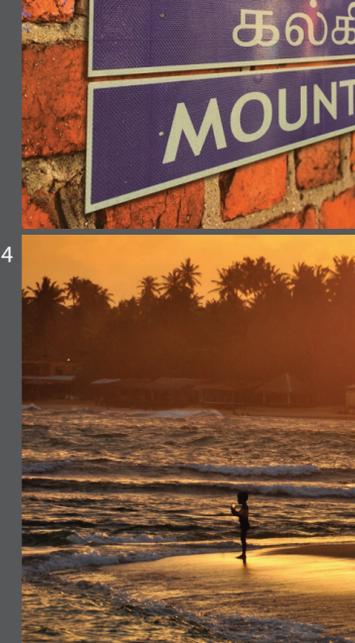




DE SARAM RESIDENCIES



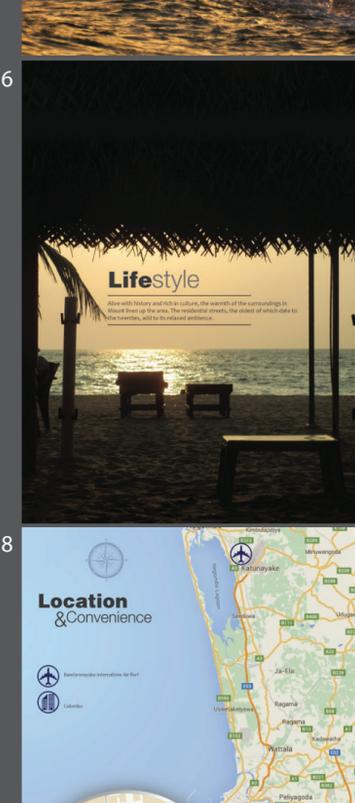
OCEANSIDE LUXURY RESIDENTIAL LIVING
IN COLOMBO'S MOST DESIRABLE SUBURB



Mount Lavinia

A prime suburb poised for the future

One of the country's most desirable residential suburbs and home to De Saram Residencies, an inclusive development of apartments by Jaysons Realty.



A golden beach that stretches over a mile

A soothing sea breeze and unique sunset entertainment make Mount Lavinia a coastal highlight



Lifestyle

Alive with history and rich culture, the warmth of the surroundings in Mount Lavinia is the area. The residential streets, the calm of which date to the 19th century, adds to the relaxed ambience.

A quality of life desired by many

The area is home to an incredible mix of places and facilities, all within walking distance of the Saram Residencies. The community is small, easy-going and celebrates the coastal lifestyle to its fullest.

MISCELLANEOUS	Distance (km)
Sri Lanka College	0.12
Supermarket	0.80
Grocery Store	0.40
Medical Facilities	2.00
Ranks	0.50
Pet Stations	0.80

LEISURE	Distance (km)
Restaurants & Cafes	0.21
Mount Lavinia Hotel	0.60
Mount Lavinia Club	0.16

STATE SERVICES	Distance (km)
Police Station	1.6
Post Office	0.60
Municipal Council	2.00
Bus Station	0.4

PLACES OF INTEREST	Distance (km)
Temple	1.80
Kovil	0.60
Church	0.38

Location & Convenience

Key locations include: Colombo, Mount Lavinia, Moratuwa, Galle, Sri Jayawardenapura Kotte, Rajarata, Peliyagoda, Ja-Ela, Lakshapaya, and Moratuwa.

Perfectly positioned for unparalleled proximity

De Saram Residencies

Glamorous sophisticated genius design

From glorious living to spaces, to luxurious features, De Saram Residencies has everything you need to make a lifestyle statement. Each apartment offers a view of the Indian Ocean and combines ease with timeless architecture.



An elegant Neo-Colonial style that borrows ideas from the past

The ivory and textured finish used for the exterior and interior allaying requirements recommended by historic styles, enhanced to match contemporary appeal.



Each apartment offers a view of the Indian Ocean and combines ease with timeless architecture.

APARTMENTS

Designed with great care and attention to detail

The apartment complex provides thoughtfully designed, generously proportioned, with each floor containing two bedrooms and a three bedroom apartments.

A 3 BEDROOM Apartments 1522 ft²

Spaciously designed, this 3-bedroom apartment offers a wide range of living and dining areas with attached parking. The Master Bedroom is complemented by an ensuite bathroom. Two bedrooms with a shared bathroom. Living and dining area with attached parking. Marble floors and separate service entrance. Located in a secure gated community. Dedicated parking slot allocation.

Spaciously designed	Area (ft ²)
Living & Dining	388.64
Party	62.21
Master Bed Room	130.24
2 nd Bed Room	130.24
3 rd Bed Room	130.24
Total	641.37

B 2 BEDROOM Apartments 998 ft²

Spaciously designed, this 2-bedroom apartment offers a wide range of living and dining areas with attached parking. The Master Bedroom is complemented by an ensuite bathroom. Two bedrooms with a shared bathroom. Living and dining area with attached parking. Marble floors and separate service entrance. Located in a secure gated community. Dedicated parking slot allocation.

Spaciously designed	Area (ft ²)
Living & Dining	285.44
Party	62.21
Master Bed Room	130.24
2 nd Bed Room	130.24
Total	608.13

C 3 BEDROOM Apartments 1522 ft²

Spaciously designed, this 3-bedroom apartment offers a wide range of living and dining areas with attached parking. The Master Bedroom is complemented by an ensuite bathroom. Two bedrooms with a shared bathroom. Living and dining area with attached parking. Marble floors and separate service entrance. Located in a secure gated community. Dedicated parking slot allocation.

Spaciously designed	Area (ft ²)
Living & Dining	388.64
Party	62.21
Master Bed Room	130.24
2 nd Bed Room	130.24
3 rd Bed Room	130.24
Total	641.37

Interior

Simplicity, balance and clarity combined with an uncompromising finish

A minimalist concept takes centre stage in our interior design with apartments intended to promote interaction and family living.

Class Balustrades around the complex are specifically designed to help you embrace the spectacular view of the ocean.

The Rooftop

This may quickly become one of your favourite spots to relax.

The rooftop features a luxurious pool with a scenic view of the ocean, a fully equipped fitness area, children's play area, garden and barbeque pits. The common space is ideal for entertaining guests.

The complex is extremely safe for family living and meets all safety requirements recommended by local fire and disaster management authorities.

The Developer

Jaysons Realty (Pvt) Ltd is a reputed property developer with a range of home and investment developments around Sri Lanka. The 'Little England Cottages' and 'Hotel Glenelg' located in Nuwara Eliya, are flagship properties developed and managed by the company. Jaysons Realty is a subsidiary of Jaysons Holdings, a group of companies with expertise in property management, development, foreign investment, facilitation and mineral sands trade.

The Architect

Milroy Perera Associates (MPA)
MPA is known internationally for its credentials in spectacular architectural design of luxury apartments, including the World's Tallest Vertical Garden.

Apartment Specifications

- Branded kitchen units are appliances are included in all units along with pantry and a granite countertop.
- All floors are tiled with luxury porcelain glazed tiles. Tiles, marble and other flooring items are also available (Cost extra).
- Pre-wired, concealed, European standard CFL light fittings are provided in all apartments.
- Low-cost standard furniture and tempered glass shower cubicles included in all bedrooms and wall tiles are included in all bedrooms from floor to ceiling. (Cost extra)
- Split type branded Air conditioners are provided in all bedrooms and living rooms.
- Wiring for Cable TV and a PABX system with central security control.
- Tempered glass balustrades run right along the balconies, ensuring the view from your apartment remains unobstructed.
- Apartment consists of full ceiling just under 1 feet and add to the quality of ventilation within the units.
- A combination of mechanical and natural ventilation systems.
- Apartment design promotes family living through minimalist design.

Common Amenities & Services

- Rooftop swimming pool, fully equipped fitness facility, rooftop garden and rooftop barbeque facility.
- 24/7 Security services, fire alarm facility with central security system, access control system and CCTV video surveillance.
- Water supply will be provided to the project via an main connection from the national water supply and drainage board, which is distributed and metered to the apartment units individually.
- Gas will be provided through piping through each apartment via a copper bank piped on the lowest level of the development.
- The protection guidelines have been strictly followed to ensure the safety of your investment.
- A lightning protector installed on the rooftop. A hurricane passage high speed elevator and jiblock standby firefighting generator will also be included in the development.
- Apartment units will be serviced directly to government managed sewage lines.

Information Sheet

Type:	Luxury, modern apartment complex
Address:	56/4 De Saram Road, Mount Lavinia
Developer:	Jaysons Realty Pvt Ltd
Extent of the complex:	14.31 Acres
Total number of Apartments:	122 (including one Duplex)
Size of Apartments:	2 Bed (998 sq ft) & 3 Bed (1522 sq ft)
Building Configuration:	There will be a Duplex connecting the 3 bedrooms apartments on the Mezzanine and the 1st floor. A typical floor will consist of one 3 bed and two 2 bed apartments.
Title:	Free Hold
Amenities:	Rooftop Fitness area, Pool, garden and Barbeque pits
Status:	Estimated date of completion 30 th May 2022
Payments:	Flexible payment options available.

Disclaimer: The Developer makes no warranty or representation. This project may not be eligible, unless approved or listed from the government authorities. All plans, drawings, specifications and other details are subject to change and shall not form part of an offer or contract. The Developer reserves the right to modify any part of the building plan, drawings, specifications, fittings, fixtures, materials and other details without any prior notice and without any obligation to provide any explanation or compensation. The Developer shall not be liable for any loss or damage caused by any reason whatsoever.

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