



Capital TRUST
Residencies (Pvt) Ltd

Vajira Road
Colombo 4

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IN THE HEART OF COLOMBO

Colombo city is in 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.

Capital TRUST Residencies is creating living spaces 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 VAJIRA ROAD, COLOMBO 4

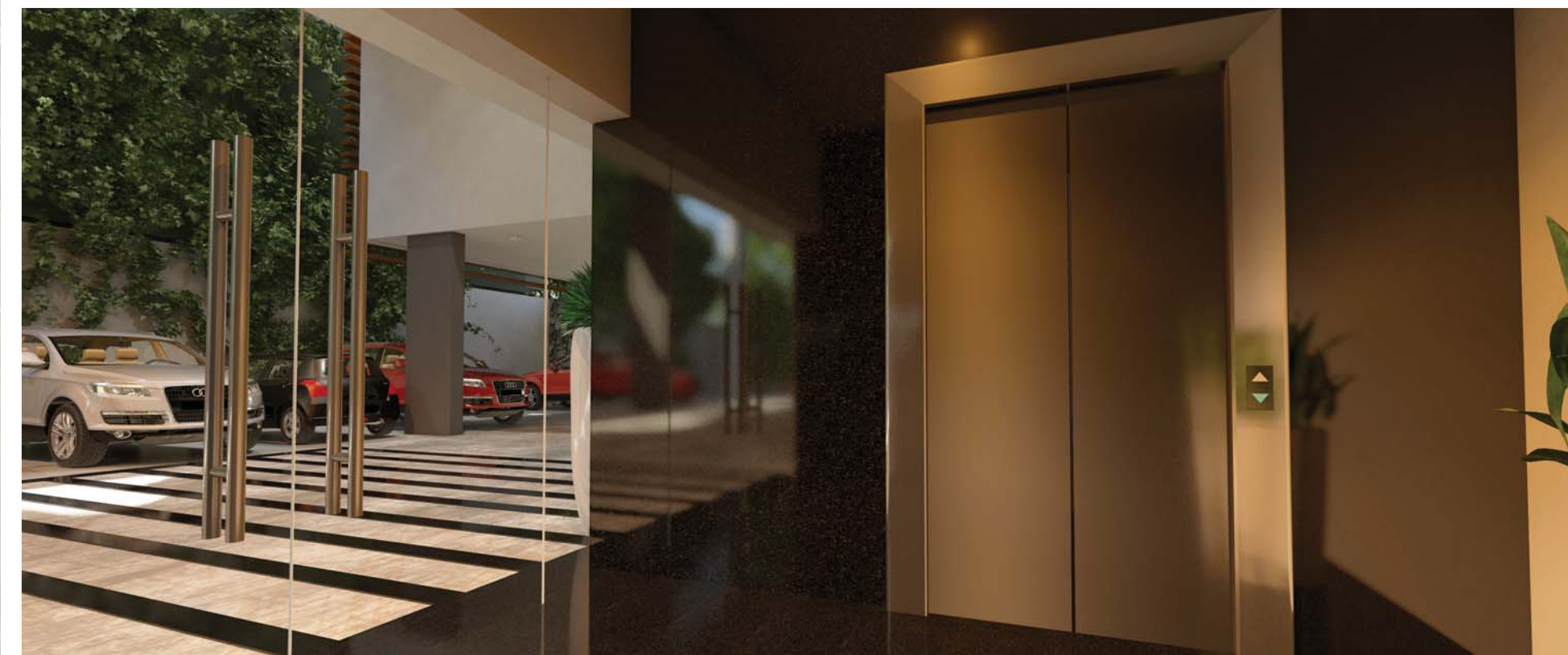
In the modern era, apartment living is increasingly becoming popular among Sri Lankans. Property investment is considered most attractive in the long term since the returns are high and it creates wealth for future generations especially in the current period where most of the capital markets worldwide are under performing and interest rates are very low. What is needed is not just the luxury and convenience but privacy and communities defined by life styles and a safer investment.

Capital TRUST Residencies located at 34 Vajira Road in Bambalapitiya, offers elegantly designed apartments, built to world-class specifications ready to be yours.

Capital TRUST Residencies Vajira Road, is one of the most exciting luxury condominium projects in the heart of Colombo. The project consists of eight floors having a panoramic view of the city and comprises of sixteen extravagant three bed roomed 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 banks, shopping malls, local and international schools, supermarkets, restaurants 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.

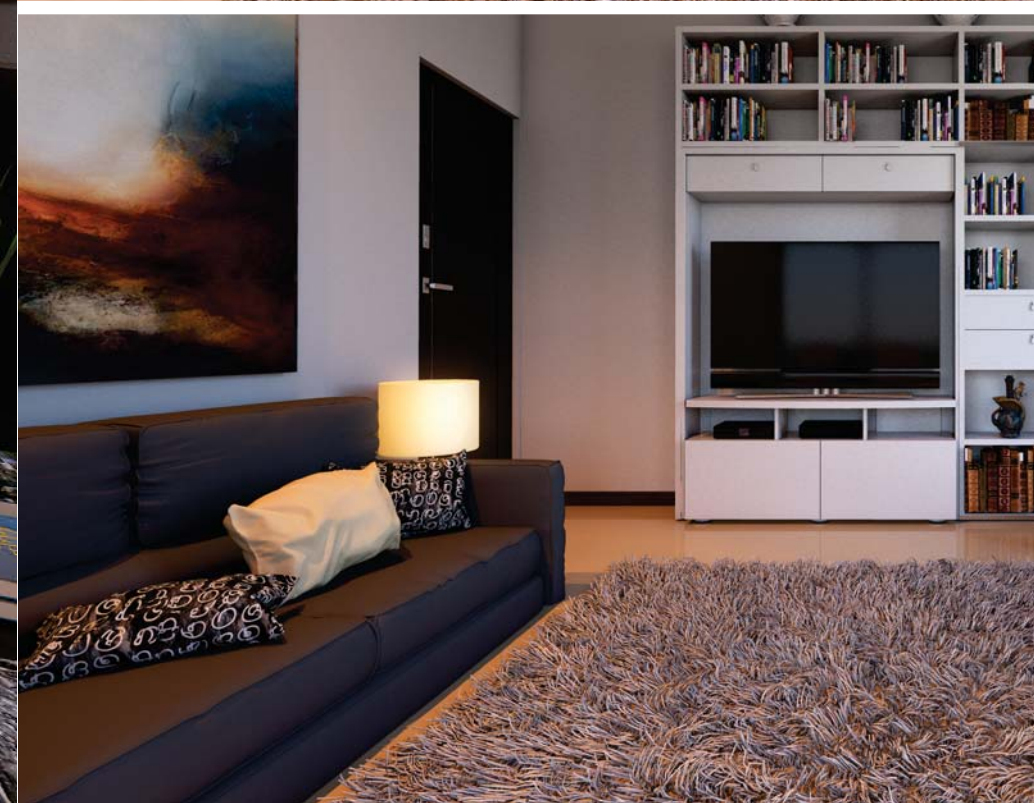


“ Home is the heart of life... Home is where we feel at ease, where we belong, where we can create surroundings that reflect our taste and pleasure... Making a home is a form of creativity open to everyone ”

- TERENCE CONRAN -

At Capital TRUST Residencies Vajira Road the apartments are designed and composed of basic geometric forms, maximizing the living space while giving effective furnishing options. With just two apartments per floor with 1711 Sq.Ft. in type A apartments and 1774 Sq.Ft. in type B apartments are enhanced with greater privacy and security.





LUXURIOUS COMFORT

Capital TRUST Residencies Vajira Road is carefully designed to complement your lifestyle. By sourcing and compiling a selection of distinctive pieces and layering with beautiful finishes and stylish accessories, our luxury interior will truly enhance your urban vertical luxury living.

Capital TRUST Residencies Vajira Road offers two different apartment designs. Each apartment will be fitted with high quality bathroom fittings & accessories and tiled with durable aesthetic floor tiles.

The pantry is a modern homemaker's dream. The contemporary designs are sleek, neat and minimal while optimizing the space usage. Each Pantry is fitted with a high quality double drain stainless steel sink-, high quality durable pantry cupboards, hood, hob, lp gas inlet, fitted with designer tiles and under counter lighting.

Each apartment has four balconies providing a panoramic view of the surrounding area and the city's fast changing skyline.

THE SPIRIT OF EXCITEMENT AND CONVENIENCE

The amenities that pamper the residents at Capital TRUST Residencies Vajira Road include an infinity edged rooftop swimming pool and a roof top garden. The ultramodern gym fitted with state-of-the-art equipment will appeal greatly to fitness conscious residents.

The sky garden with a birds-eye view of the city landscape provides area for socializing and entertainment.

Each apartment has a reserved parking space in the ground floor.

Safety and security of the residents are uncompromised. Each apartment is connected to the security kiosk through intercom. The Building is protected by the latest fire and gas detection systems and a lightning arrester system to provide maximum protection from fire and lightning hazards.





LOCATION

Nestling closely to three main roads in Colombo City - Galle Road, Duplication Road and Havelock Road Capital TRUST Residencies Vajira Road is only a few minutes away from the central business district, which is becoming a regional commercial and a financial hub.

Schools

- VISAKHA VIDYALAYA
- HOLY FAMILY CONVENT
- ST PETERS COLLEGE
- SIRIMAVO BANDARANAIKE
- ISIPATHANA COLLEGE
- ST. PAUL'S CONVENT
- ROYAL COLLEGE
- LADIES COLLEGE

Places Of Worship

- VAJIRARAMAYA TEMPLE
- VAJIRA PILLAIYAR TEMPLE
- JUMMA MASJID MOSQUE
- ST. PAULS CHURCH

Hotels

- OZO COLOMBO
- GLOBAL TOWERS
- SAPPHIRE HOTEL
- CASA COLOMBO
- THE OCEAN
- COLOMBO COURTYARD

Hospitals

- JOSEPH FRASER
- DURDANS
- LANKA HOSPITALS (APOLLO)
- ASIRI MEDICAL HOSPITAL
- DELMON

Shopping Malls

- MAJESTIC CITY
- LIBERTY PLAZA
- ARCADE - INDEPENDENCE SQUARE
- UNITY PLAZA

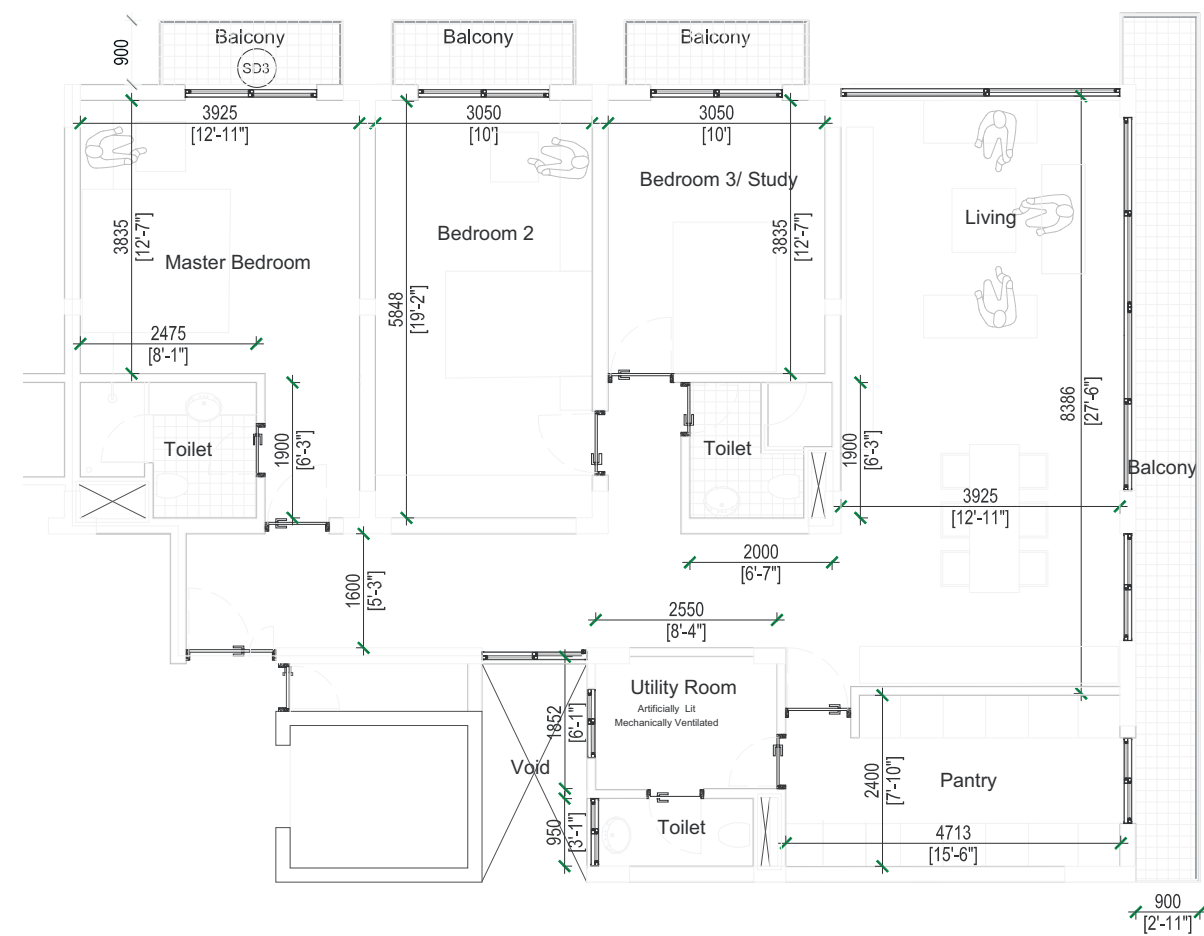
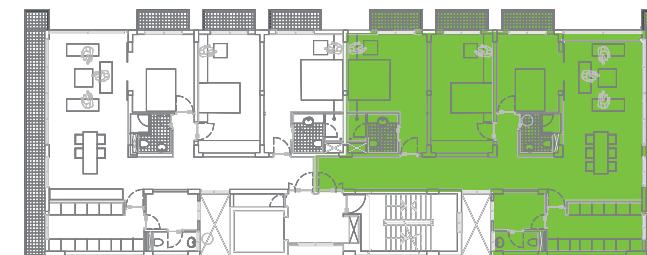
Clubs & Grounds

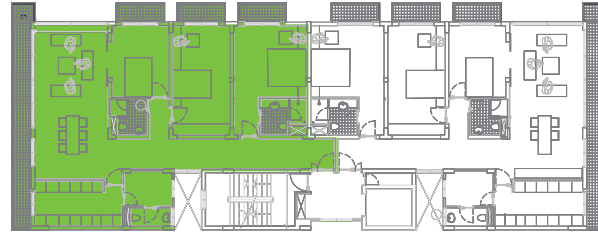
- POLICE PARK
- HAVELOCK PARK
- COLTS CRICKET CLUB
- BRC



TYPE A

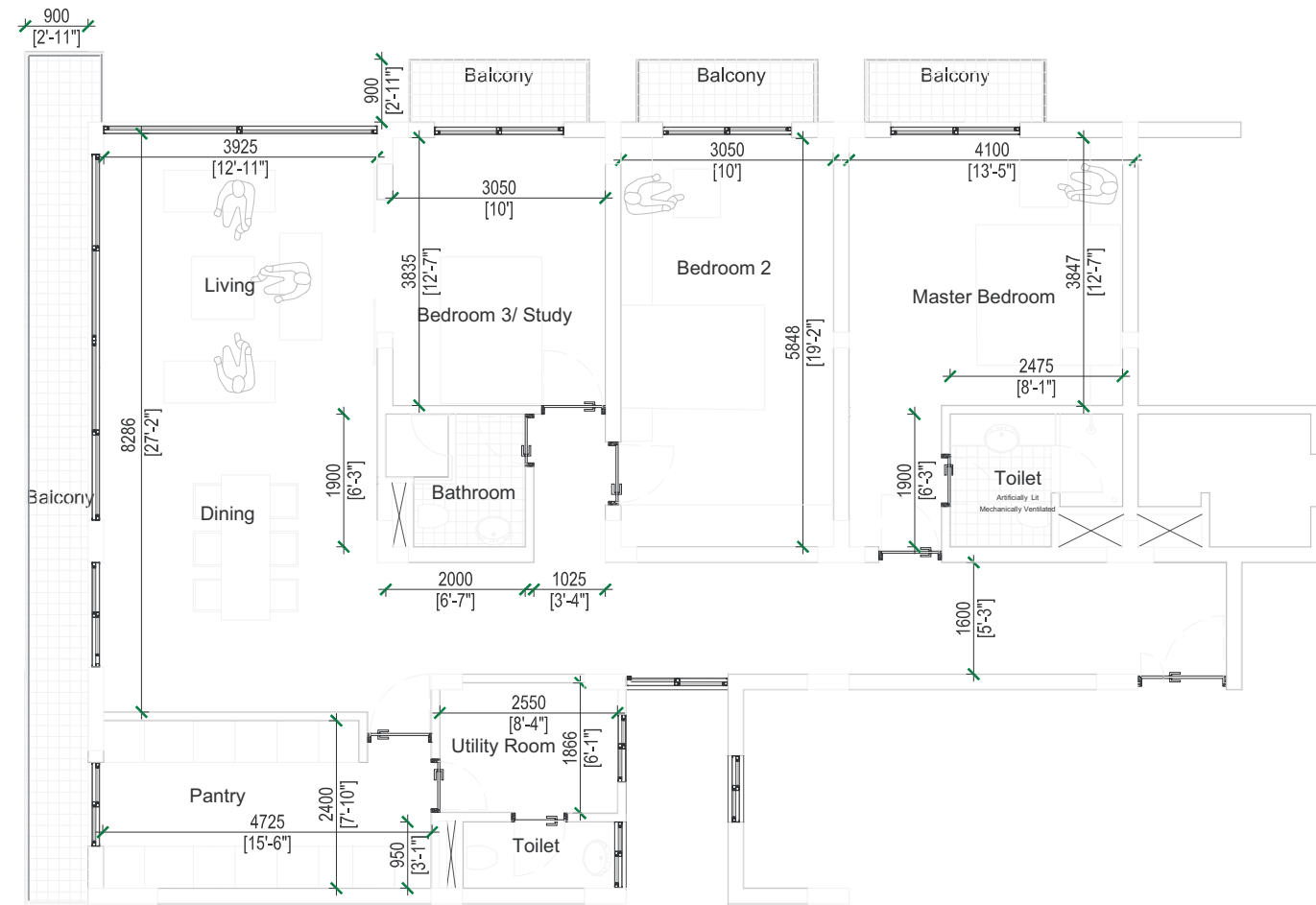
Area
158.9 SQM (1,711 Sq. Ft.)





TYPE B

Area
164.8 SQM (1,774 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 to Vajira 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 hung 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 area are equipped with split type energy saving inverter air conditioners and ceiling fans.

14. Elevator

- One passenger elevator from ThyssenKrupp for 11 passengers.

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 ground floor parking slot.

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 (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

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 parts 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.



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