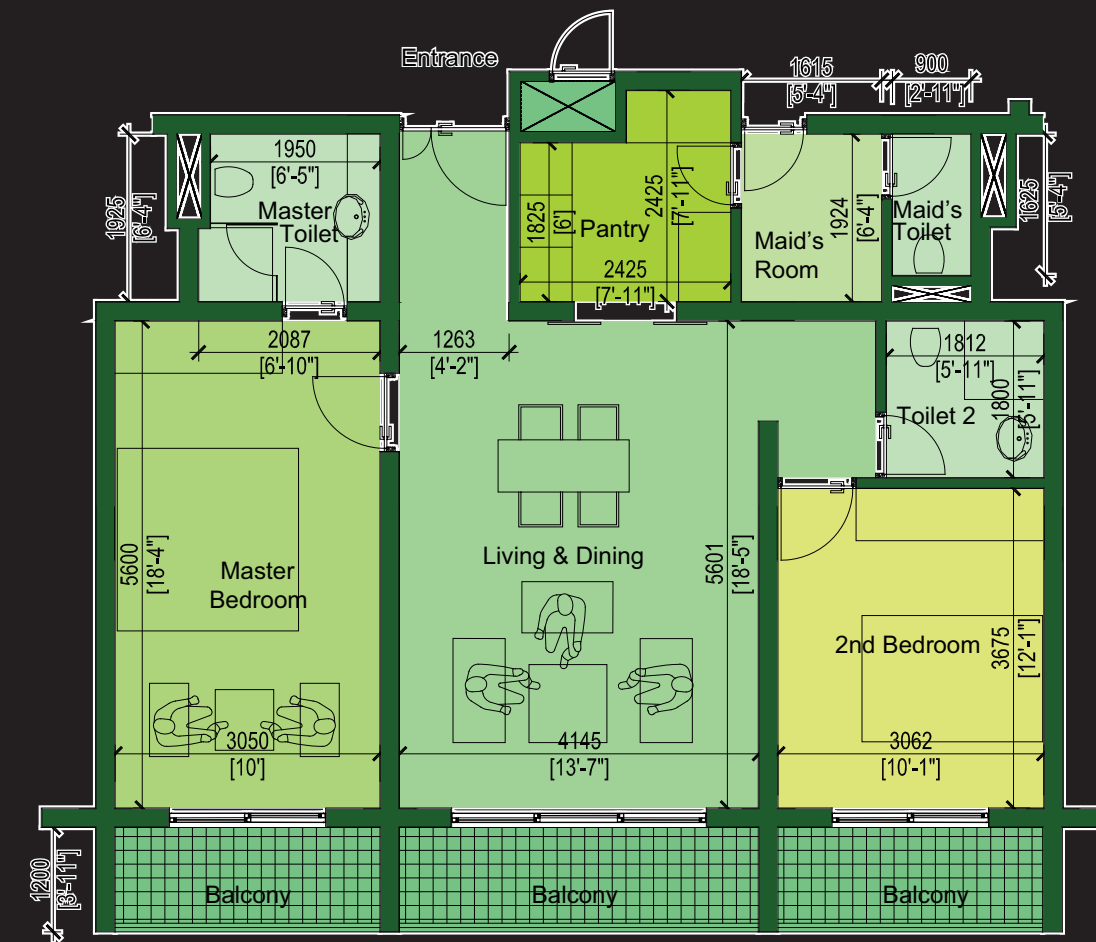
3 Bedrooms

Living & Dining

2 Bathrooms (one attached bathroom)

International Designer Pantry

Maid's Room & Bathroom



TYPE C

Area
92.7 sqm (1046 sqft)

2 Bedrooms

Living & Dining

2 Bathrooms (one attached bathroom)

International Designer Pantry

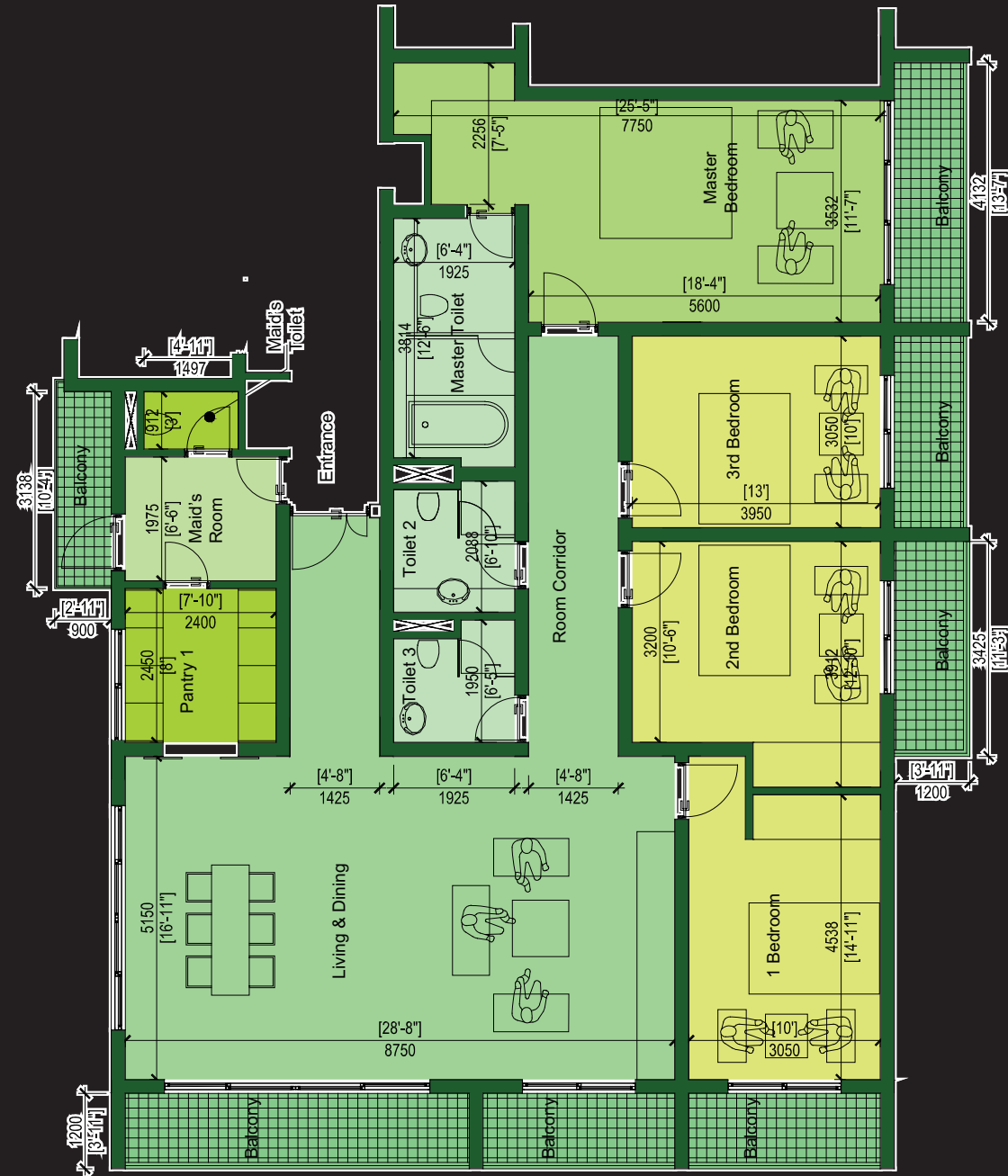
Maid's Room & Bathroom



TYPE D

Area
205.2 sqm (2208 sqft)

4 Bedrooms
Living & Dining
3 Bathrooms (one attached bathroom)
International Designer Pantry
Maid's Room & Bathroom





TYPE E

Area
172.4 sqm (1855 sqft)

4 Bedrooms

Living & Dining

3 Bathrooms (one attached bathroom)

International Designer Pantry

Maid's Room & Bathroom

SPECIFICATIONS

1. Foundation and Superstructure

- Pile foundation.
- Concrete grid superstructure.

2. Internal Walls

- All walls are with reinforced concrete and cement blocks.
- Internal walls are skim coated with emulsion paint from CIC or equivalent.

3. External Walls

- All external walls are with reinforced concrete and cement blocks.
- External walls are with a three coat paint system, which comes with a five-year warranty from CIC or equivalent.

4. Flooring

- Imported designer porcelain tiles in living & dining, pantry and corridors.
- Non slip Porcelain tiles in bathrooms and balconies.
- Imported designer porcelain tiles or engineered timber flooring in bedrooms to be decided by the architect.

5. Ceiling

- Skim coated soffit or ceilings with emulsion paint from CIC or equivalent.

6. Doors

- Main entrance door and service entrance door will be fire rated engineered timber doors.
- All internal doors will be Mahogany solid timber doors or equivalent.

7. Windows

- All windows and balcony sliding doors will be with a French proprietary system with powder coated aluminum from Ajax Engineering Co. Ltd, a subsidiary of Browns Group or equivalent.
- All other windows are made with tempered glass.

8. Entrance Lobby

- Granite finished lobby.
- Entrance lobby finished with decorative lighting.

9. Apartment Features

- Spacious living & dining room with attached balcony.
- Master bedroom with attached bathroom.
- Separate service access to utility room.

10. Pantry

- State of the art international pantry cupboards with four-burner Hob, integrated hood and stainless steel sink.
- Lighting under wall cupboards.
- Hot water supply.
- Sliding door connecting living & dining with the pantry.





Bathrooms

- Each bathroom will be equipped with German branded Bravat or equivalent – wash basin, water closet, mixer taps, hand shower and hand bidet shower.
- All other accessories such as soap dish holder, towel rail and toilet paper holder will be from Bravat or equivalent.
- Mirror and mirror lights.
- A tempered glass shower cubicle.
- Wall tiles up to the ceiling level.
- Hot water supply.
- Extractor fans.

Utility Area

- Maid's room.
- Maid's toilet.
- Provision for a washing machine.

Electricity

- National grid electricity supply.
- Prime rated backup generator from Cummings or equivalent for the complex including for common area lighting, elevators, water and fire pumps but excluding air conditioners.
- Concealed electrical copper wiring from ACL or equivalent with circuit breakers.
- Branded premium quality modular electric switches and plug sockets in each room from Orange Electric (Orange X8 Rocker series) or equivalent.
- TV and telephone points in living & dining and in master bedroom.

Water Supply

- Supply from mains.
- Hot water for bathrooms and pantry excluding maid's toilet.
- Concealed plumbing with premium quality pipes, pumps and fittings.
- Sump and overhead tanks.

Air-conditioning and Ceiling Fans

- Living & dining and bedrooms are equipped with split type air conditioners from Media or equivalent.
- Ceiling fans from KDK or equivalent.

Elevator

- One passenger elevator from Mitsubishi or equivalent with a capacity of 15 passengers.
- Two vehicle elevators to access first floor parking level.

Fire Detection and Protection System

- Early warning system and fire protection system certified by the fire authorities.

Parking

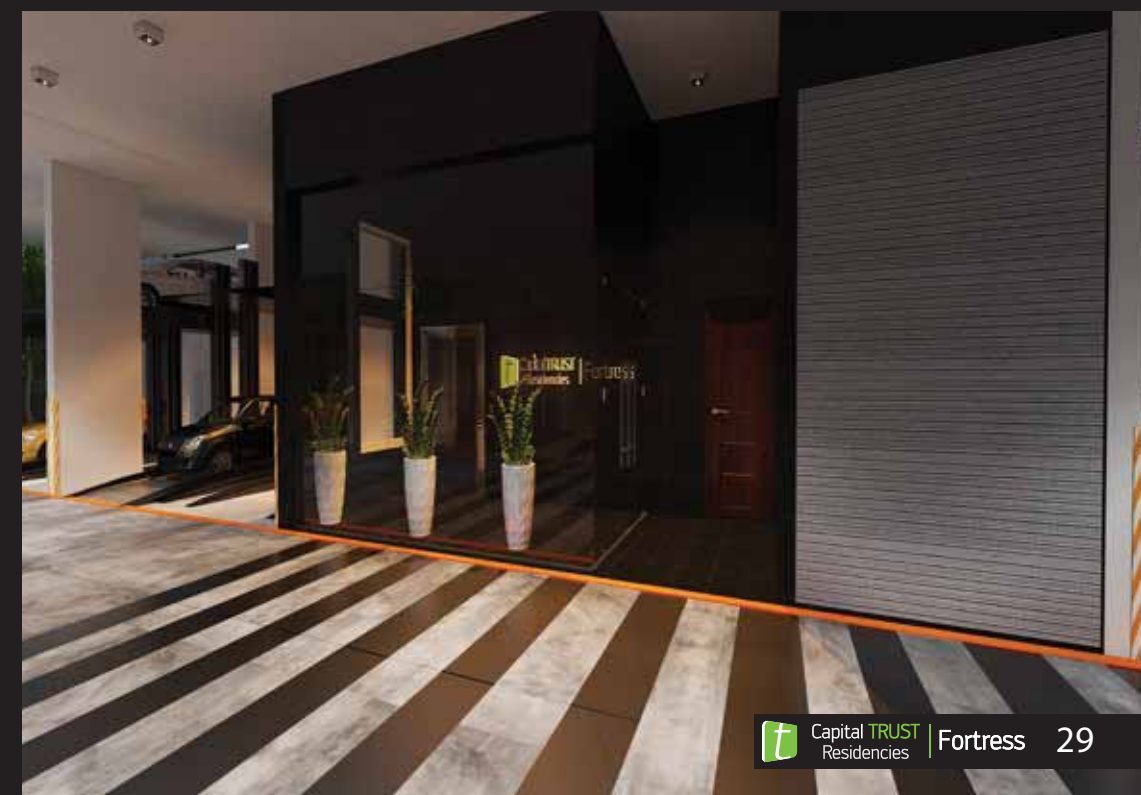
- One covered parking slot allocated for each apartment.

Common Features – Roof Top

- Roof top swimming pool with an infinity edge.
- Fully equipped gymnasium.
- Landscaped roof garden.

Other Common Features

- Security kiosk with intercom connectivity to every apartment and important common areas.
- Letter box for each apartment.
- CCTV in important common areas.
- Condominium Management office.
- Drivers' rest room and toilet.
- Garbage collection room.
- Lightning arrester system.
- Emergency lamps in fire staircase at every floor.





Capital TRUST Holdings Limited

The partner you TRUST in wealth creation

DEVELOPER

Capital TRUST Residencies (Pvt) Ltd., a fully owned subsidiary of Capital TRUST Holdings Limited. The subsidiary companies of Capital TRUST Holdings Limited include:

Stock Broking

Capital TRUST Securities (Pvt) Ltd., a leading stock broking company in terms of local brokerage turnover in CSE from 2003

Margin Trading

Capital TRUST Credit (Pvt) Ltd., a licensed margin trading Company

Asset Management

Capital TRUST Wealth Management (Pvt) Ltd., a licensed fund management company

Investment Advisory

Capital TRUST Financial (Pvt) Ltd., a financial advisory company
Capital TRUST Corporate Solutions (Pvt) Ltd., a corporate finance company
Capital TRUST Venture (Pvt) Ltd., Foreign Direct Investment Facilitator

Research

Capital TRUST Research (Pvt) Ltd., an equity and economic research company

Automobiles

Capital TRUST Automobiles (Pvt. Ltd., importer of motor vehicles

Information Technology

Capital TRUST Technologies (Pvt) Ltd., a software development company

Education

Shakthi Institute, a leading education institute

Real Estate

- Capital TRUST Properties (Pvt) Ltd., property broking and property management company
- Capital TRUST Properties One (Pvt) Ltd., developer and owner of 135, Union Place, Colombo 02, a six-storey commercial building
- Capital TRUST Properties Two (Pvt) Ltd., developer and owner of 345 R.A. De Mel Mawatha, Colombo 03, a eight-storey commercial building
- Capital TRUST Properties Three (Pvt) Ltd., owner of 92, Glennie Street, Colombo 02, a eight-story commercial building
- Capital TRUST Properties Six (Pvt) Ltd., owner of proposed housing complex on seven acres in Kandana
- Capital TRUST Properties Eight (Pvt) Ltd., owner and manager of a boutique villa in Wadduwa
- Capital TRUST Residencies (Pvt) Ltd., developer of luxury apartments in Vajira Road, Colombo 04 and Kotte Road, Ethul Kotte
- Capital TRUST Residencies Four (Pvt) Ltd., developer of luxury apartments in Thimbirigasyaya Road, Colombo 05

- Capital TRUST Residencies Five (Pvt) Ltd., developer of luxury apartments off High Level Road, Nugegoda
- Capital TRUST Residencies Seven (Pvt) Ltd., developer of luxury apartments in Epitamulla Road, Pita Kotte

TEAM

Architect

Milroy Perera Associates

Contractor

ICTAD C1 contractor

Structural Engineer

NCD Consultants (Pvt) Ltd

Project Manager

Dilip & Kumudu Guruge Associates

MEP Consultants

GreenTEK Consultants

Quantity Surveyor

Cost Consultancy Services (Pvt) Ltd

DISCLAIMER

This brochure contains purely conceptual illustrations of the end product, which may vary in design, style, colour, material or layout from the depictions contained in this brochure. All plans, internal layouts, information and specifications are subject to change and shall not form part of an offer or a contract. The Developer reserves the right to modify any part or parts of the building prior to completion. Nothing herein contained nor anything omitted here with, may be construed as being a material representation resulting in a legal liability to the developer in any manner whatsoever.



Capital **TRUST** Residencies (Pvt) Ltd.

— A Capital TRUST Group Company —

**NO. 42, Sir Mohammed Macan Markar Mawatha,
Colombo 03, Sri Lanka.**

Hotline : +94 (0) 777 233 533

Phone : +94 (0) 112 174 174

www.capitaltrust.lk