



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

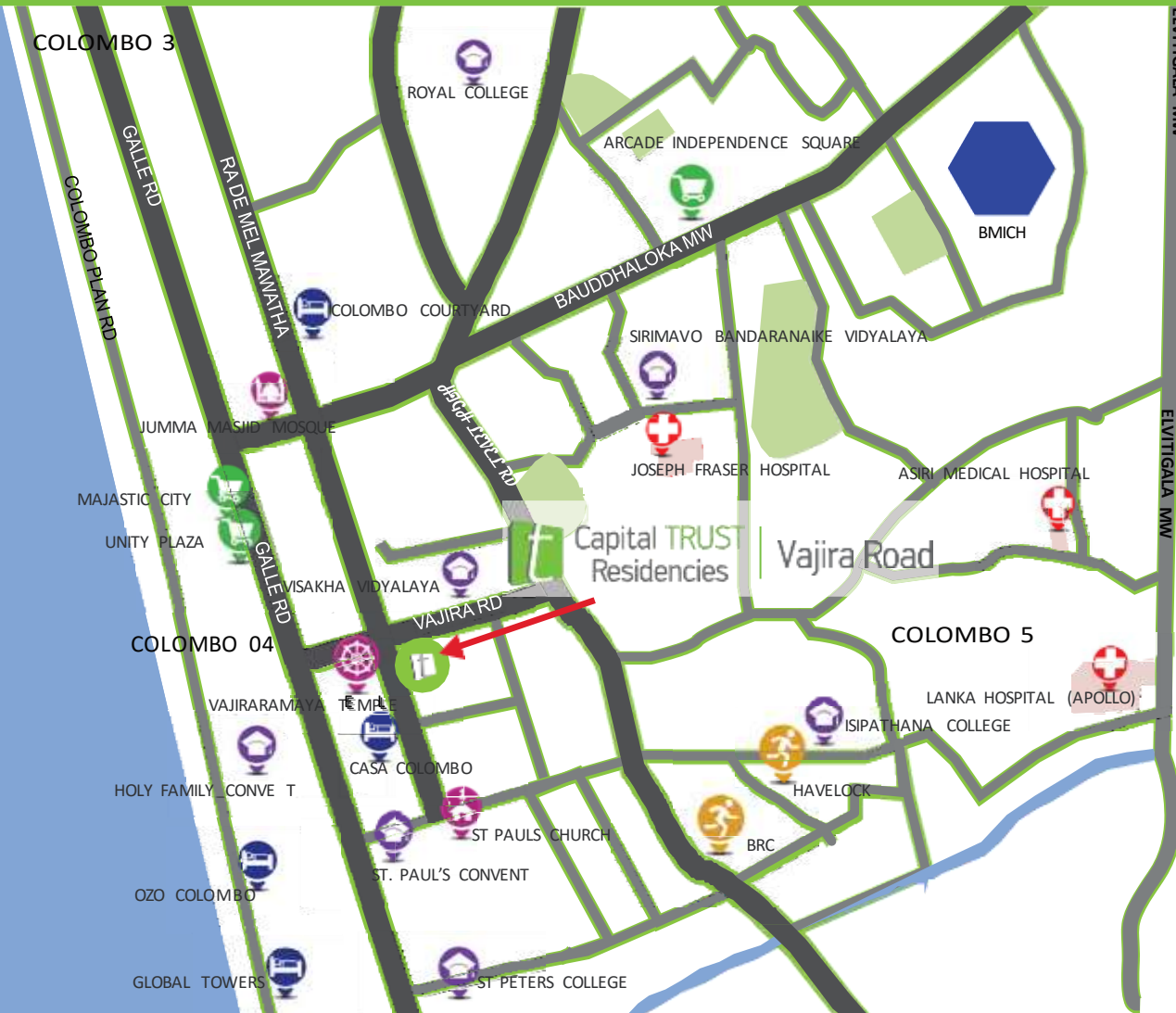
The amenities that pamper the residents at Capital TRUST Residencies Vajira Road include an infinity edged rooftop swimming pool and a roof top garden. The ultramodern gym fitted with state-of-the-art equipment will appeal greatly to fitness conscious residents.

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
 SAPPHIREHOTEL
 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

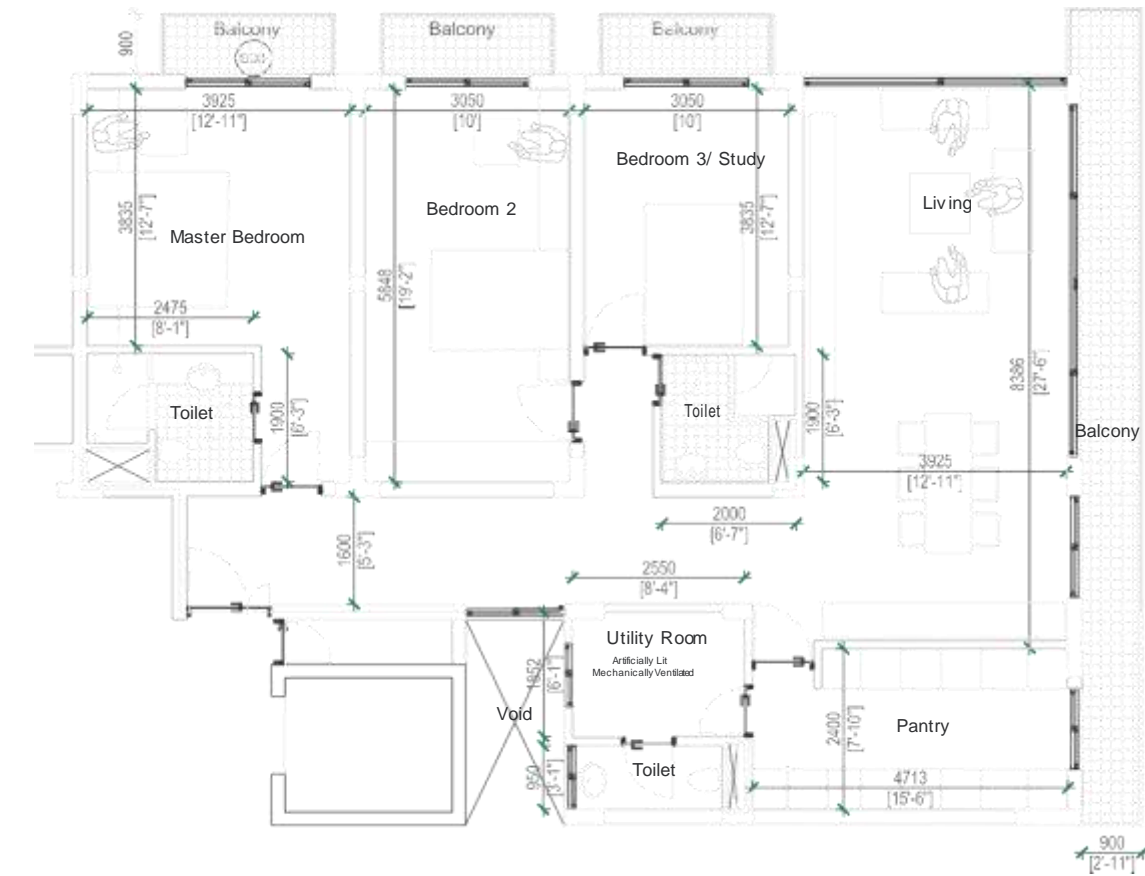
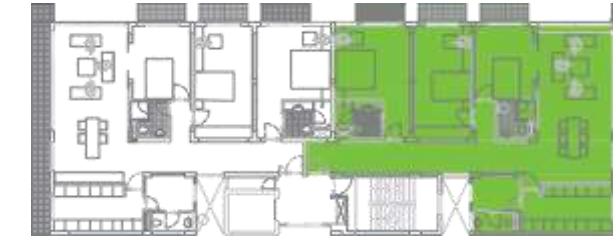
POLICE PARK
 HAVELOCK PARK
 COLTS CRICKET CLUB
 BRC

UNIT 01



TYPE A

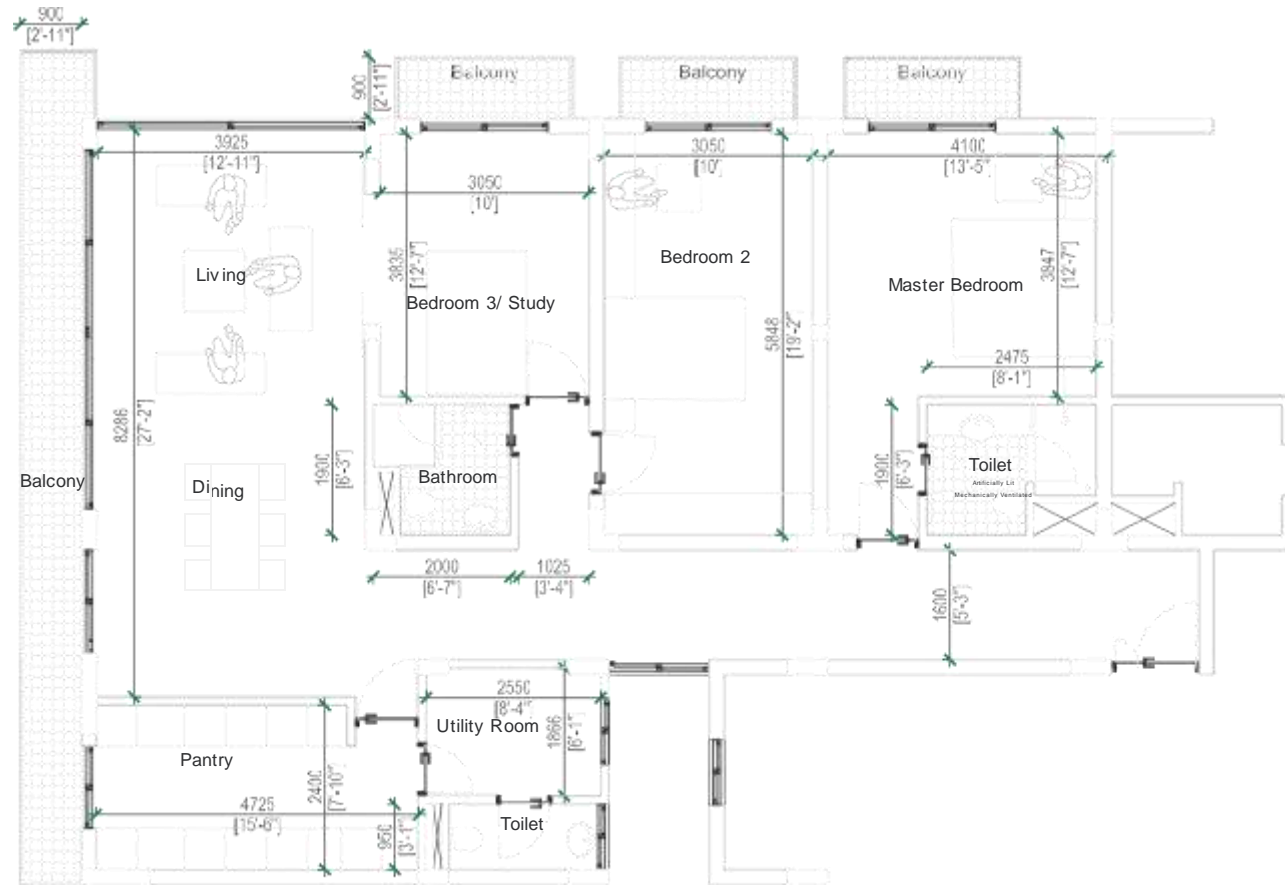
Area
158.9 SQM (1,711 Sq. Ft.)





TYPE B

Area
164.8 SQM (1,774 Sq. Ft)



SPECIFICATIONS

1. Foundation & Superstructure

- ' FVR S^d]QMcW^] Wb OdWZc fWcV aRW]S^aPRQ P^]PaRcR aMSc S^d]QMcW^]
- ' FVR bd_RabcadPedaR Wb M P^]PaRcR UaWQ QRbWU]

2. Internal Walls

- ' 2ZZ _MacWcW^]W]U fMZZb M]Q \MX^a fMZZb MaR fWcV aRW]S^aPRQ P^]PaRcR
- ' ?W]^a fMZZb MaR V^ZZ^f OZ^PY fMZZb fWcV PMeWcWRb]
- ' ;]cRa]MZ fMZZb MaR bYW\ P^McRQ fWcV R\dZbW^] _MW]c

3. External Walls

- ' 2ZZ RgcRa]MZ fMZZb MaR fWcV aRW]S^aPRQ P^]PaRcR ^a W]bdZMcRQ PR\R]c OZ^PYb with a five coat (PU) paint system, which comes with a 10 year warranty.

4. Flooring

- ' ;_^acRQ QRbWU]Ra _^aPRZMW] cWZRb]
- ' 6]UW]RRaRQ cW\ORa UaM]WcR ^a \MaOZR u^aW]U ^_cW^]b MeMWZMOZR d_^] request at an incremental cost.

5. Ceiling

- ' EYW\ P^McRQ b^uc fWcV R\dZbW^] _MW]c
- ' 4RWZW]Ub UgrQ MO^eR R]caM]PR P^aaWQ^ab_ _M]cah_ OMcVa^^\b M]Q service areas.



6. Doors

- ' ?MW] R]caM]PR Q^^a M]Q bRaeWPR R]caM]PR Q^^ab fWZZ OR UaR rated engineered timber doors with veneer finish.
- ' 2ZZ W]cRa]MZ Q^^ab MaR bR\W b^ZWQ R]UW]RRaRQ cW\ORa Q^^ab with veneer finish.

7. Windows

- ' 2ZZ fW]Q^fb M]Q OMZP^]h bZWQW]U Q^^ab fWZZ OR _^fQRa coated aluminium with a proprietary system.
- ' IW]Q^fb MaR fWcV Q^dOZR UZM]RQ WS SMPW]U c^ HMXWaM D^MQ while all other windows are tempered glass.

8. Entrance Lobby

- ' 8aM]WcR QaRbbRQ Z^OOh fWcV bRPdaWch MPPRbb]
- ' 6]caM]PR Z^OOh fWcV QRP^aMcWeR ZWUVcW]U.

9. Apartment Features

- ' E_MPW^db QW]W]U a^^\ ZWeW]U a^^\ fWcV MccMPVRQ OMZP^]WRb]
- ' FH M]Q cRZR_V^]R _^W]cb W] ZWeW]U QW]W]U M]Q W] MZZ bedrooms.
- ' 3aM]QRQ _aR\Wd\ `dMZWch \^QdZMa RZRPaWP bfWcPVRb M]Q plug sockets in each room.
- ' 2]cW bZW_ eWcaWURQ cWZRb S^a OMZP^]WRb]

10. Pantry

- ' EcMcR ^S cVR Mac W]cRa]McW^]MZ QRbWU]Ra YWcPVR] fWcV V^O_ hood, stainless steel sink and under counter lighting.
- ' :^c fMcRa bd_Zh M]Q RgcaMPc^a SM]b]

11. Bathrooms

- 2ZZ OMcVa^^ms 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.
- 1000 cWZrb d_ c^ cVR PRWZJU ZReRZ
- 2ZZ ^cVRa MPPRbb^aWRb bdPV Mb bVMeRa b^PYRc_b^M_ QWbV V^ZQRa_ towel rails, toilet paper holder are included.
- :^c fMcRa bd_Zh MJQ RgcaMPc^a SMns.

12. Utility Room

- Ba^eWbW^] S^a fMbVWJU \MPVWJR ^a bWJY.

13. Air-conditioning

- >WeWJU MJQ QWJU MaRM MaR R^dW_RQ fWcV b_ZWc ch_R R]RaUh bMeWJU inverter air conditioners and ceiling fans.

14. Elevator

- A]R _MbbR]URa RZReMc^a Sa^\ FVhbbR]=ad__ S^a 11 _MbbR]URab

15. Electricity

- @McW^]MZ UaWQ RZRPeaWPWch bd_Zh
- BaW\R aMcRQ OMPYd_ UR]RaMc^a S^a M_Mac\R]cb W]PZdQWJU P^\^\] MaRM lighting, elevator, water & fire pumps.
- 4^]PRMZRQ RZRPeaWPMZ P^_Ra fWaWJU fWcV PwPdWc OaRMYRab,

16. Fire Detection and Protection System

- 7WaR MJQ UMb QRcRPcW^] bhbcR\
- 1Rc aWbRa bhbcR\ fWcV ŪaRŪUVcW]U,
- :^bR aRRZ fWcV ŪaR RgcW]UdWbVRab ^] RMPV ū^a
- 7WaR bhbcR\ PRacWŪRQ Oh cVR 4^Z^\O^ 7WaR 5R_Mac\R]c,
- 6ZRUM]c ŪaR aMcRQ ZWc Z^OOh



17. Water supply

- Ed_Zh Sa^\ \MW]b
- :^c fMcRa W] OMcVa^^\b MJQ YWcPVR]b
- 4^]PRMZRQ _Zd\OW]U fWcV_aR\Wd\ `dMZWch _W_Rb_ pumps and fittings.

18. LP Gas

- >B UMb bd_ZWRQ c^ YWcPVR] fWcV UMb QRcRPc^a bhbcR\

19. Parking

- A]R P^eRaRQ Ua^d]Q ū^a _MaYWJU bZ^c

20. Common Features – Roof Top

- D^aS c^_ EfW\W]U B^AZ fWcV W]Ū]Wch RQR
- 8h \]MbWd\
- >M]QbPM_RQ a^aS UMaQR] fWcV YWQb _ZMh MaRM

21. Common Features – Ground Floor

- ERPdaWch YW^bY fWcV W]cRaP^\ P^]RPcWeWch c^ ReRah apartment, main gate and important common areas.
- >RccRa O^g S^a RMPV M_Mac\R]c
- 3dWZQW]U \M]MUR\R]c ^ūPR
- 5aWeRab fMWcW]U a^^\
- ;]cRaP^\ bhbcR\ ORcRR] RMPV M_Mac\R]c M]Q bRPdaWch ^ūPR
- 8MaOMUR P^ZZRPcW^] a^^\
- >WUVc]W]U MaaRbcRa bhbcR\

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

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