



THE RESIDENCIES
— KOTTE —

Rare ♦ Refined ♦ Regal





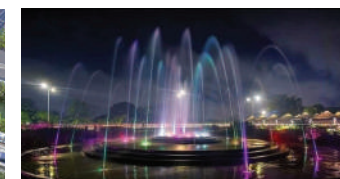
WELCOME TO AN AMPLIFIED STYLE OF
LUXURY LIVING IN KOTTE

Come home to an oasis of luxury that you deserve. Soaring high in a premium location, yet leaving the bustle of urban living behind. The Residencies will indulge you with splendor and prestige, reserved for those who believe that life must be lived to the fullest.

The Residencies is a G+21 floor twin towers, with unique blend of residential and commercial spaces with 238 apartment units, spanning across two acres of lush landscape. In this haven of style and comfort, you will find the essence that best defines luxury and the sheer opulence of space.



LUXURY THAT EXTENDS BEYOND YOUR FRONT DOOR



The Residences rises above the ordinary with stunning facades, intelligent space planning and commercial spaces in the heart of the Kingdom of Kotte. A compellingly well-connected location that redefines the neighborhood with elevated standards, enabling access to reputed schools, shopping centers, hospitals and entertainment centres within arms reach, The Residences Kotte is an ideal place to live and flourish.



BEDROOM AND LIVING ROOM

All the apartments are fully air conditioned with spacious balconies facing the Cityscape and greenery in the horizon. Enjoy the monsoon magic over a cup of tea, the sunrises and sunsets against the beautiful sky and share quality time with your loved ones.



KITCHEN AND BATHROOMS

Kitchen is the heart of a home which brings the best of the family spirit to life with tasteful aromas and delicious meals. Every apartment consists of a kitchen and a pantry, designed with a contemporary touch. Bedrooms comprise of en-suite bathrooms in order to set up a positive sense of wellness.



The Residencies Kotte is built in sprawling premises to offer an enviable lifestyle to match your aspiration. Spacious 2BR and 3BR apartments ranging from 776 to 1246 sqft floor area designed with aesthetic refinement and with the sun soaked ambience, places the project in a class of its own.

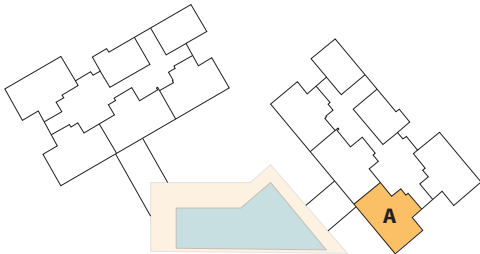
FLOOR LAYOUTS



TYPE - A

3 BEDROOM - 1240 SQFT

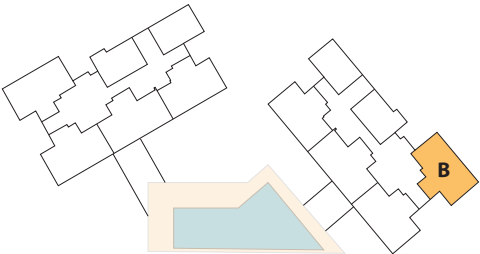
3 1 2



TYPE - B

3 BEDROOM - 1212 SQFT

3 1 2

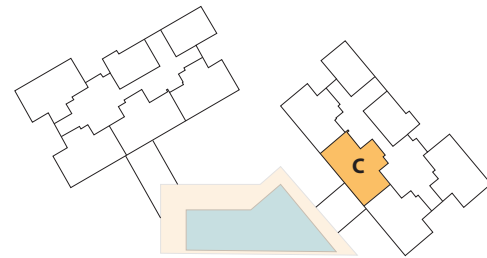




TYPE - C

3 BEDROOM - 1239 SQFT

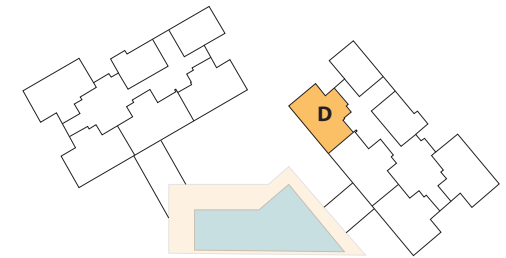
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TYPE - D

3 BEDROOM - 1246 SQFT

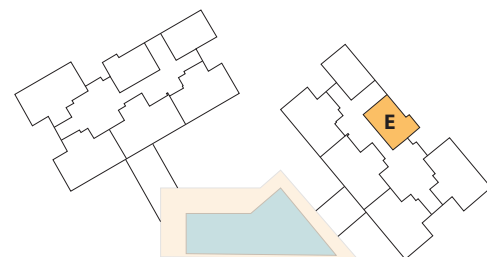
3 1 2



TYPE - E

2 BEDROOM - 823 SQFT

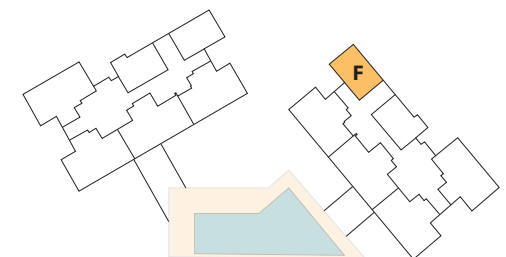
2 1 2



TYPE - F

2 BEDROOM - 776 SQFT

2 1 2





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SPECIFICATIONS

STRUCTURE

RCC Framed structure

WALLS

Internal walls - ICC Acotec wall panels / Cellular blocks

External walls concrete wall/ Cellular blocks

WALL FINISHES

Internal Walls / Soffit finishes - skim coat, acrylic filler and 2 coats of emulsion paint

External wall finishes - External weatherproof paint system

CEILINGS

Gypsum / Cement board concealed ceiling finished with emulsion paint where applicable

FLOORS

Flooring – Living, Dining, Pantry with porcelain tiles (600x600mm) with timber skirting, Bedrooms timber flooring with timber skirting.

DOORS

Main Door - 36mm thick, class O1 timber / engineered door with mortise type main door lock, Internal doors - plywood / Engineered doors with knob lock

WINDOWS

Windows/Fanlights – Fabricated with powder coated aluminum with clear float glass and accessories.

BATHROOMS

Ceramic floor and wall tiles ,

BALCONIES

Ceramic nonskid tiles with tile skirting

ELECTRICITY

Three phase power connection and standby generator system for full electrcal demand.

TELEPHONE AND DATA

FTTH for TV/Data/Telephone

FIRE PROTECTION AND DETECTION

Fire protection and detection system as per fire regulations

AIR CONDITIONING AND VENTILATION

A/C for living/dining and bedrooms with Mini VRF type

ELEVATORS

Passenger lift and Fire lift

SURVEILLANCE

CCTV for common areas.

SEWAGE AND WASTE DISPOSAL

Sewerage treatment plant

A PROJECT BY



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