



Colombo
City Centre
Residences



IMAGINE LIFE AT COLOMBO CITY CENTRE

Feel the rhythm of the city at Colombo City Centre, a mixed-use lifestyle centre redefining community in Sri Lanka's flourishing capital.

Bask in contemporary elegance in our sleek, state-of-the-art condominiums. Shop on-trend styles, cruise local boutiques and savour world-class eats at our lively international mall. Connect with colleagues and host clients at Colombo's premier global business hotel.

Centrally located in the scenic Colombo 02 neighbourhood overlooking Beira Lake, Colombo City Centre connects you to the pulse of modern Sri Lanka.



MODERN LIVING AT THE RESIDENCES

Experience the height of urban living, where everything from international shopping and dining to local events and entertainment is at your doorstep. And it all takes place in the heart of one of Colombo's most vibrant communities.

Choose from stylish two-bedroom apartments, three-bedroom townhouse-style residences or four- and five-bedroom penthouses, each fitted to the highest quality standards.

Make Colombo City Centre your new home and find out what makes Colombo's heart beat.





PREMIER ADDRESS

Overlooking Gangaramaya Temple and Viharamahadevi Park from the shores of historic Beira Lake, The Residences connects you to the lifeblood of Colombo.

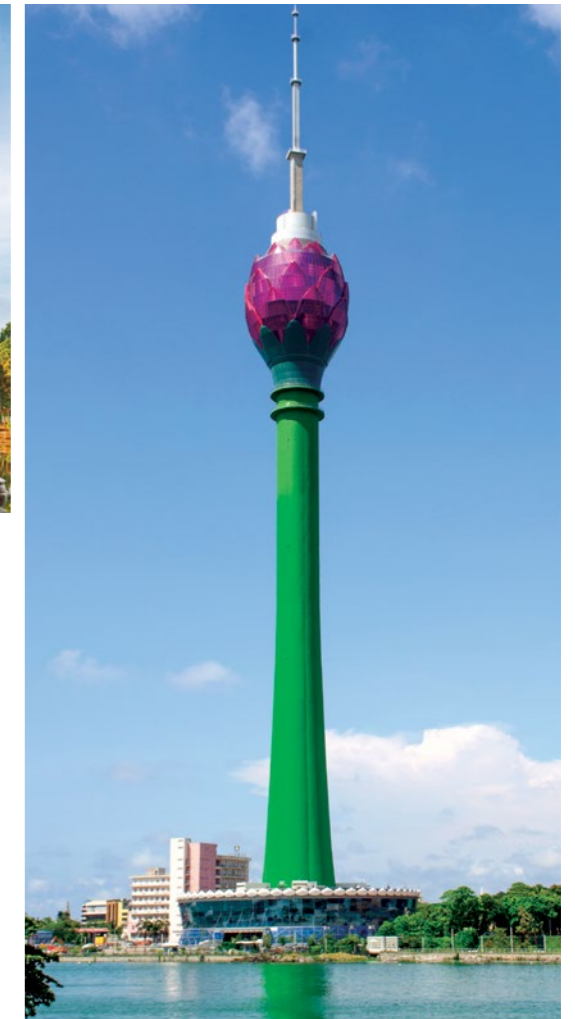
Centrally located in the business district, Colombo City Centre offers residents easy access to top schools, hospitals, places of worship and a variety of family entertainment venues.

CAPTIVATING VIEWS

Gain a new perspective with sweeping panoramas at Colombo's most desirable address.

All of our sky-high units are specially designed to offer stunning vistas of Colombo's expansive skyline.

Let exquisite views of the ever-changing city below inspire you from every angle.





TWO-BEDROOM APARTMENTS

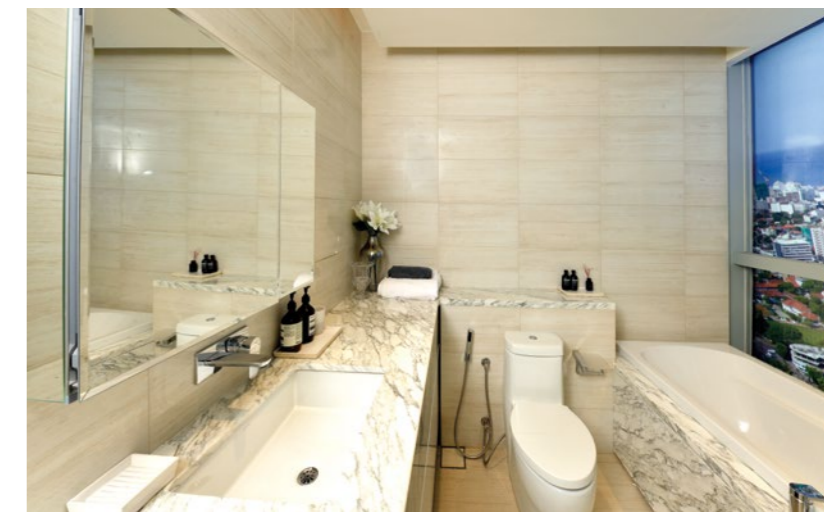
Designed to fully maximise space, our two-bedroom units offer a spacious layout with an open kitchen, dining and living concept. The luxe master bedroom features an en suite bathroom and ample wardrobe space. The modern kitchen is fully equipped featuring stain-proof quartz countertops and extensive storage. With stunning cityscape views, the balcony allows for private moments of relaxation and outdoor entertaining.

Type A: Lotus Tower / Twin Beira Lake / Port / Sunrise views, 1,126sqf

Type B: Twin Beira Lake / Ocean views, 986sqf

Type C: Port / Lotus Tower / Viharamahadevi Park / City / Sunrise views, 1,302sqf

Type F: City / Gangaramaya Temple / Lotus Tower / Beira Lake / Ocean / Sunrise views, 1,249sqf



THREE-BEDROOM CONDOMINIUM RESIDENCES

Upon entering the three-bedroom unit, an extended foyer opens to an expansive lounge, open kitchen and formal dining area, with glimpses of the entertaining terrace beyond. The living space includes a semi-open study area. And the modern kitchen, complete with stain-proof quartz countertops, connects to a concealed, fully equipped wet kitchen, laundry facilities and housekeeper's quarters, all accessible via a service entry.

All bedrooms boast panoramic, uninterrupted views of the ocean and the Port City. In residence Type D each bedroom features an en suite. The residence Type E master bedroom and one additional bedroom have en suites, with access to the final bathroom shared by the third bedroom and living area.

Type D: Beira Lake / Ocean / Port City views,
1,654sqf

Type E: Beira Lake / Ocean / City views,
2,118sqf



FOUR- & FIVE-BEDROOM PENTHOUSES

Located on the uppermost floors of The Residences at Colombo City Centre, our 12 exclusive penthouses redefine vertical living for Colombo's most discerning residents.

Imagine your elevated life in a luxurious penthouse, each featuring:

- 180-degree panoramic views of the lake, ocean and city
- Extensive open-concept living space large enough for a baby grand piano
- Vaulted ceilings
- Entertaining deck
- Three designated covered parking spaces per penthouse unit

The spacious living areas, vaulted sky-high ceilings and entertaining deck are ideal for welcoming guests into this elegant home starring sweeping views of the Colombo skyline. The generous living space flows seamlessly into the dining area which seats 10 to 12 guests. The expansive kitchen includes stain-proof quartz countertops and an island with bar seating. Tucked away beyond the kitchen is a guest powder room and wet kitchen, dry pantry, wine cellar, laundry facilities and housekeeper's quarters, all accessible via a service entry.

4-Bedroom: 2,431 / 2,449sqf

5-Bedroom: 4,898sqf





TIMELESS CONFIDENCE

The Residences are designed to deliver world-class experiences straight to your door. At Colombo City Centre, urban design comes to life.

ULTRAMODERN AMENITIES

Inspired by Scandinavian architecture, every residential unit at Colombo City Centre features contemporary design and detailed, functional finishes.

- Living room and bedroom balconies
- Vaulted, white ceilings
- Homogenous porcelain tile and timber flooring
- Double-glazed windows and sliding doors
- Master bedroom with en suite
- Powder rooms in larger units
- Built-in wardrobes
- Open entertainer's kitchen
- Concealed wet kitchen and laundry room
- European kitchen appliances
- Natural stone benchtop (four- and five-bedroom penthouses)
- Reconstituted stone benchtops (two- and three-bedroom units)
- Air conditioning
- Intercom system
- Hot-water supply
- Central gas system

WORLD-CLASS FACILITIES

Located on the 43rd floor, the Sky Lounge and barbecue area is reserved exclusively for residents to host private functions and parties.

Our other facilities include an infinity pool and lap pool with a wooden deck and sun lounges, a kids' play zone and a gymnasium.

We also house a number of advanced systems for your comfort and protection, including:

- Separate entrance lobby with concierge at ground floor for The Residences
- Designated covered car parking for each unit
- Option to purchase additional parking spaces (based on availability)
- Car drop-off for residential guests / drivers / taxis
- Building management system
- CCTV security electronic surveillance system monitored 24-hours by dedicated security staff
- Access control systems
- Fire protection and detection system
- Broadband infrastructure for high-speed Internet access
- MATV system
- Standby power



DYNAMIC LIFESTYLE

The Residences is more than a fantastic place to live, it's a way of life. Here, you're in touch with the heart and soul of Colombo: the best of its shopping, entertainment, dining and business districts.

Take full advantage of Colombo City Centre's exciting options:

- 100 shops and department stores featuring local and international brands
- World-class food court offering fine dining, street-food-style eateries and everything in between
- Scope Cinema featuring six screens and 750 seats
- Gourmet supermarket stocked with flavours and food brands from around the world
- Regular family and community events hosted by Colombo City Centre and local partners

Get inspired: discover modern urban living at The Residences.



LIVE A LEVEL
ABOVE THE REST



MAKE THE RESIDENCES YOUR NEW HOME TODAY

Are you ready to invest in an enthralling new lifestyle at the heart of Colombo? Schedule a walk-through appointment with a representative from The Residences' management team.

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PARTNERS CREATING AN EXTRAORDINARY CONCEPT

Colombo City Centre is a joint venture between Sri Lanka's local retail giant Abans Group and Singapore-based Next Story Group. Our other partners include Sanken Construction, Aedas and Gensler.

Abans Group is the largest retailer of consumer durables, electronics and lifestyle products in Sri Lanka, with a network of over 440 company-owned stores. Privately held and diversified, the Sri Lankan conglomerate is familiar with domestic consumers' needs and offers shoppers a wide variety of international brand names.

Next Story Group is a fully integrated hospitality investment, management and development company. With a focus on mid-to-upscale hotels and resorts that are intelligently designed for the needs of today's modern business travellers, Next Story Group operates over 60 managed and licensed properties.

Sanken Construction is one of Sri Lanka's leading construction companies and ready-mix concrete (RMC) manufacturers. With over 30 years of experience and a dependable network of sister companies, Sanken Construction is committed to exceeding clients' expectations from pre-construction service through project completion.

Aedas is a leading international design practice that specialises in architecture, interior design, master planning, landscape, urban design and building consultancy across Asia, the Middle East, Europe and the United States of America.

Gensler is a global design firm that transforms organisations and improves people's lives with quality design. Their network includes over 4,000 professionals across 46 international locations.

Together this group of remarkable professionals envisage Colombo City Centre as a catalyst that will define Colombo's skyline and shape Sri Lanka's future for generations to come.

DEVELOPED BY:



OTHER PARTNERS:



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