



Capital **TRUST**
Residencies (Pvt) Ltd

Thimbirigasyaya Road
Colombo 5

CONTENTS

IN THE HEART OF AN ASIAN MEGAPOLIS	02 - 03
CAPITAL TRUST RESIDENCIES – THIMBIRIGASYAYA ROAD	04 - 07
AN ESSENCE OF CONTEMPORARY EXISTENCE	08 - 09
DELIGHT OF COMFORT	10 - 11
AN ASSURANCE OF EXTRAVAGANCE	12 - 13
LOCATION	14 - 15
UNITS	16 - 27
SPECIFICATIONS	28 - 31
DEVELOPER AND TEAM	32 - 33



IN THE HEART OF AN ASIAN MEGAPOLIS

Colombo city is on the threshold of a new era, which will be characterized by rapid growth, increasing affluence of city dwellers and emerging cosmopolitan lifestyle.

Increasing prosperity has been propelling the demand for world-class luxury living. Colombo skyline is fast changing with high-rises and the rapid economic development is stimulating the Sri Lankan real estate market.

Real estate and property investment is considered most attractive in the long term since the returns are high and it creates wealth for future generations specially in the current period where most capital markets world wide are under performing and interest rates are very low.

Capital TRUST Residencies is creating living space for those who love to live in the heart of Colombo, to take advantage of all the modern luxurious facilities the city is offering while living in compact, exclusive and secluded communities.



CAPITAL TRUST RESIDENCIES

THIMBIRIGASYAYA ROAD

COLOMBO 5

Capital TRUST Residencies located at 513, Thimbirigasyaya Road, Colombo 5, offers elegantly designed apartments, built to world-class specifications ready to be yours.

Capital TRUST Residencies Thimbirigasyaya Road, is one of the most exciting luxury condominium projects in the heart of Colombo. The project consists of ten storeys having a panoramic view of the city and comprises of forty extravagant two, three & four bed room apartments. This enclosed complex has 24hrs security, large swimming pool, fully equipped gymnasium and roof terrace for private gatherings.

You can experience the luxury and the convenience of the location with prominent banks, schools, supermarkets, restaurants, hospitals and many retail outlets of upmarket brands.

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



AN ESSENCE OF CONTEMPORARY EXISTENCE

“ Home is not a place... It is a feeling ”

Capital TRUST Residencies - Thimbrigasyaya Road offers elegantly designed apartments which are built to world-class specifications.

Each floor houses four apartments where each is built with spacious living rooms and bedrooms.

Homeowners could choose from –

Floors 1 - 8

Type A (1,650 Sq. Ft.) 3 BR

Type B (1,407 Sq. Ft.) 3 BR

Type C (1,442 Sq. Ft.) 3 BR

Type D (1,371 Sq. Ft.) 3 BR

Floors 9 - 10

Type C (1,442 Sq. Ft.) 3 BR

Type D (1,371 Sq. Ft.) 3 BR

Type E (2,213 Sq. Ft.) 4 BR

Type F (1,099 Sq. Ft.) 2 BR





DELIGHT OF COMFORT

Capital TRUST Residencies – Thimbrigasyaya Road is designed and planned maximizing the living and land spaces while giving effective furnishing options. The perfect home that fits the way you want to live.

Each apartment's pantry is fitted with high quality double drain stainless steel sink, high quality durable pantry cupboards, hood, hob, LP gas inlet, under counter lighting and fitted with designer tiles.

Bathrooms are equipped with international modern bath ware and each apartment will have uninterrupted supply of hot water to all bathrooms.

The balcony of each apartment gives you an alluring panoramic view of the city and the neighborhood whilst every balcony, bathroom and open areas are built with slip resistant tiles.



AN ASSURANCE OF EXTRAVAGANCE

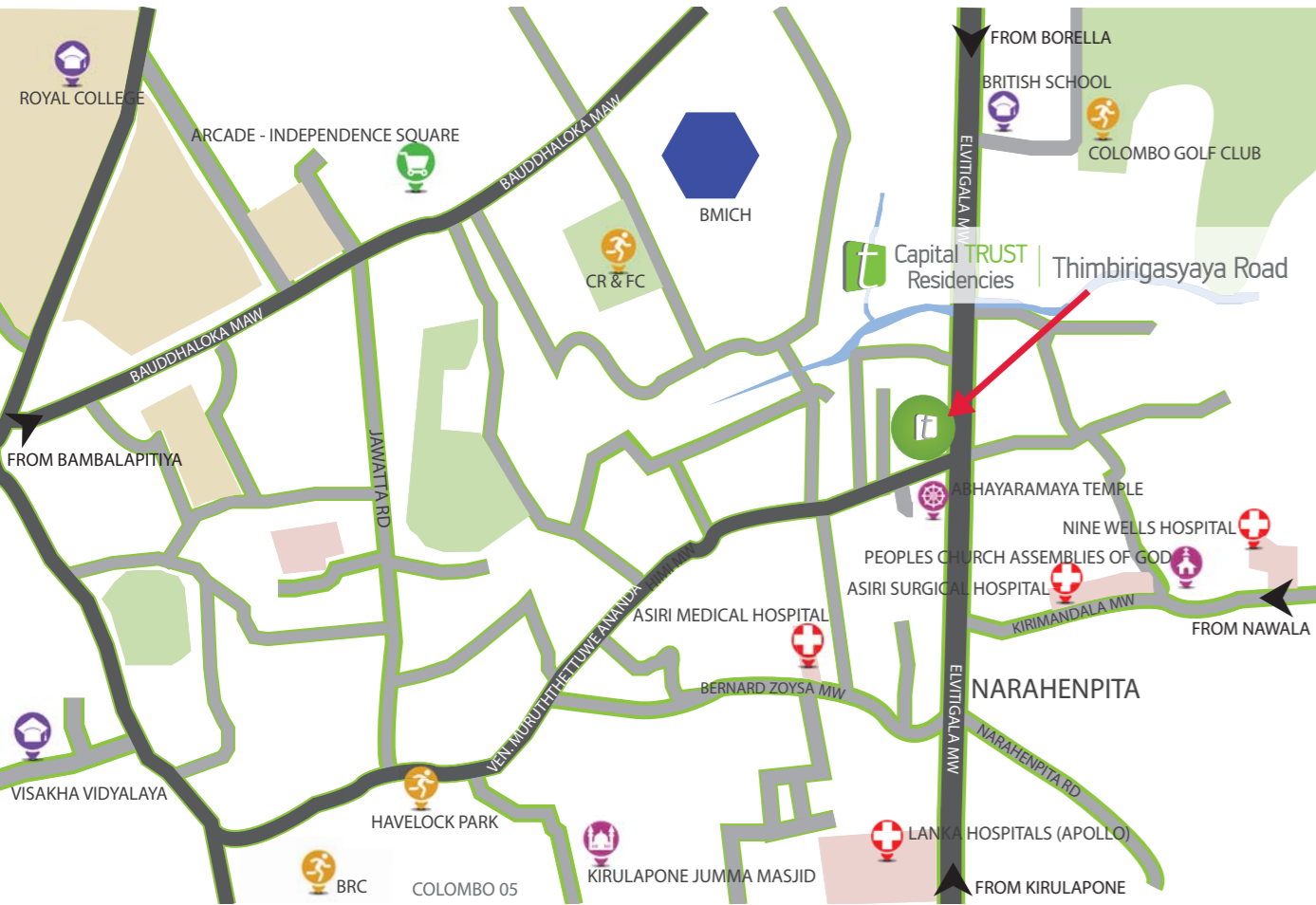
The amenities that pamper the residents in Capital TRUST Residencies - Thimbirigasyaya Road include a rooftop swimming pool with an infinity edge and landscaped roof top garden which is ideal for socializing and entertainment events, kids play area is also included.

The ultra-modern gym fitted with state-of-the-art equipment will be a great place for fitness conscious residents to maintain their balance of life with work and health.

Each apartment will have its own reserved parking space on the ground floor or in the basement.

The entire building is engulfed with fire protection and detection systems and the building is certified by the Colombo Fire Department for fire protection.





LOCATION

Centrally located at 513, Thimbrigasyaya Road which falls onto Elvitigala Mawatha, which is the beginning of the Colombo-Katunayake Highway.

Schools

- D S SENANAYAKE COLLEGE
- DEVI BALIKA VIDYALAYA
- BRITISH SCHOOL
- VISAKHA VIDYALAYA
- ROYAL COLLEGE

Places Of Worship

- ABHAYARAMAYA TEMPLE
- TORRINGTON SRI MURUGAN AALAYAM
- KIRULAPONE JUMMA MASJID
- PEOPLES CHURCH ASSEMBLIES OF GOD

Shopping Malls

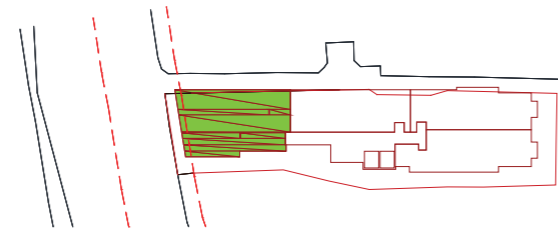
- MAJESTIC CITY
- UNITY PLAZA
- ARCADE - INDEPENDENCE SQUARE

Hospital

- LANKA HOSPITALS (APPOLO)
- ASIRI MEDICAL HOSPITAL
- ASIRI SURGICAL HOSPITAL
- NINE WELLS HOSPITAL

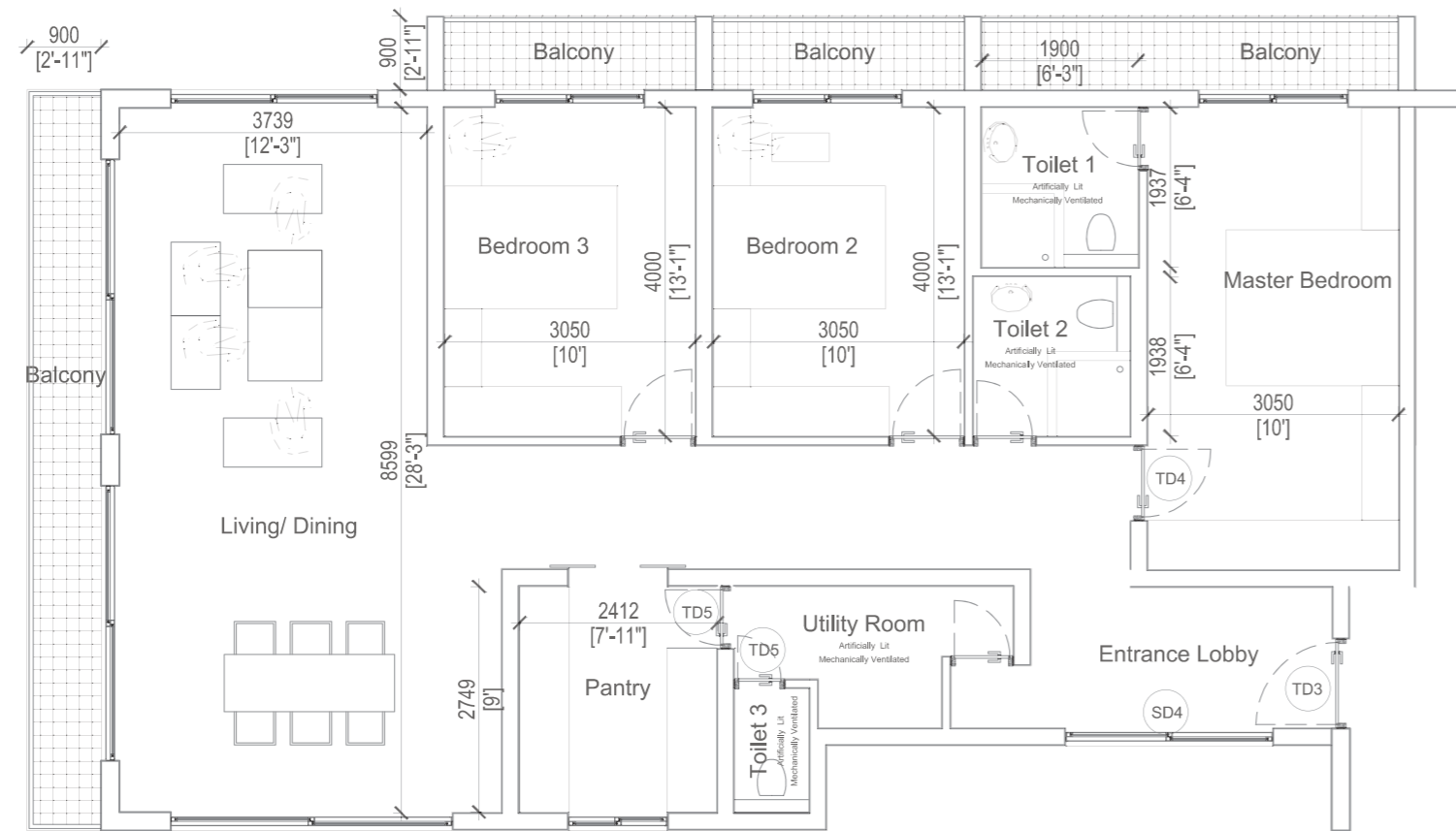
Clubs & Grounds

- HAVELOCK PARK
- BRC
- COLOMBO GOLF CLUB
- CR & FC
- SSC
- CH & FC



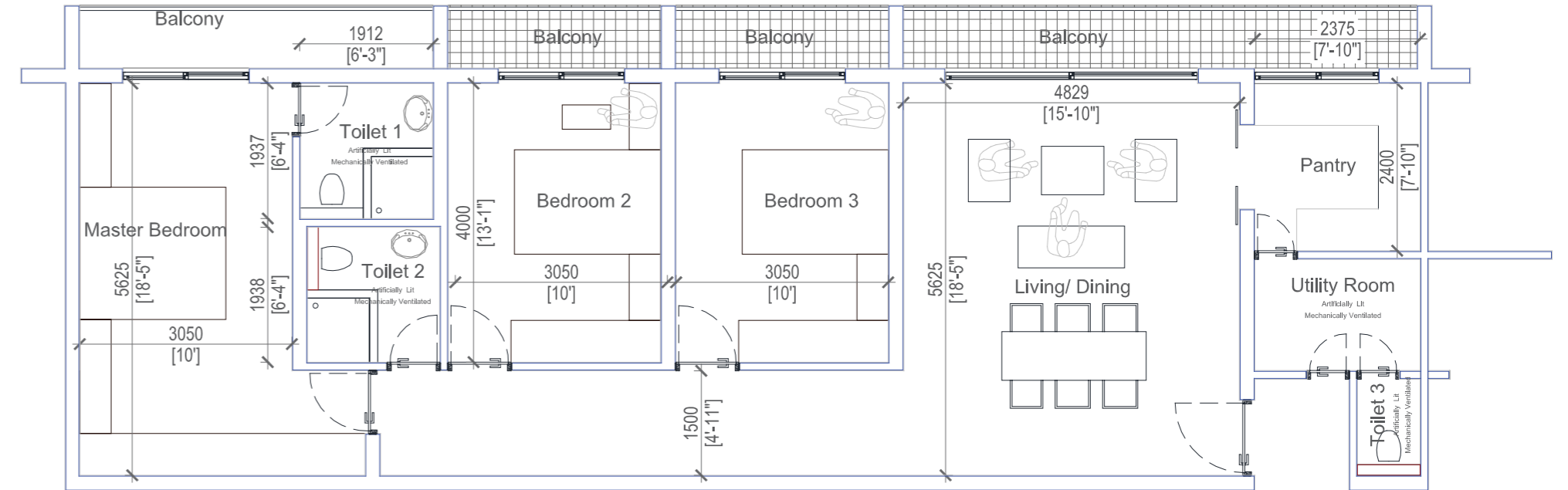
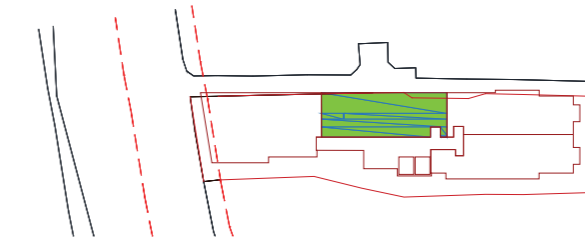
TYPE A

3 Bedroom
Area - 153.3 SQM (1,650 Sq. Ft.)



TYPE B

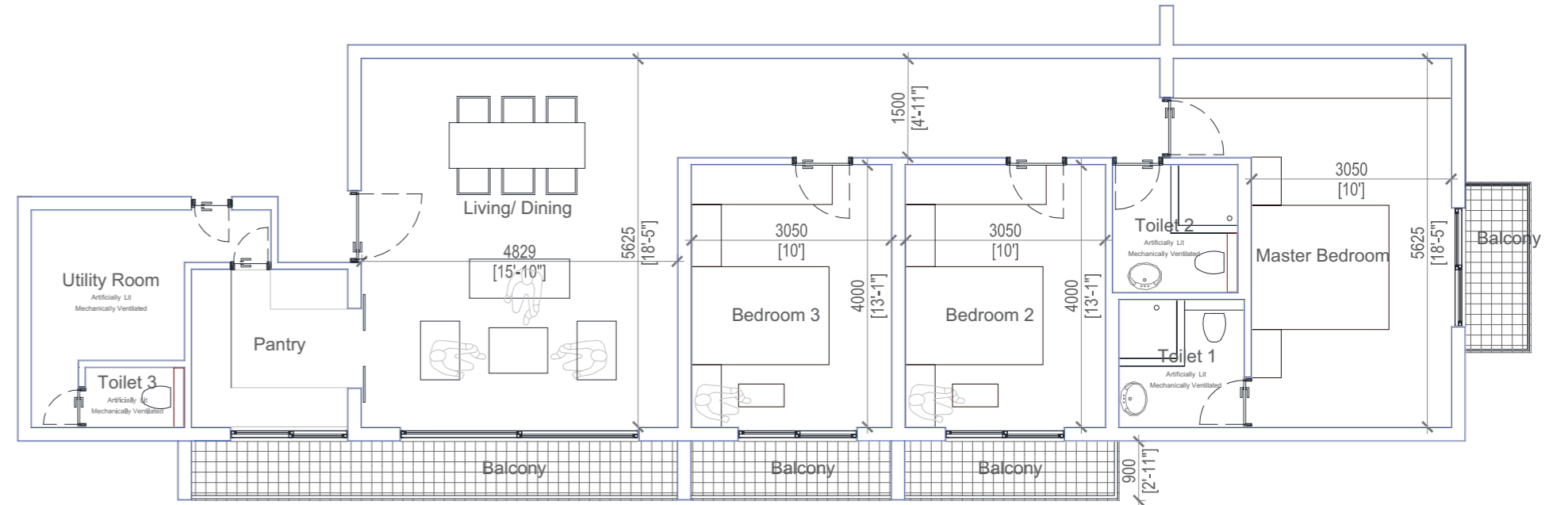
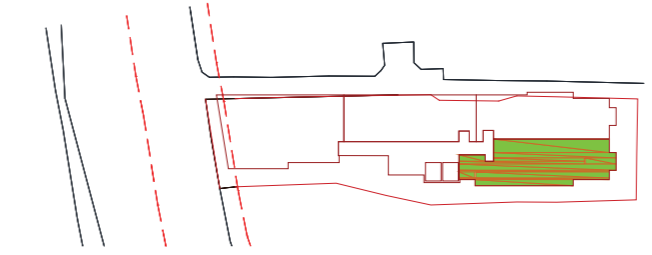
3 Bedroom
Area - 130.7 SQM (1,407 Sq. Ft.)

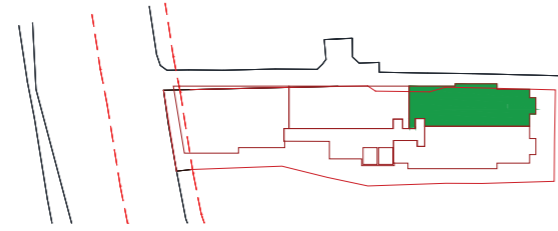




TYPE C

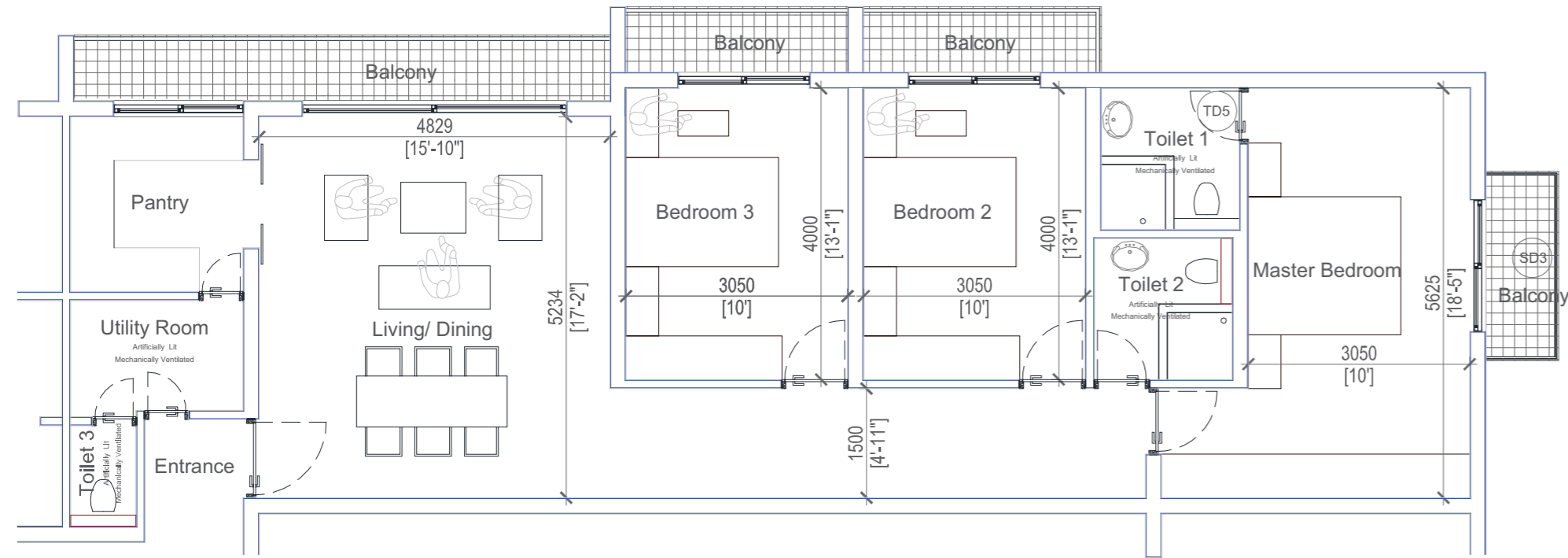
3 Bedroom
Area - 134 SQM (1,442 Sq. Ft.)





TYPE D

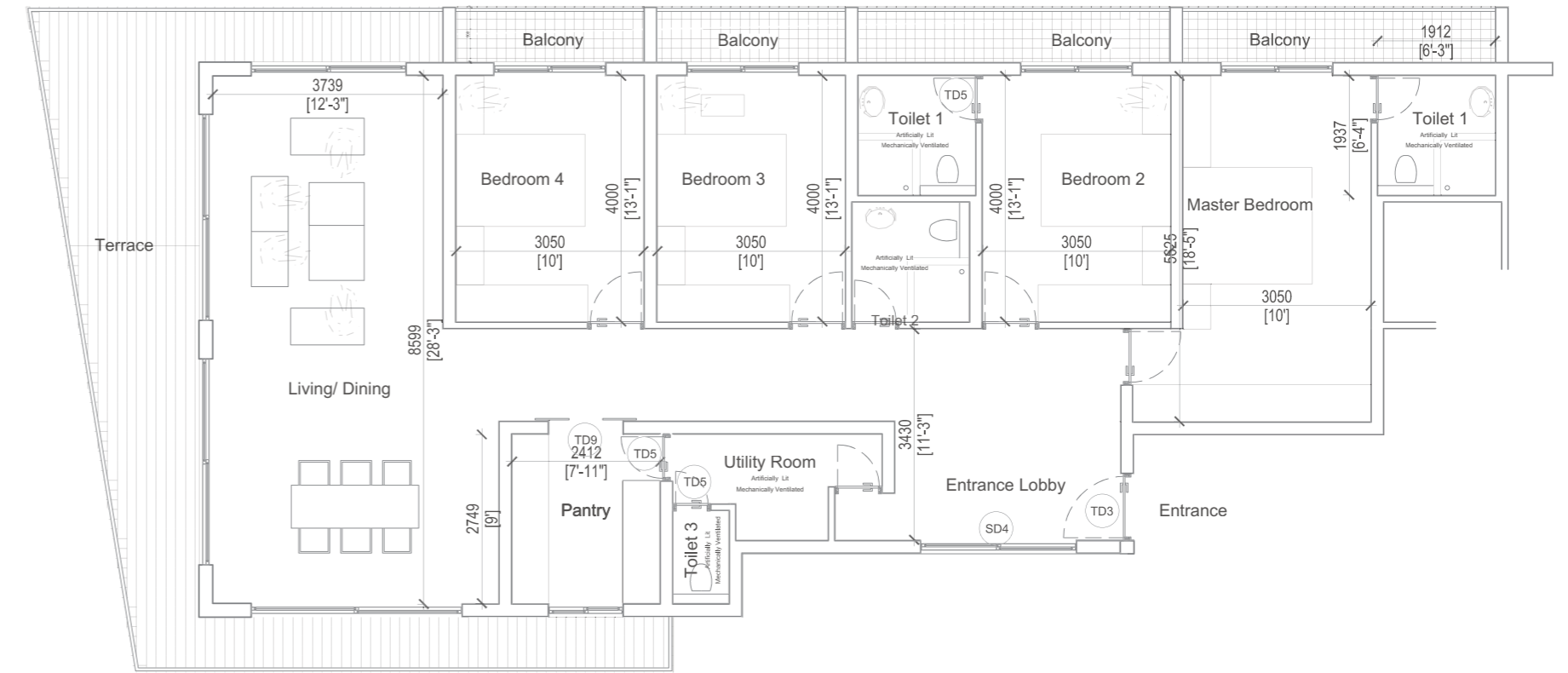
3 Bedroom
Area - 127.4 SQM (1,371 Sq. Ft.)

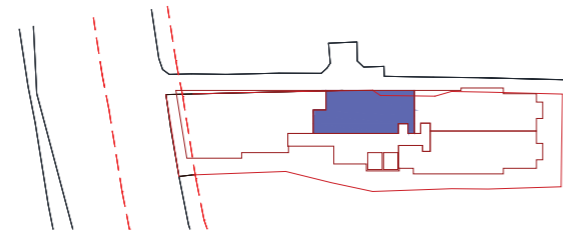




TYPE E

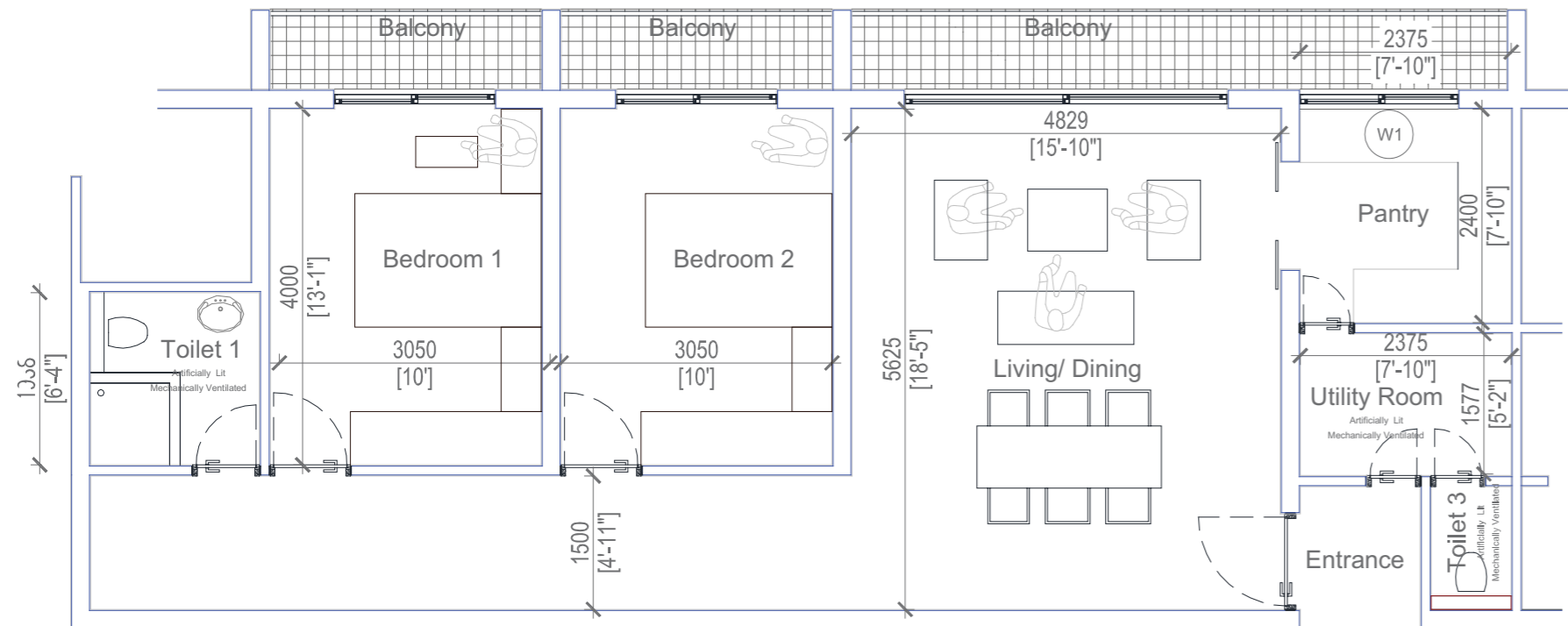
4 Bedroom
Area - 205.6 SQM (2,213 Sq. Ft.)





TYPE F

2 Bedroom
Area - 102.1 SQM (1,099 Sq. Ft.)



SPECIFICATIONS

1. Foundation & Superstructure

- The foundation is built with reinforced concrete raft foundation.
- The superstructure is a concrete grid design.

2. Internal Walls

- All partitioning walls and major walls are with reinforced concrete.
- Minor walls are hollow block walls (with cavities).
- Internal walls are skim coated with emulsion paint.

3. External Walls

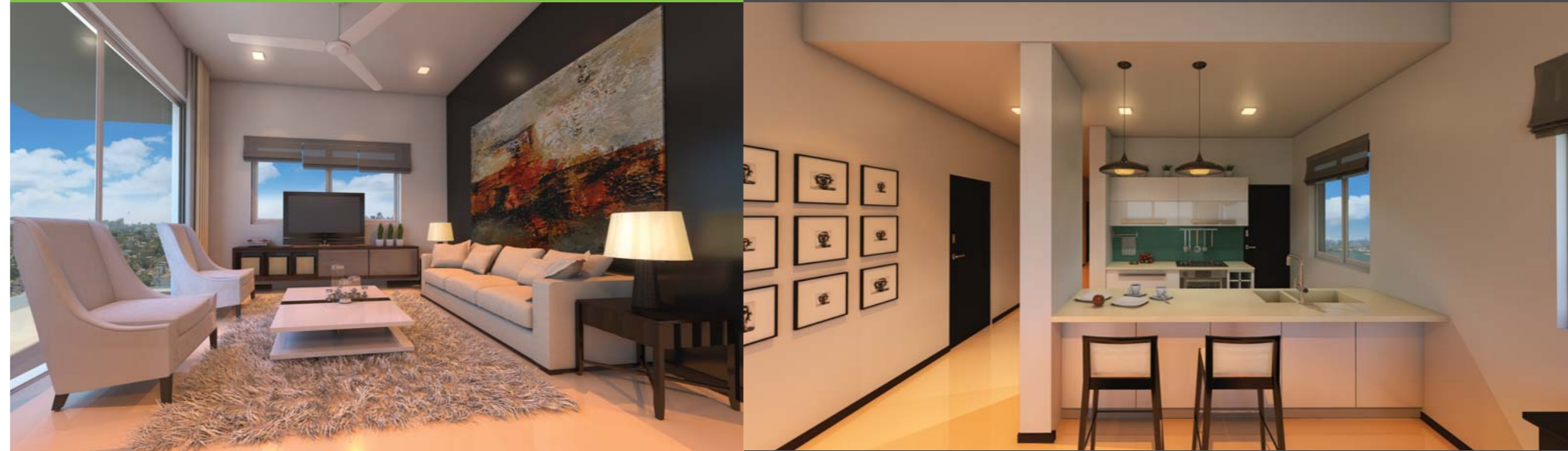
- All external walls are with reinforced concrete or insulated cement blocks with a five coat (PU) paint system, which comes with a 10 year warranty.

4. Flooring

- Imported designer porcelain tiles.
- Engineered timber, granite or marble flooring options available upon request at an incremental cost.

5. Ceiling

- Skim coated soffit with emulsion paint.
- Ceilings fixed above entrance, corridors, pantry, bathrooms and service areas.



6. Doors

- Main entrance door and service entrance doors will be fire rated engineered timber doors with veneer finish.
- All internal doors are semi solid engineered timber doors with veneer finish.

7. Windows

- All windows and balcony sliding doors will be powder coated aluminium with a proprietary system.
- Windows are with double glazed if facing Thimbrigasyaya Road while all other windows are tempered glass.

8. Entrance Lobby

- Granite dressed lobby with security access.
- Entrance lobby with decorative lighting.

9. Apartment Features

- Spacious dining room & living room with attached balconies.
- TV and telephone points in living & dining and in all bedrooms.
- Branded premium quality modular electric switches and plug sockets in each room.
- Anti slip vitrified tiles for balconies.

10. Pantry

- State of the art international designer kitchen with hob, hood, stainless steel sink and under counter lighting.
- Hot water supply and extractor fans.

11. Bathrooms

- All bathrooms will be equipped with international designer wash basins with vanity counter (in the master bedroom), mirror and mirror lights, wall hang water closets with water saving flush valve system, mixer taps, hand bidet shower and a tempered glass shower cubicle with a rain shower.
- Wall tiles up to the ceiling level.
- All other accessories such as shaver socket, soap dish holder, towel rails, toilet paper holder are included.
- Hot water supply and extractor fans.

12. Utility Room

- Provision for washing machine or sink.

13. Air-conditioning

- Living and dining areas are equipped with split type energy saving inverter air conditioners and ceiling fans.

14. Elevator

- Two passenger elevators from ThyssenKrupp for 11 passengers each.

15. Electricity

- National grid electricity supply.
- Prime rated backup generator for apartments including common area lighting, elevator, water & fire pumps.
- Concealed electrical copper wiring with circuit breakers.

16. Fire detection and protection system

- Fire and gas detection system.
- Wet riser system with firefighting.
- Hose reel with fire extinguishers on each floor.
- Fire system certified by the Colombo Fire Department.
- Elegant fire rated lift lobby.



17. Water supply

- Supply from mains.
- Hot water in bathrooms and kitchens.
- Concealed plumbing with premium quality pipes, pumps and fittings.

18. LP Gas

- LP gas supplied to kitchen with gas detector system.

19. Parking

- One covered parking slot in the ground floor or basement.

20. Common features – Roof top

- Roof top Swimming Pool with infinity edge.
- Gymnasium
- Landscaped roof garden with kids play area.

21. Common features – Ground floor

- Security kiosk with intercom connectivity to every apartment, main gate and important common areas.
- Letter box for each apartment.
- Building management office.
- Drivers waiting room.
- Intercom system between each apartment and security office
- Garbage collection room.
- Lightning arrester system.

DEVELOPER

Capital TRUST Residencies Four (Pvt) Ltd, a fully owned subsidiary of Capital TRUST Holdings Limited.

Capital TRUST Holdings Limited

Capital TRUST Holdings Limited is the holding company of the Capital TRUST Group of companies and its subsidiary companies include -

Stock Broking

Capital TRUST Securities (Pvt) Ltd. - Leading stock broking company in terms of local brokerage turnover in CSE for the last ten years.

Margin Trading

Capital TRUST Credit (Pvt) Ltd. - Licensed margin trading company.

Asset Management

Capital TRUST Wealth Management (Pvt) Ltd. - Licensed fund management company.

Investment Advisory

Capital TRUST Financial (Pvt) Ltd. - Financial advisory company

Capital TRUST Corporate Solutions (Pvt) Ltd. - Corporate finance company

Capital TRUST Venture (Pvt) Ltd. - Foreign direct investment facilitator

Research

Capital TRUST Research (Pvt) Ltd. - Equity & economic research company

Automobiles

Capital TRUST Automobiles (Pvt.) Ltd. - Importer of motor vehicles

Information Technology

CAPAXUS (Pvt) Ltd. - 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.

Owner of 135, Union Place Colombo 2 - 6 storey commercial building.

Capital TRUST Properties Two (Pvt) Ltd.

Owner of 345, R.A. De Mel Mawatha, Colombo 3 - 7 storey commercial building.

Capital TRUST Properties Six (Pvt) Ltd.

Owner of proposed housing complex on 7 acres in Kandana.

Capital TRUST Properties Eight (Pvt) Ltd.

Owner of a boutique villa in Wadduwa.

Capital TRUST Residencies (Pvt) Ltd.

Developer of luxury apartments in Vajira Road, Colombo 04.

Capital TRUST Residencies Two (Pvt) Ltd.

Developer of luxury apartments in Elvitigala Mawatha, Colombo 05.

Capital TRUST Residencies Three (Pvt) Ltd.

Developer of luxury apartments in Havelock Road, Colombo 05.

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 in Kotte Road, Ethul Kotte.

TEAM

Chartered Architects and Engineers

Milroy Perera Associates (Pvt) Ltd.

Contractor

N&A Engineering Services (Pvt) Ltd.

(ICTAD C1 Contractor)

Structural Engineer

NCD Consultants (Pvt) Ltd.

MEP Consultants

GreenTEK Consultants (Pvt) Ltd

Project Manager

Dilip & Kumudu Guruge Associates

Bankers

Seylan Bank PLC

Sampath Bank PLC

Commercial Bank of Ceylon PLC

HSBC

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 contract. The Developer reserves the right to modify any part or Prts of the building prior to completion. Nothing herein contained nor anything omitted here from may be construed as being a material representation resulting in a legal liability to the Developer in any manner whatsoever.



Capital TRUST Residencies Four (Pvt) Ltd.

— A Capital TRUST Group Company —

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