

# SARAJ APARTMENTS

## LUXURY APARTMENTS FOR SALE

 01, Fredrica Road, Wellawatte, Colombo 6.

*Quality Homes  
Value for Money!*



**24**  
Luxury Units  
**09**  
Floors

**3 BED ROOMS UNITS  
ONLY AVAILABLE**

**FOR BOOKINGS:**

**077 6662028**

**077 6661998**

**071 8096609**



**Saraj (Pvt) Ltd**

Office: 45/15A, Fredrica Road, Colombo 6. Tel: 011 2581201

www.sarajtower.com | e-mail: eashsaraj@sltnet.lk, eashsaraj@gmail.com



**SARAJ (PVT) LTD** was established in 2009 by **Mr. E.Easwaralingam & Mrs. P. E.Easwaralingam** as Directors The Principal Activities of the Company incorporated inter-Alia to set up, conduct & operate a business for the Construction and sale of Residential Apartments on an Outright or on a Deferred payment basis.

### **Saraj Tower**

Project Team:

Architectural Design: Design Team

Structural Design Eng. D.T. Rajasekaran

Bsc (Eng) PG Dip (Strut) C. .

Eng, MIE (SL), MSSE (SL)

Developer: Saraj (Pvt) Ltd.

### **Payment Terms:**

**Rs.1,000,000/-** on Reservation (not refundable)

20% on Signing the Legal Agreement

20% Second Instalment - After One Month

10% Third Instalment - After Two Months

5% Every Month



### **The projects history of Saraj Tower are as follows:**

No. 4B, Collingwood Place, Wellawatte, Colombo – 6. (Completed and Deed Issued)

No. 29, Fredrica Road, Wellawatte, Colombo – 6. (Completed and Deed Issued)

No. 19, Fussel's Lane, Wellawatte, Colombo – 6. (Completed and Deed Issued)

No. 125/76, Peterson Lane, Wellawatte, Colombo – 6. (Completed and Deed Issued)

No. 49A, Fredrica Road, Wellawatte, Colombo – 6. (Completed and Deed Issued)

No. 14, Mary's Road, Bambalapitiya, Colombo – 4. (Completed)

No. 31, Lily Avenue, Wellawatte, Colombo 6. (Ongoing)



## Features & Common Facilities:

TV outlets & Telephone outlets in Master Bedroom and Living

Electricity :30 amp single phase with separate meters

Water: main supply from water board with separate meters

Sewerage and waste water management system: as per approved regulation

AC in Master Bedroom, Provision for other Bedroom & Livingroom

Hot water supply to all Bathrooms

Provision for Washing machine connection

Teak pantry cupboard with Granite on top, Cooker Hob and Cooker Hood

Branded Imported luxury sanitary fittings and accessories

Standard light fittings and fan to each Bedroom & Livingroom

Imported Tiles for Floors + Toilets

Teak doors with imported locks

Windows of trust proof powder coated aluminium

Intercom systems to apartment and security

CCTV to Common are

### Common Facilities:

Garbage collection by CMC

Roof top for Entertainment

Fire protection system as per approved regulation

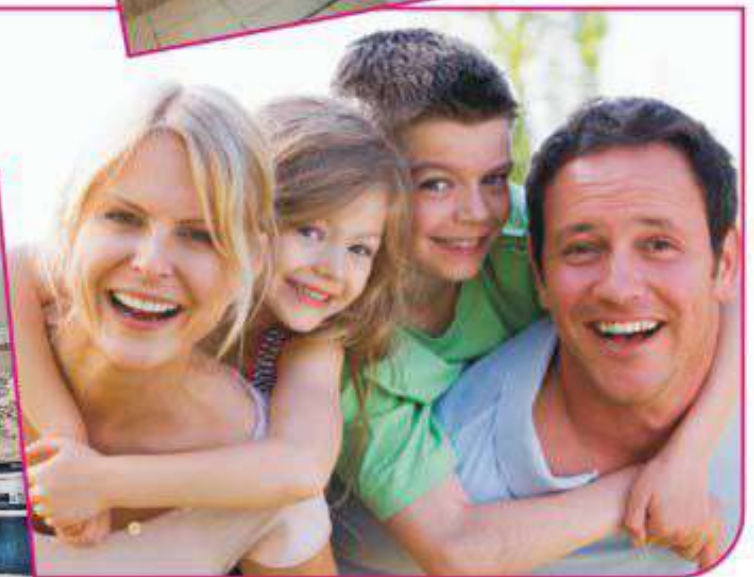
24 hours security service

Car park on ground floor & 1st floor

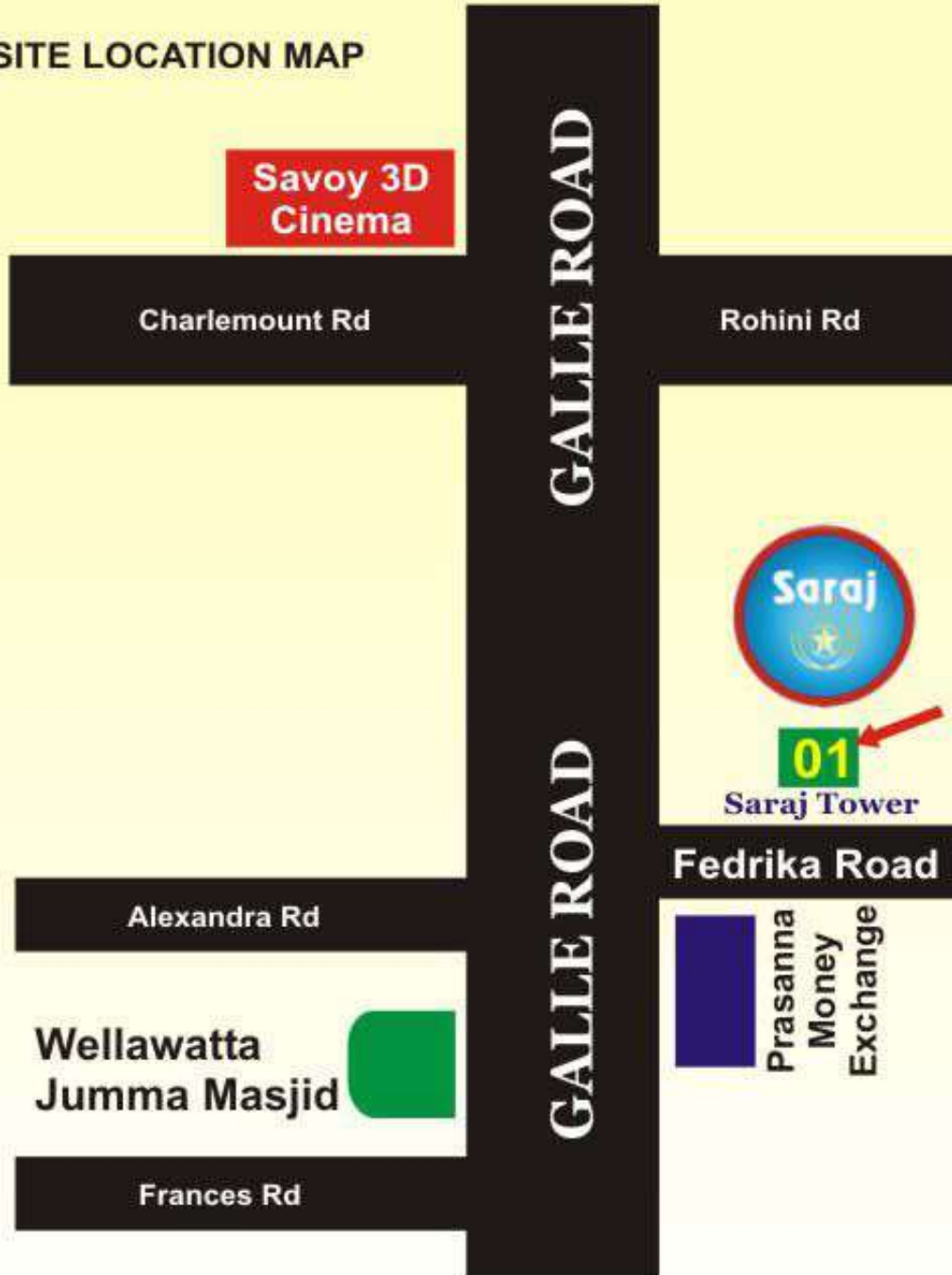
Lift and separate stairway

Overhead water tanks

Standby generator



## SITE LOCATION MAP



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# TYPICAL FLOOR PLAN

