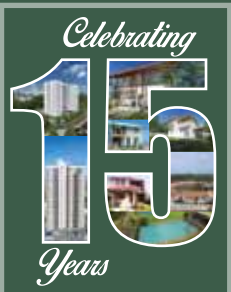


*Close to nature, far from ordinary*



*Chandrika Kumarathunge Mw.*

**MALABE**





Dr. Neville Fernando Teaching Hospital

SLIIT University

HORIZON University

CINEC Maritime University

Millennium IT

SAITM University

2.1 Km

1.9 Km

1.5 Km

1.4 Km

1.3 Km

3.2 Km

## All your needs, just a few steps or pedals away

Welcome to Orchid, a refreshing new living experience. A serene sanctuary in Malabe, with all the luxuries of urban living. Enjoy an exclusive lifestyle of relaxation and convenience, where everything you'll ever need is right around the corner.

ALL PLANS ARE SUBJECT TO VARIATIONS, MODIFICATIONS AS RECOMMENDED BY THE ARCHITECT AND / OR DIRECTED BY THE RELEVANT AUTHORITIES. STATED FLOOR AREAS ARE APPROXIMATE MEASUREMENTS ONLY.

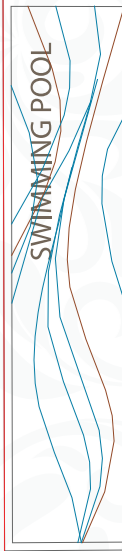
# SPECIFICATIONS

WALLS	Blockwork and Acotec Pre-cast concrete panels finished with emulsion paint
CEILINGS	Gypsum board ceiling with metal framework. Exposed concrete soffit areas finished with skimcoat and emulsion paint
FLOORS	Ceramic tiles with timber skirting in bedroom, kitchen and balcony. Polished porcelain tiles with timber skirting in living and dining area.
DOORS	Timber paneled door for main door and Plywood doors for Bedrooms.
WINDOWS	White powder coated aluminium and clear glass.
KITCHEN	Pantry cupboard unit in Mahogany timber.
BATHROOM	Ceramic floor and wall tiles up to 5ft. Shower cubicle and ceramic fittings
BALCONY	Tempered glass handrails in the balcony
ELECTRICITY	Standby generator.
LP GAS	Centralised LP gas system
TELEVISION	Master Antenna Television System (MATV) in the living area.
TELECOMMUNICATION & INTERCOM	Provision for telephone connection in the living area.
FIRE PROTECTION & DETECTION SYSTEM	Wet riser system with smoke detectors, hose reels and Fire extinguishers on each level.
AIR CONDITIONING & VENTILATION	Bedroom with ceiling fan and provision for air conditioners. Exhaust fan in kitchen.
ELEVATORS	Two elevators and one service elevator.
SECURITY SYSTEM	24 hour security and CCTV system
COMMON FACILITIES	Swimming pool and gymnasium.
GARBAGE DISPOSAL	Garbage chute with a collection point at the ground floor.
SEWAGE & WASTE WATER DISPOSAL	Sewage treatment plant.



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# TYPICAL APARTMENT FLOOR



**NORTH - WEST TOWER [6]**

**NORTH - EAST TOWER [1]**

**A** 1135 Sqft 16.3 M upward  
 3 Beds 2 Bathrooms 1 Car

Living  
 Dining  
 Pantry with cupboards  
 Spacious Balconies  
 Bay window

**S** 631 Sqft 9.8 M upward  
 1 Bed 1 Bath 1 Car

Living  
 Dining  
 Pantry with cupboards  
 Spacious Balconies

**B** 1060 Sqft 16.3 M upward  
 3 Beds 2 Bathrooms 1 Car

Living  
 Dining  
 Pantry with cupboards  
 Spacious Balconies  
 Bay window

**D** 984 Sqft 12.8 M upward  
 2 Beds 2 Bathrooms 1 Car

Living  
 Dining  
 Pantry with cupboards  
 Spacious Balconies  
 Bay window

**SOUTH - WEST TOWER [4]**

**SOUTH - EAST TOWER [3]**

**WEST TOWER [5]**

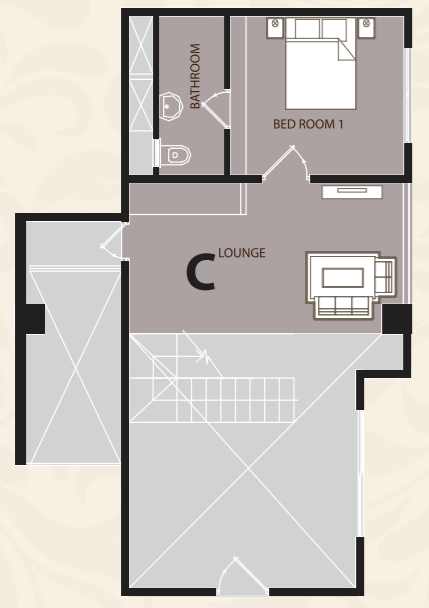
**EAST TOWER [2]**



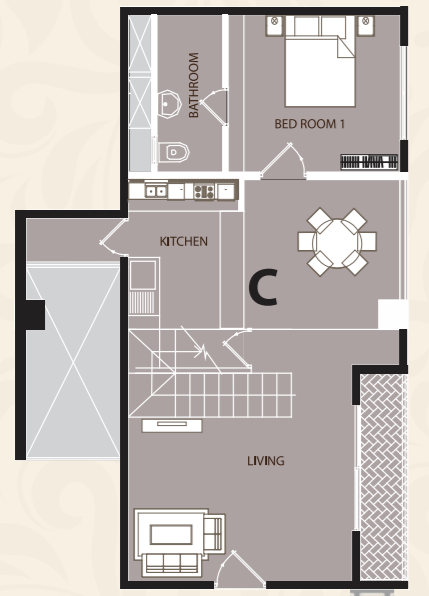
ENTRANCE

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## Duplex Apartments



Upper Floor



Ground Floor

**C** 1000 Sqft 19.7 M upward  
 2 Beds 2 Bathrooms 1 Car

Living  
 Dining  
 Pantry with cupboards  
 Spacious Balconies  
 Double height living space

-  Banks
-  Restaurants
-  Hospitals
-  Universities
-  Supermarkets
-  Shopping Centers



Developer: Nivasie Developers Malabe (Pvt) Ltd



Orchid Malabe is brought to you by the reputed company, Nivasie Developers Malabe (PVT) Ltd. Nivasie has proven its credentials over 15 years in Sri Lanka's Real Estate Sector - building over 2000 houses with all modern amenities.

Contractor: International Construction Consortium (Pvt) Ltd



Since its establishment in 1980, International Construction Consortium (Pvt) Ltd (ICC) has seen a rapid and sustained rise in its development to the present position as one of the leading Building & Civil Engineering organisations in Sri Lanka.



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 City office  
 No 57, S De S Jayasinghe Mawatha, Kohuwala, Nugegoda

