



The Residence
Colombo City Centre

Everyday Extraordinary



The Centre For Colombo Everyone's Been Waiting For

Colombo City Centre is at the forefront of the dynamic changes transforming Sri Lanka into one of the world's most exciting cities, and giving Colombo a brilliant new Center.

Perfectly located and representing the best of Sri Lanka with an innovative design inspired by the rich cultural heritage integrated with the style of progressive Sri Lanka, Colombo City Centre will feature;

- The Residences at Colombo City Centre, state of the art apartments in the heart of the city
- The Mall at Colombo City Centre, a space for everyone to discover the best international and local brands, world-class restaurants and entertainment
- Next Hotel Colombo, an upscale hotel for the modern business traveller



The Heart of the City

Colombo City Centre is ideally located in the Heart of the City, and lies on the striking, emerald green Beira Lake shoreline.

Your new neighborhood is home to the capital's major landmarks and the prime office district. Theaters, galleries, hotels, hospitals, parks, shops, universities and world famous temples that can make city living so stimulating are all on your doorstep.

The Residence is easily accessible with links to main motorways, train terminals and Bandaranaike International Airport, Sri Lanka's primary gateway to the world.

The Residences at Colombo City Centre offer you an exceptional opportunity to experience the best of modern urban living and live a life truly out of the ordinary.





A Location Close to the Heart of Sri Lanka

The Residence at Colombo City Centre

The Residences at Colombo City Centre are on the shoreline of Bierra Lake and opposite the revered Seema Temple, sites that are on the must see list of almost every visitor to Colombo, and are already close to the heart of Sri Lankans.

This auspicious location further enhances the sense of serenity and tranquility whilst being in the middle of the thriving, vibrant city.

Plans to develop a beautiful landscaped promenade around the lake will add to the choice of unique leisure activities and create a lakeside café culture on The Residences' doorstep, further enhancing our position as a major attraction for local and international visitors.







Colombo
City Centre
The Mall





Colombo City Centre, the Mall

Enjoy the best Sri Lanka has to offer



The Mall at Colombo City Centre will be the shopping and lifestyle destination in Sri Lanka. Spread generously over five floors it will be a constant source of delightful discovery, showcasing the most desirable local and international brands.

A distinctive family destination previously unavailable, generating a true sense of community spirit. The Mall at Colombo City Centre will consistently present the best shopping, dining and entertainment experiences.

Next Hotels

Designed to make your time count

Residents of The Residence at Colombo City Centre can feel free to enjoy all of the facilities offered by NEXT Hotel Colombo.

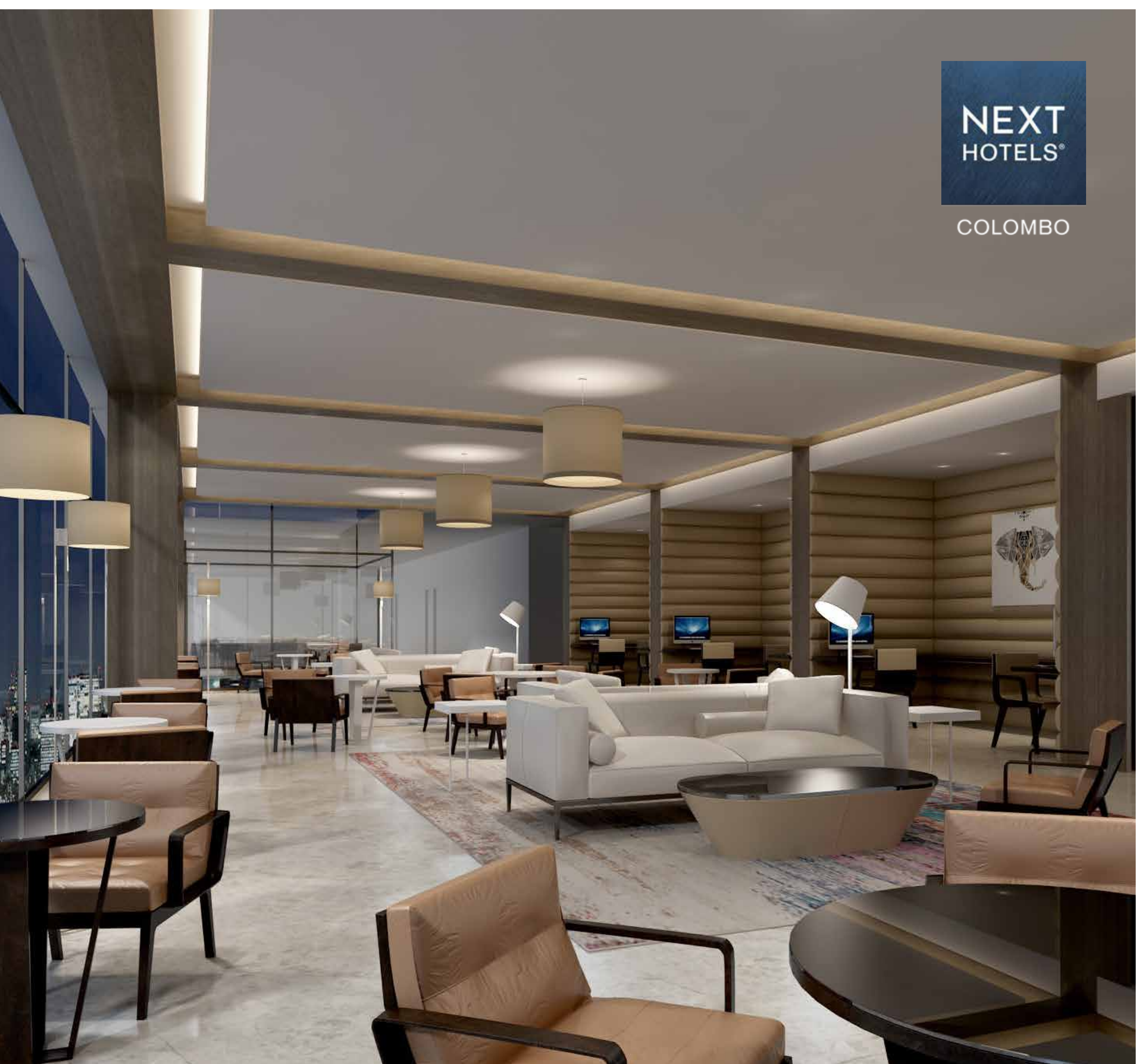
From the infinity pool surrounded by lush tropical plants and wooden pool deck, to the state-of-the-art gym, luxury spa, elegant cocktail bar and the Lennons Restaurant & Bar.

You can also work from home by taking advantage of Next Hotels meeting and banquet facilities, multifunction rooms and a hi tech business centre.



NEXT
HOTELS®

COLOMBO





Everyday Extraordinary

A brilliant new outlook on the urban lifestyle

The Residences at Colombo City Centre are fully appointed contemporary apartments offering you a rare investment opportunity, and a lifestyle out of the ordinary.

The leading international design practices of Aedas and Gensler, bring their unique touch and sensitivity in architectural and interior design to The Residences, and will satisfy your desire for something extraordinary.

Inspired by the uplifting visual experience of overlooking the beautiful Bierra Lake and the panoramas of the distant coastline, each Residence offers a serene and spacious environment to enjoy the ever changing scenes in one of the world's most vibrant cities.

While you can enjoy the big picture of Colombo unfolding in front of you, a close look at the details of your Residence will delight the most discerning eye.





The Centre of Your World

You'll find it hard to stop smiling

Since the 1950's, architects in Sri Lanka have aspired to deconstruct the colonial influence to re-arrange spaces into open and semi-open. Inspired by the Scandinavian model-white forms, horizontal lines, links to private areas via wall planes, divided public and private spaces within residences, we have modernized this concept for both for single and double storey apartments. Simple yet intelligent clean spaces form a design that exudes understated elegance, balanced with a sense of comfort.

A sophisticated natural palette has been applied to the apartment interiors. Glossy wooden floors and high white ceilings allow natural light to abound, whilst sheer draperies shelter the home from heat. Natural stone slab bench tops and European stainless steel kitchen appliances will accommodate the entertainer or family, with three bedroom and penthouse apartments including a concealed wet kitchen for preparation.



Every Detail. Extraordinary

Finishes & amenities

Apartments

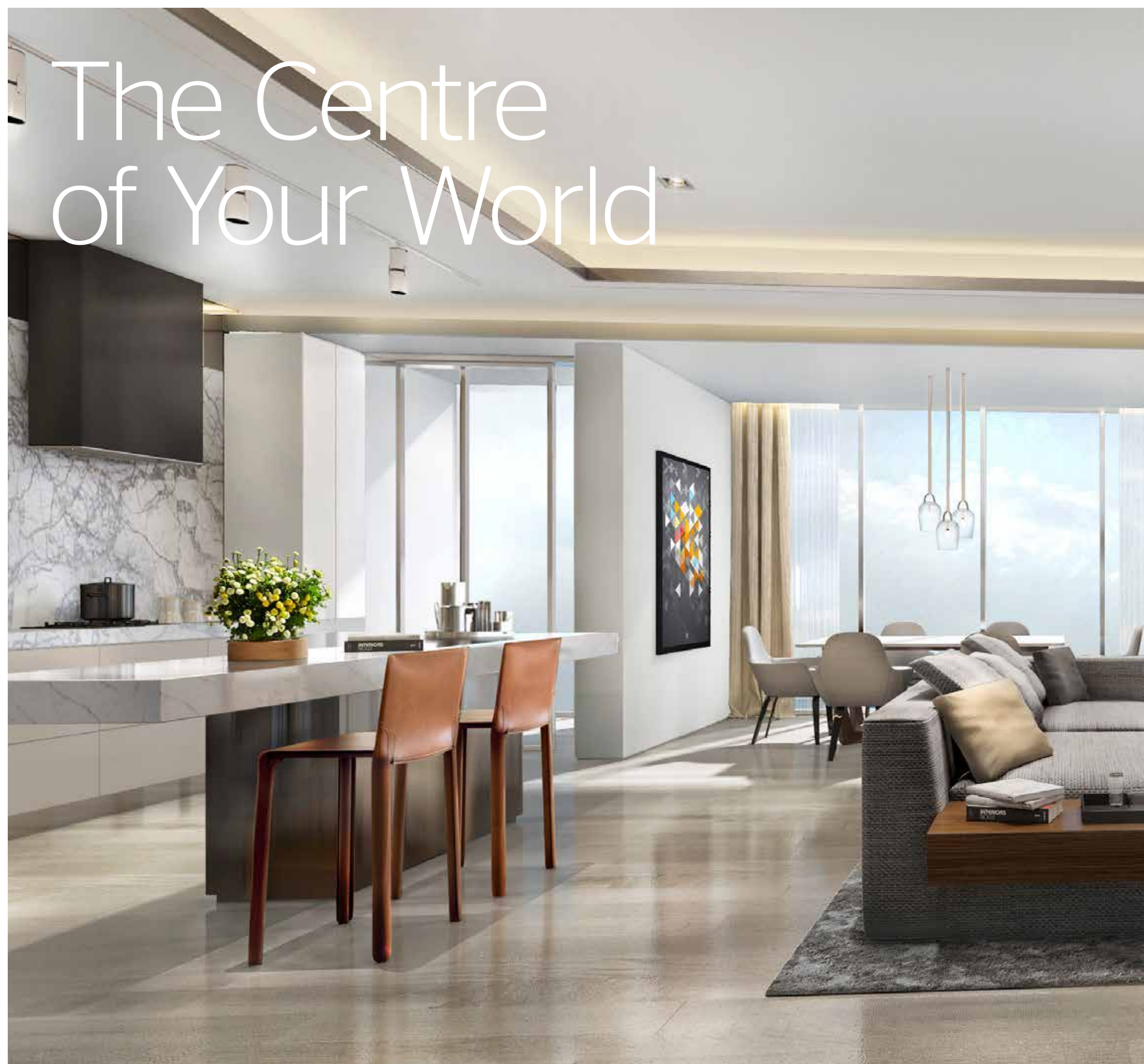
1. Balconies from living rooms and some bedrooms
2. Aluminum glazed windows and sliding doors
3. Master bedroom with ensuite
4. Powder rooms in larger units
5. Ceramic tile and timber flooring
6. Built-in wardrobes in all bedrooms
7. Maid's room with separate access available in some apartments
8. Open entertainer's kitchen with concealed wet kitchen and laundry available in some apartments
 - European appliances - gas cooker with oven & hood
 - Natural stone benchtop in 4+5 bhks
 - Reconstituted stone benchtops in 2+3 bhks
9. Air conditioned
10. Hot water supply
11. Intercom system
12. Central gas system



Common Areas

1. Lobby with concierge at ground floor
2. Covered car parking for each apartment and an option to purchase additional car parks (based on availability)
3. Car drop off for residential guests/drivers/taxis
4. Large amenities area;
 - Adults & kids' swimming pools
 - Children's play zone
 - Barbecue areas
 - Gymnasium
5. Large sky lounge / function room at level 43
6. Building management system
7. CCTV 24 hour manned security electronic surveillance system
8. Card access system
9. Fire protection & detection system
10. Broadband infrastructure
11. MATV system
12. Lap pool
13. Valet parking
14. Standby power





The Centre of Your World



The Two Bedroom Residence

The two bedroom apartments offer a spacious layout, with an open kitchen, dining, and entertaining area. Two generous sized bedrooms are included, one with an ensuite and one main bathroom to offer guests a powder room. A concealed laundry is included off the kitchen. A balcony allows for indoor/ outdoor entertaining.





LEGEND:

1. Main Entry
2. Living Area
3. Dining Area
4. Kitchen / Pantry
5. Powder Room / Bathroom
6. Master Bedroom
7. Master Ensuite
8. Closet
9. Bedroom2
10. Utility
11. Balcony
12. AC Condenser

The Three Bedroom Residence

The three bedroom apartments are entered via a spacious corridor, which opens to the vistas surrounding the complex, beyond the lounge and formal dining areas to the entertaining terrace. The kitchen is spacious and elegant, and connects to the concealed wet kitchen, laundry, and housekeeper's living quarters. The apartment has a semi open study area, and two generous bedrooms with amazing views, which share a bathroom.

The main bedroom is accessed by a long corridor, which exudes elegance, and features a walk in robe and spacious ensuite bathroom.





LEGEND:

- 1. Main Entry
- 2. Foyer
- 3. Living Area
- 4. Dining Area
- 5. Dry Pantry
- 6. Powder Room
- 7. Master Bedroom
- 8. Master Ensuite
- 9. Closet
- 10. Bedroom 2
- 11. Common Bathroom
- 12. Bedroom 3
- 13. Study Area
- 14. Balcony
- 15. Wet Kitchen / Utility
- 16. Maid's Room
- 17. Maid's Bathroom
- 18. Storage
- 19. Service Entry
- 20. AC Condenser



The Four & Five Bedroom Penthouses

The Penthouses in the tower are the piece-de-resistance, and are the size of a private home with premier views of Colombo, and offering four and five bedroom Residences.

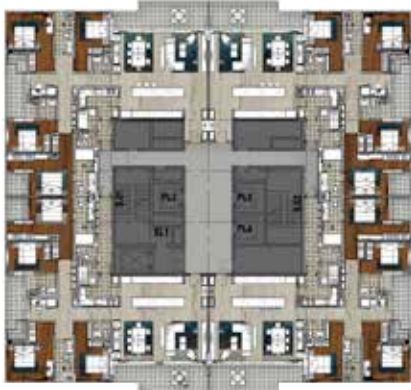
Spacious living areas complete with space for a baby grand piano and an entertaining deck, to welcome an owner home. The dining area beyond seats 10-12 guests, and is aligned with a large kitchen

with bar seating. Concealed beyond the kitchen is a guest powder room and the fully equipped wet kitchen which has a full suite of cooking appliances, a dry pantry, a wine cellar, laundry, and housekeepers quarters. This is all accessible by a second service entry/exit.

The resident will enjoy the comfort of a second more casual living area with balcony, study/library and

powder room. Three bedrooms on this consist of ensuites, with the fourth main bathroom adjacent the fourth bedroom. The main bathroom has its own reading area, an ensuite with full sized soaking tub, and walk in closet with personal dressing table. Two bedrooms have a private balcony accessed privately.





LEGEND:

1. Main Entry
2. Foyer
3. Living Area
4. Dining Area
5. Dry Pantry
6. Powder Room
7. Master Bedroom
8. Master Ensuite
9. Walk-In-Closet
10. Bedroom 2
11. Common Bathroom
12. Bedroom 3
13. Bedroom 4
14. Bathroom
15. Study Area
16. Balcony
17. Wet Kitchen / Utility
18. Maid's Room
19. Maid's Bathroom
20. Service Entry
21. AC Condenser



Colombo City Centre at a Glance

Total Land Area: 2 Acres	Total investment: US\$ 160,000,000	Total Development GFA: 100,000 sqm	Ground breaking Q4 2014	Residential show suite – Q2 2015	Intended completion Early 2018
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An exclusive residential tower of 29 floors, which provide both a great investment opportunity and an extraordinary lifestyle for modern city residents

29 levels L10, L20-L47 including recreational pool area, amenity floor, and sky terrace.

178 Units
166 No 2&3 Bedroom Units, 91-122sqm
8 x 4 Bedroom Penthouse, 225sqm
4 x 5 Bedroom Penthouse, 450sqm
196 Car parking spaces

Central gas system.
Personalised digital security system.
Fire protection & detection system.
Lightning protection
Card access system.



Concieved to create the first international standard mall and a unique retail experience for Sri Lankans, it will provide a vital hub for the community. The five floors of The Mall will be a showcase for the most desired international and local brands.

GFA of 20,400sqm
NLA 15,200sqm
Food Court, and international supermarket included
321 Car parking spaces



Catering to the modern business traveller and designed to make their time count.

196 Keys
83 Car parking spaces

DISCLAIMER

While every effort has been made to ensure that the information contained in this brochure is accurate and up to date, the developer makes no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, whether direct or indirect, or responsibility for accuracy completeness, or usefulness of any information. Neither does this brochure and its contents form part of any contract or obligation with the developer.



It Takes Special Kinds of Partnerships to Create Such an Extraordinary Concept

There is an underlying belief amongst all the partners involved in creating Colombo City Centre, that good design can only be delivered with a deep social and cultural understanding of the communities they are designing for; making cities more livable, work smarter and leisure more engaging.



SilverNeedle® Hospitality is an innovative and progressive integrated hospitality investment, management and development company, with a focus on mid to upscale hotels and resorts that are intelligently designed and operated for the professional and leisure needs of the business traveller. SilverNeedle® Hospitality currently operates more than 60 managed and licensed properties with three properties under development, together accounting for more than 4,000 keys in Asia Pacific. Headquartered in Singapore, SilverNeedle® Hospitality has regional offices in Bangkok, Sydney and Bangalore. www.snhgroup.com

Aedas

Aedas, a leading international design practice, specialises in architecture, interior design, master planning, landscape, urban design and building consultancy within Asia, the Middle East, Europe and America. Aedas employs over 1,100 architects, urban planners, landscape designers and interior designers and is the largest architectural practice in Hong Kong with offices across Asia. www.aedas.com



Gleeds is a world class management and construction consultancy with over 125 years' experience in the property and construction industry. They have a proud heritage, shared by a team who consistently provide impartial advice from 56 offices worldwide; uniting local knowledge, personal insight and global expertise.



The Abans Group is a privately held and diversified conglomerate with revenues of over US\$ 250 million. It is rated "A" by Fitch Ratings and having 6000 employees, it is the largest retailer of consumer durables, electronics and lifestyle products in Sri Lanka with a network of over 440 company owned stores. Abans represents internationally recognized brand names and understands the needs of the Sri Lankan consumer well. www.abansgroup.com

Gensler

Gensler is a global design firm that partners with clients to make cities more liveable, work smarter and leisure more engaging. They are proud of their 4,000 professionals networked across 46 locations who believe quality design can transform organizations and improve people's lives. Since 1965, Gensler have helped clients achieve measurable business and organizational goals, delivering projects as large as a city and as small as a desk light. www.gensler.com



SilverNeedle Property has an innate awareness of emerging trends and customer needs. From conceptual design through to project completion, their focus is on developing customised, design-efficient hotels and residences in the Asia-Pacific region that guests will keep returning to and which will enrich the local community.

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