**GRAND CAPITAL THALAWATHUGODA MIXED DEVELOPMENT PROJECT**



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| BACKGROUND OF THE PROJECTGrand Capital Mixed development project is located in Thalawathugoda, Colombo district, which is from the western province of Sri Lanka. This is a highly residential area. This project consists of 48 service apartments, restaurants, banquet halls and 42 hotel rooms. Government approvals are now in the final stages. Already an investment of USD 2.5m has been made by the existing shareholders. APPROVALS –Central Environment AuthorityCondominium Management AuthorityLocal Authority

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| LAND OWNER | **LOCAL PRIVATE**  |
| PROJECT | MIXED DEVELOPMENT PROJECT |
| LOCATION | PANNIPITIYA ROAD, THALAWATHUGODA |
|  | LOCATED ON THE MAIN ROAD – WITH ROAD FRONTAGE |
| AREA | 91 perch land |
| INVESTMENT REQUIREMENT | USD 22m |
| NO OF APARTMENTS | 46 |
| NO OF HOTEL ROOMS | 42 |
| LEVELS  | 12 |
| APPROVALS | IN THE FINAL STAGES OF APPROVAL |
| WORK DONE | PILING STARTED |

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| OWNERSHIP TYPE | FREE HOLD LAND |
| PROJECT PERIOD | 4 YEARS |
| OTHER FEATURES | INIFINITY POOL, ROOF TOP GARDEN, GYMNASIUM, LOUNGE |

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STRONG PLUS POINTS OF THE PROJECT

1. This area is been developing at a very fast pace, as it is just outside Colombo city limits, and also due to high population growth, which are very closer to all main schools, government offices, super markets and hospitals etc.
2. This was a project with investments made on the purchase of land and basic requirements such as construction of material stores & office complex, surveys done, clearing of land, boundary lines demarcations, architectural work, engineering drawings, part of piling work and all approvals.
3. Apart from the above this project is financially designed to first complete the project and then to commence selling to attract more customers as the market is now spoiled by delays in construction.
4. Since a bank guarantee is offered for the safety of the investor, there is no risk to the investor.