



Capital **TRUST**  
Residencies

| Thimbirigasyaya Road  
Colombo 5

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## 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 08 floors having a panoramic view of the city and comprises of 32 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 - Thimbirigasyaya 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 - 6

Type A 3 BR  
Type B 3 BR  
Type C 3 BR  
Type D 3 BR

Floors 7 - 8

Type E 4 BR  
Type F 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 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.

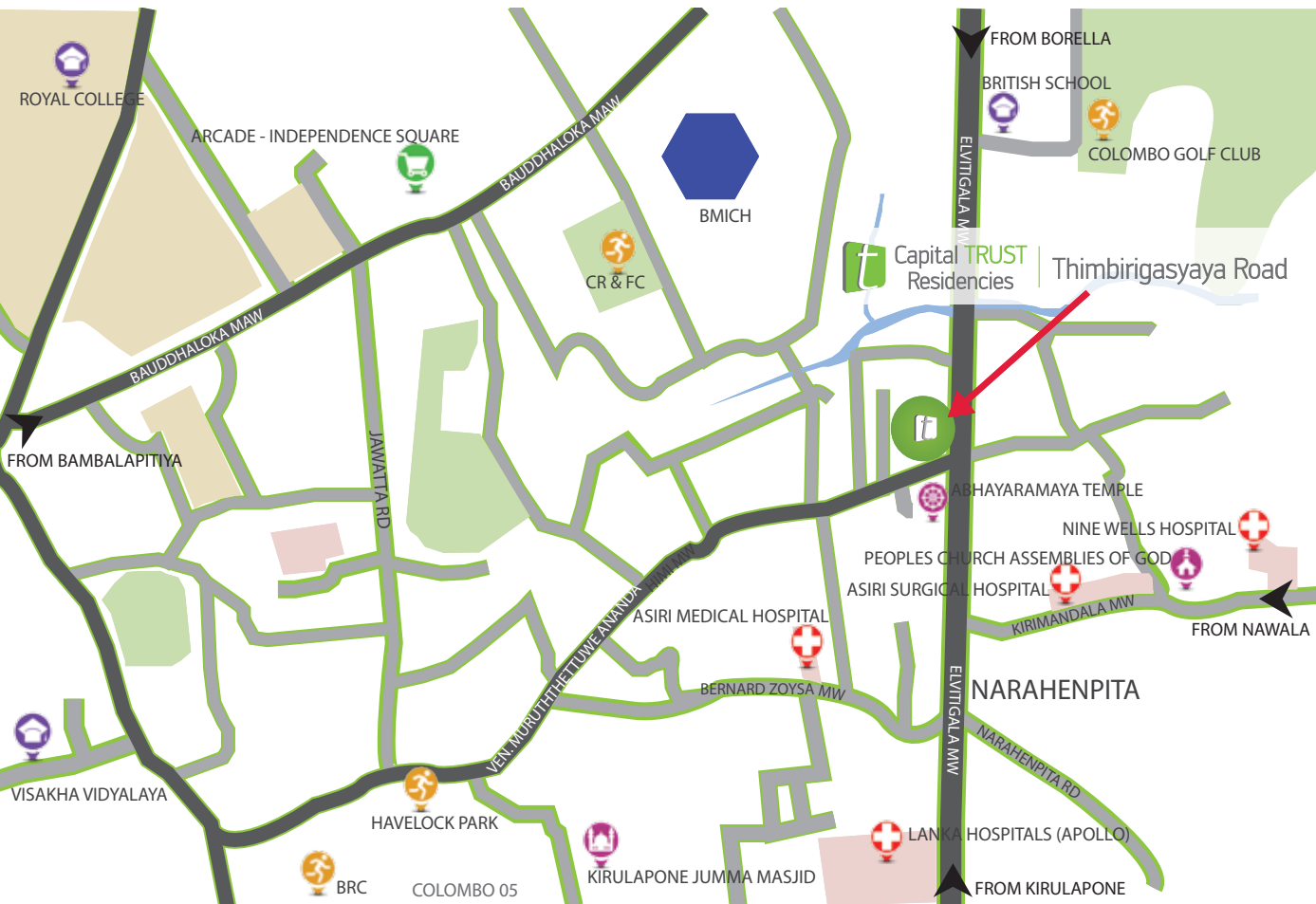
The ultra-modern gym fitted with state-of-the-art equipment will be a great place for fitness conscious residents to maintain their balance of life with work and health.

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, Thimbirigasyaya 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



# 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 painted with CIC or e--quiealent weather shield paint.

## 4. Flooring

- Imported designer porcelain tiles.

## 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 or mahogany doors.

## 7. Windows

- All windows and balcony sliding doors will be powder coated aluminium with a proprietary system.
- All 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, mirror and mirror lights, water closets with water saving flush valve system, mixer taps, hand bidet shower and a tempered glass shower cubicle with a 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 air conditioners and ceiling fans.

### 14. Elevator

- Two passenger elevators from OTIS for 13 passengers each.

### 15. Electricity

- National grid electricity supply through in house transformer.
- 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.

### 21. Common features – Ground floor

- Security kiosk with intercom connectivity to every apartment.
- Letter box for each apartment.
- Building management office.
- Drivers waiting room.
- 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., a leading stock-broking company in terms of local brokerage turnover since 2003 licensed by the Colombo Stock Exchange (CSE)

### Margin Trading

Capital TRUST Credit (Pvt.) Ltd., a licenced margin trading company with the largest client portfolio in Sri Lanka

### Asset Management

Capital TRUST Wealth Management (Pvt.) Ltd., a licenced asset management company

### Investment Advisory

Capital TRUST Financial (Pvt.) Ltd., a corporate finance company

### Research

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

### Information Technology

Capital TRUST Technologies (Pvt) Ltd., a leading software and mobile solutions provider

### Education

Shakthi Institute, the leader in local & london O/L & A/L support education



### Real Estate

- Capital TRUST Properties (Pvt.) Ltd.  
Experts in property brokering and property management
- Capital TRUST Properties One (Pvt.) Ltd.  
Developer and owner of a six-storey commercial building at 135 Union Place, Colombo 02
- Capital TRUST Properties Two (Pvt.) Ltd.  
Developer and owner of an eight-storey commercial building at 345 R. A. de Mel Mawatha, Colombo 03
- Capital TRUST Properties Three (Pvt.) Ltd.  
Owner of an eight-storey commercial building at 92 Glennie Street, Colombo 02
- Capital TRUST Properties Six (Pvt.) Ltd.  
Owner of a proposed housing complex spread over 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 at 34 Vajira Road, Colombo 04  
Developer of luxury apartments at 846 Kotte Road, Ethul Kotte
- Capital TRUST Residencies Two (Pvt.) Ltd.  
Developer of luxury apartments on Elvitigala Mawatha, Colombo 05

- Capital TRUST Residencies Three (Pvt.) Ltd.  
Developer of luxury apartments at 676 Havelock Road, Colombo 5
- Capital TRUST Residencies Four (Pvt.) Ltd.  
Developer of luxury apartments at 513 Thimbirigasyaya Road, Colombo 05
- Capital TRUST Residencies Five (Pvt.) Ltd.  
Developer of luxury apartments on High Level Road, Nugegoda
- Capital TRUST Residencies Six (Pvt.) Ltd.  
Developer of luxury apartments at Union Place, Colombo 2.
- Capital TRUST Residencies Seven (Pvt.) Ltd.  
Developer of luxury apartments at 75 Epatamulla Road, Pita 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



**DISCLAIMER**

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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](http://www.capitaltrust.lk)