

VERDANT HEIGHTS

AT THIMBIRIGASYAYA

LOVE NATURE. URBAN LIVING.



"Verdant Heights" at Thimbirigasyaya is conveniently located in a neighborhood abutting the most prestigious address in Colombo. In contrast to neighboring cinnamon plantation. "Thimbiri" is a tall majestic tree providing ample shade and beauty of large tropical rainforest species. A collection of Thimbiri trees aptly described in the local narrative as a "yaya" gives the locality its name. We are located in the heart of this grove with its tall canopy enjoying a Verdant landscape while towering above these beautiful trees.

"Verdant Heights" thus encapsulate beauty of the location while enjoying quick access to the center of the commercial capital of Sri Lanka and close distance to popular schools, leading hospitals, restaurants, clubs, parks and shopping precincts.

PRESTIGE URBAN LIVING
WITH
NATURE



VERDANT HEIGHTS

LOVE NATURE. URBAN LIVING

312

Thimbirigasyaya Rd,
Colombo 05.



Ground level Pool and exclusive resident gym all under one roof.

AT THE PINNACLE OF SERENITY



EVERYTHING CONSIDERED
TO IMPECCABLE STANDARDS



Designed to impeccable standards, nothing says luxury more than flawless quality and precise attention to detail. Specially curated fittings and fixtures ensure stylish comfort and effortless functionality.

THOUGHTFULLY DESIGNED FOR COMFORT



Luxuriate in a generous yet well-appointed bedroom where every design detail has been thoughtfully considered. Modern, bright and spacious. Everything is tastefully designed to complement a veritable retreat.



Every apartment is fitted with top of the line brands, delivering with assurance of durable quality that adds timeless value to the home.

TYPICAL FLOOR

6th, 8th, 10th, 12th, 14th, 16th, 18th & 20th Floors



UNIT - C

UNIT - B

UNIT - A

* UPPER FLOOR

* UPPER FLOOR

Upper Floor

UNIT **A** 1610 Sq.ft

UNIT **B** 1225 Sq.ft

UNIT **C** 1900 Sq.ft

UNIT **D** 2225 Sq.ft

UNIT **E** 2150 Sq.ft

TYPICAL FLOOR

5th, 7th, 9th, 11th, 13th, 15th, 17th & 19th Floors



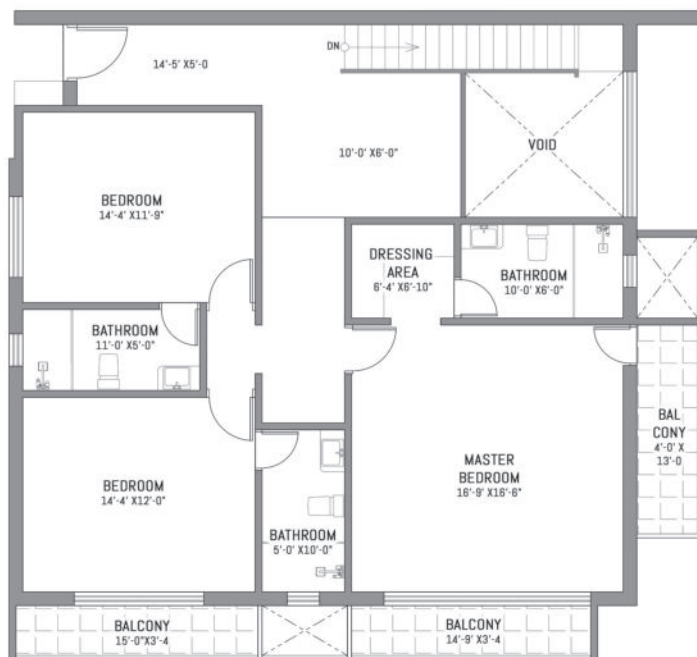
Lower Floor

- UNIT **A** 1610 Sq.ft UNIT **B** 1225 Sq.ft UNIT **C** 1900 Sq.ft
- UNIT **D** 2225 Sq.ft UNIT **E** 2150 Sq.ft

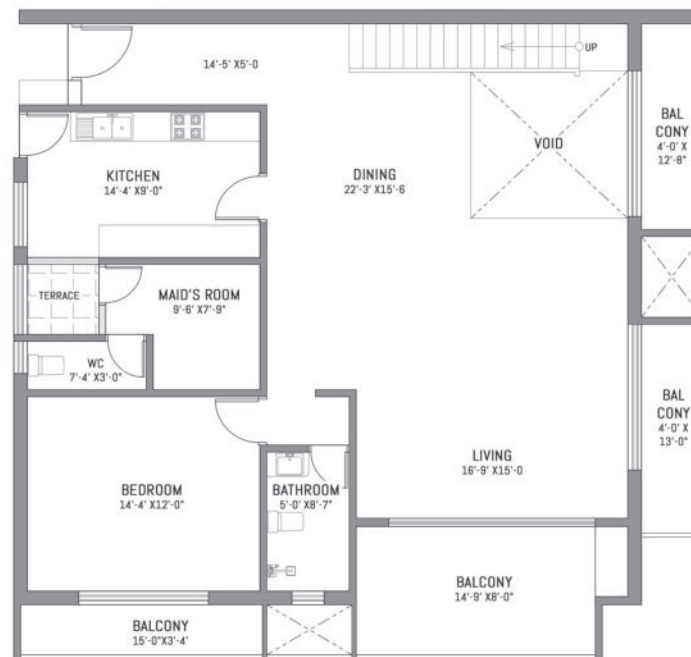
UNIT - B
*LOWER FLOOR

UNIT - A
*LOWER FLOOR

04 BEDROOM



UPPER FLOOR



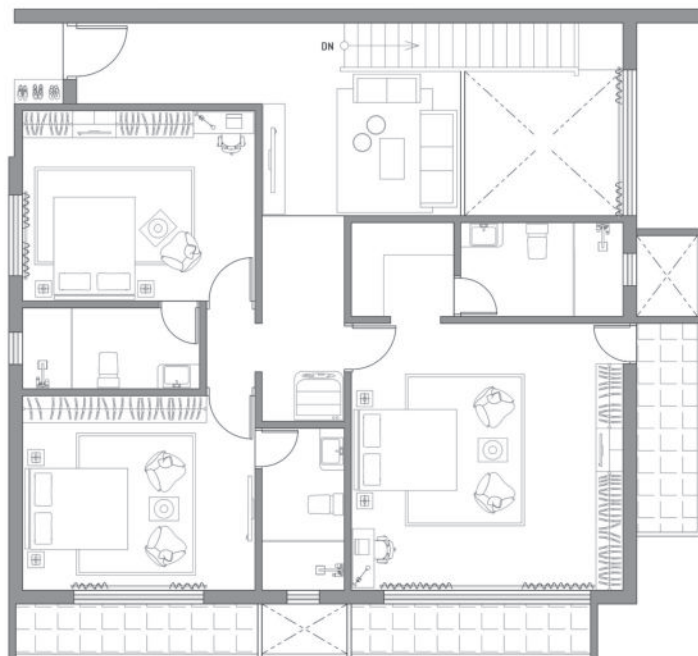
LOWER FLOOR

- Living and Dining
- Kitchen with Pantry
- Master Bedroom with Attached Bathroom
- Two Bedroom with Attached Bathroom
- One Bedroom
- Common Bathroom
- Maid's Room with Toilet

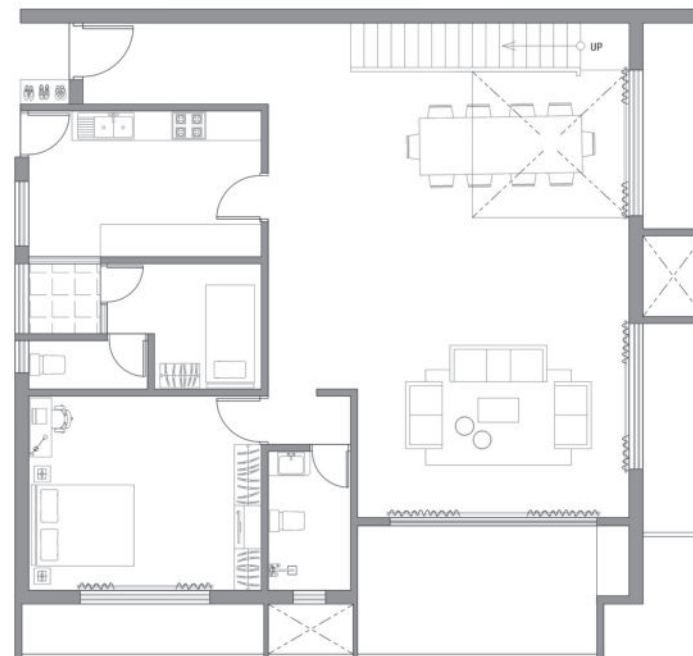
UNIT - A
3040 Sq.ft



04 BEDROOM



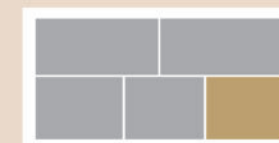
UPPER FLOOR



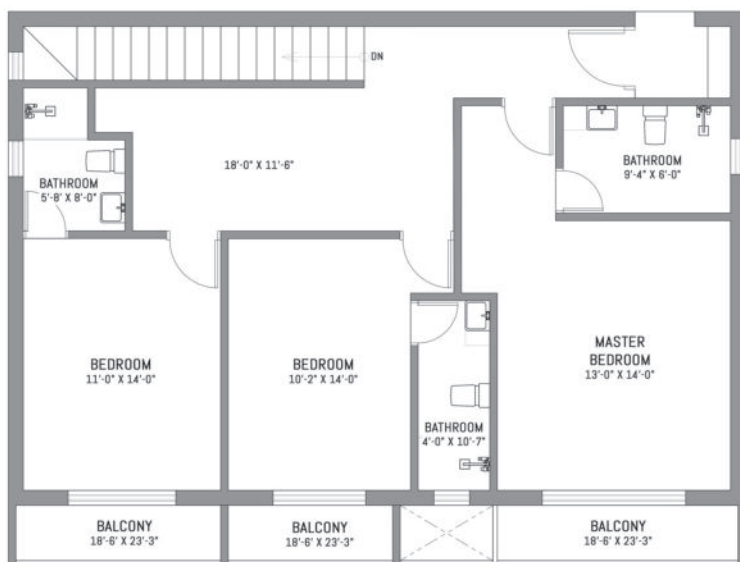
LOWER FLOOR

- Living and Dining
- Kitchen with Pantry
- Master Bedroom with Attached Bathroom
- Two Bedroom with Attached Bathroom
- One Bedroom
- Common Bathroom
- Maid's Room with Toilet

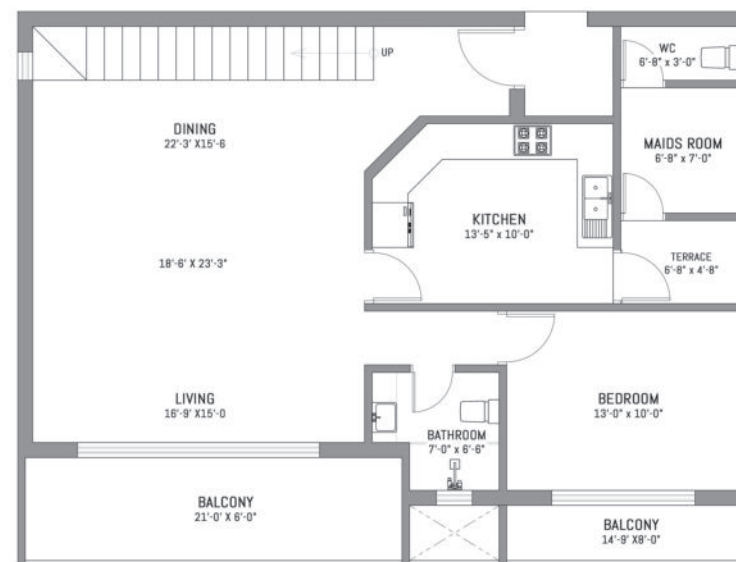
UNIT - A
3040 Sq.ft



04 BEDROOM



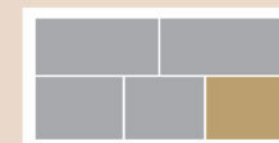
UPPER FLOOR



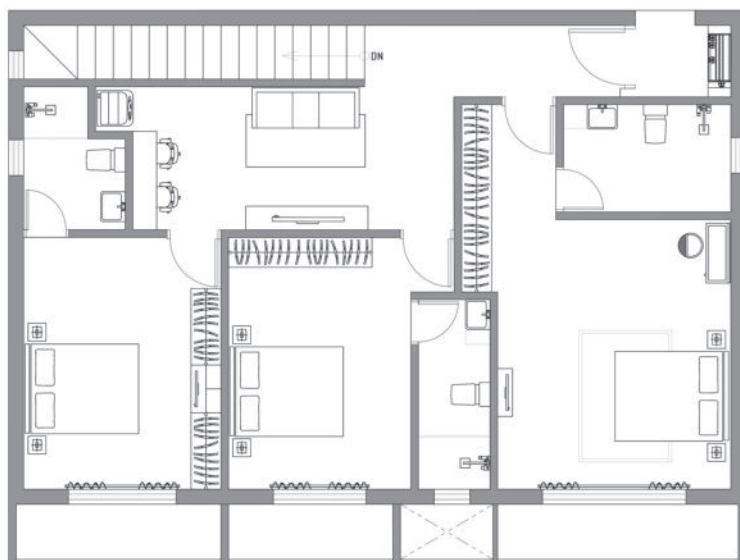
LOWER FLOOR

- Living and Dining
- Kitchen with Pantry
- Master Bedroom with Attached Bathroom
- Two Bedroom with Attached Bathroom
- One Bedroom
- Common Bathroom
- Maid's Room with Toilet

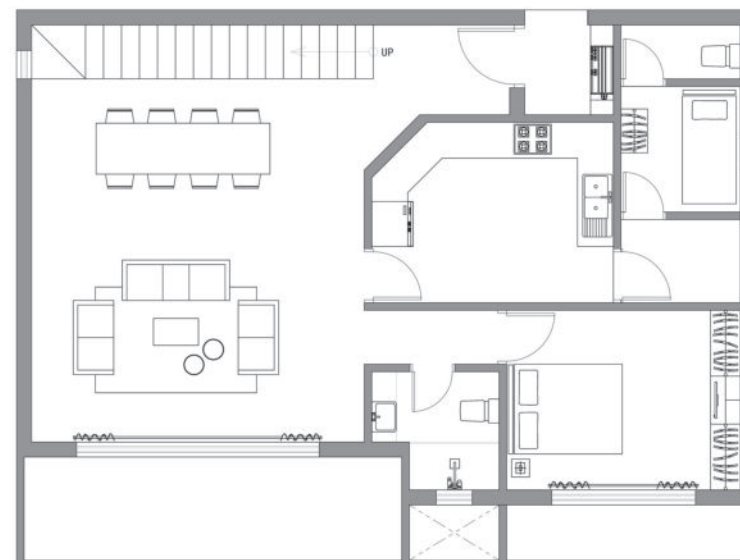
UNIT - B
2350 Sq.ft



04 BEDROOM



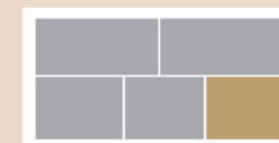
UPPER FLOOR



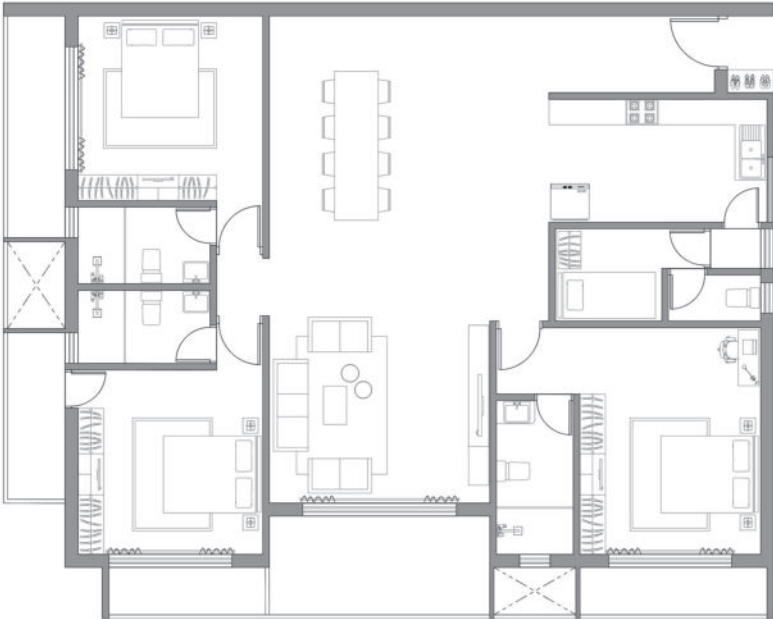
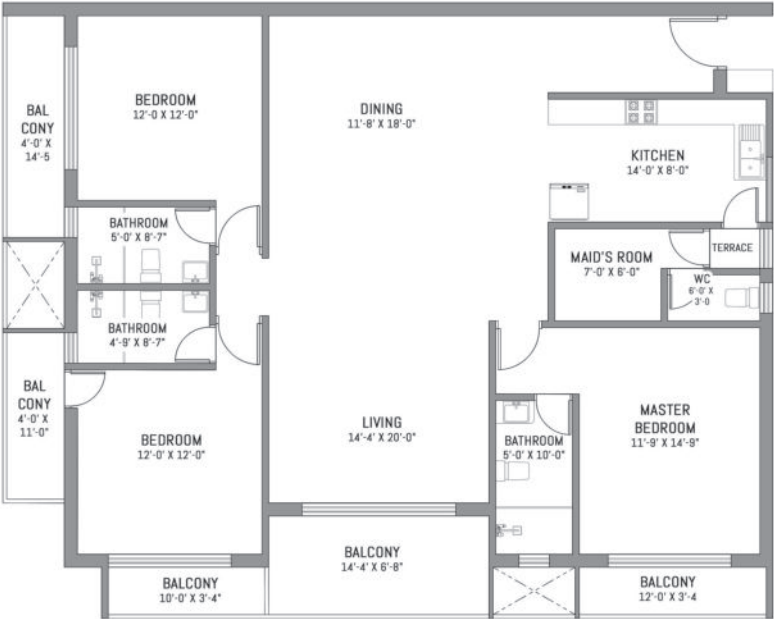
LOWER FLOOR

- Living and Dining
- Kitchen with Pantry
- Master Bedroom with Attached Bathroom
- Two Bedroom with Attached Bathroom
- One Bedroom
- Common Bathroom
- Maid's Room with Toilet

UNIT - B
2350 Sq.ft



03 BEDROOM

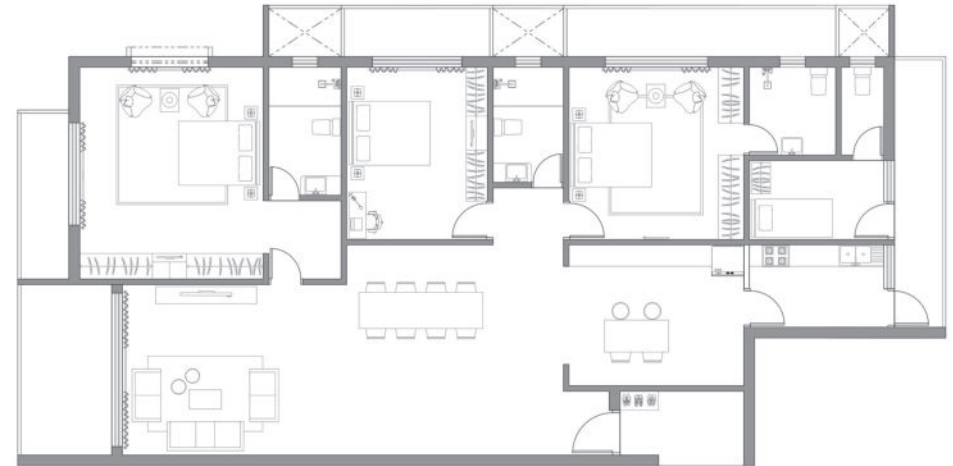
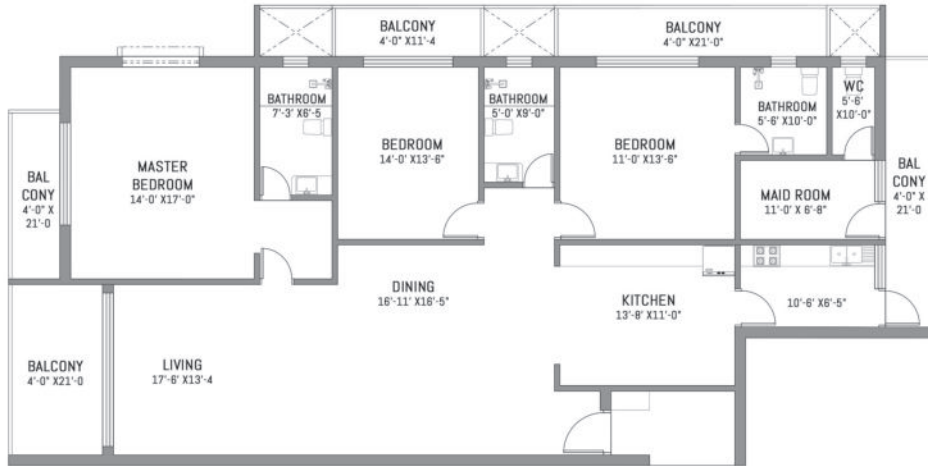


Living and Dining
 Kitchen with Pantry
 Master Bedroom with Attached Bathroom
 Two Bedroom with Attached Bathroom
 Maid's Room with Toilet

UNIT - C
 1900 Sq.ft

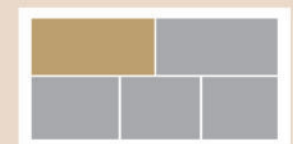


03 BEDROOM

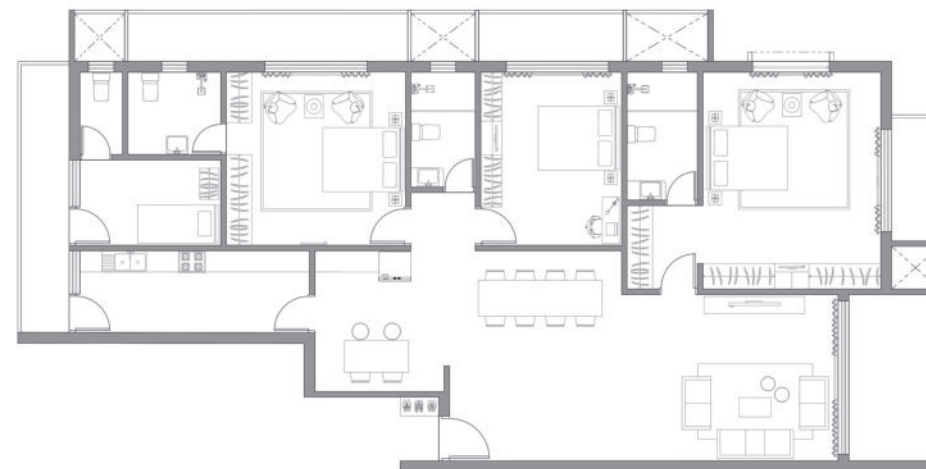
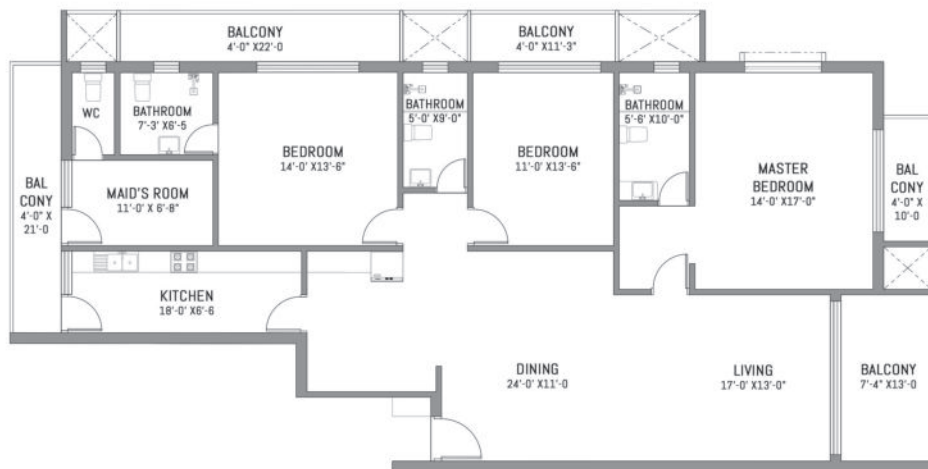


- Living and Dining
- Kitchen with Pantry (optional - Wet and Dry Kitchen)
- Master Bedroom with Attached Bathroom
- One Bedroom with Attached Bathroom
- One Bedroom
- Common Bathroom
- Maid's Room with Toilet

UNIT - D
2225 Sq.ft



03 BEDROOM



- Living and Dining
- Kitchen with Pantry (optional - Wet and Dry Kitchen)
- Master Bedroom with Attached Bathroom
- One Bedroom with Attached Bathroom
- One Bedroom
- Common Bathroom
- Maid's Room with Toilet

UNIT - E
2150 Sq.ft



APARTMENT SPECIFICATIONS

Internal Doors	- Fire rated engineered or solid timber doors with ironmongery
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External Doors and Windows	- Powder coated aluminum
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Living/Dining	- Floor : Solid Timber flooring - Wall : Plaster skim coat with emulsion paint from CIC or equivalent - Ceiling : Plaster skim coat with paint finish and ceiling board with paint finish in certain areas - Provision for Air Conditioning - TV & Telephone points
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Pantry	- Floor : Imported homogenous porcelain tiles - Wall : Plaster skim coat with emulsion paint from CIC or equivalent - Ceiling : Plaster skim coat with paint finish and ceiling board with paint finish in certain areas - Fittings : Pantry cupboards with hob, integrated hood and stainless steel sink - Hot water supply from electric geyser
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Bedrooms	- Floor : Solid Timber flooring - Wall : Plaster skim coat with emulsion paint from CIC or equivalent - Ceiling : Plaster skim coat with paint finish and ceiling board with paint finish in certain areas - Split type Air Conditioner in All Bedroom a - TV points in Master Bedroom
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Bathrooms	- Floor : Non-slip homogenous porcelain tiles - Wall : Homogenous porcelain tiles - Fittings & fixtures : Reputed brand fittings, fixtures and accessories or equivalent - Hot water supply from Electric Geyser - Naturally ventilated
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Maid's room	- Floor : Imported homogenous porcelain tiles. - Wall : Plaster skim coat with emulsion paint from CIC or equivalent - Ceiling : Plaster skim coat with paint finish - Maid's Toilet
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Balconies	- Floor : Non-slip homogenous porcelain tiles - Washing Machine : A designed area for provision of washing machine for each apartment unit
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COMMON SPECIFICATIONS

Common Features	- Separate Visitors room at ground floor - Well designed Swimming pool at ground floor - Hard & soft landscaped front garden - A Letter box for each apartments - Condominium Management office - Drivers rest room and toilet - Refrigerated wet garbage collection room - Lightning protection & Earthing system
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General	- Foundation : Pile foundation - Superstructure : Reinforced concrete structure - External Walls : Burnt brick cement plastered walls, Polyurethane (PU) Coat paint system with a Five years Warranty - Internal walls : Burnt brick and light weight concrete block cement plastered walls. Skim coated and finished with emulsion paint.
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Rooftop Facilities	- Landscaped garden terrace with Club House (Accommodate 60 Persons)
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Security	- Security with intercom connectivity to each apartment and common areas - CCTV surveillance for certain common areas
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Fire detection and protection system	- Early warning addressable Fire Detection system and Fire Protection system with Wet Riser system and sprinkler system as per Fire Authority guidelines - Emergency lamps in fire staircase on every floor
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Parking	- Six car park levels accessible by ramp - Handicapped car parking facility
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LP Gas	- Central piped gas system with complied Fire Authority Guidelines and Separate gas meter for each apartment unit
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Electricity supply & Installation	- National grid electricity supply - 30A / 3 phase power supply with individual metering for typical apartments
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Elevators	- 02 Passenger Lift with 15 persons capacity - 01 Passenger/ Service/ Fireman's Lift (15 persons capacity) with Bed lift facility
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Water supply	- Supply from mains with individual metering - Concealed plumbing with premium quality pipes, pumps and fittings - Sump and overhead tanks
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Stand-by Power	- Prime rated backup Generator
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DEVELOPER:

STK DEVELOPERS (PVT) LTD.

STK Developers (Pvt) Ltd is a member of the STK Group of Companies with BOI status. STK Group is doing property development projects during the last 15 years in Colombo 4 and Colombo 5. The STK Group has completed five projects and doing an ongoing project at 342, Galle Road, Colombo 4. The Projects completed by Group are Melbourne Heights, Marys Tower, Castle Tower, Park Heights and Kalinga Heights.

The Group has a strong background and in depth knowledge in the apartment projects and has proved to its clients by delivering apartments of the highest standard apartment at extremely complete price.

ARCHITECTURAL DESIGN:

STK GROUP

STK Group has an in-house design team capable of designing unique apartments using the knowledge and experience gained by the Managing Director of the STK Group over the last 20 years. STK Group also engages Professional Architects for specific purposes.

STUCTURAL DESIGN:

Eng. D.T.RAJASEKARAN.

Graduated B.Sc (Eng) from University of Peradeniya in 1990. M.Sc from University of Moratuwa in 2002. Became a Chartered Engineer C.Eng in 2006. He is Fellow of the Institution of Engineers from 2012 FIE(SL) and IESL certified Structural Engineer for high-rise buildings. He has vast experience in structural design, drainage design and project management during the last 32 years. He is a former General Manager of State Engineering Corporation.

CONTACT

STK DEVELOPERS (PVT) LTD.

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Colombo 05,
Sri Lanka.

SALES HOTLINES

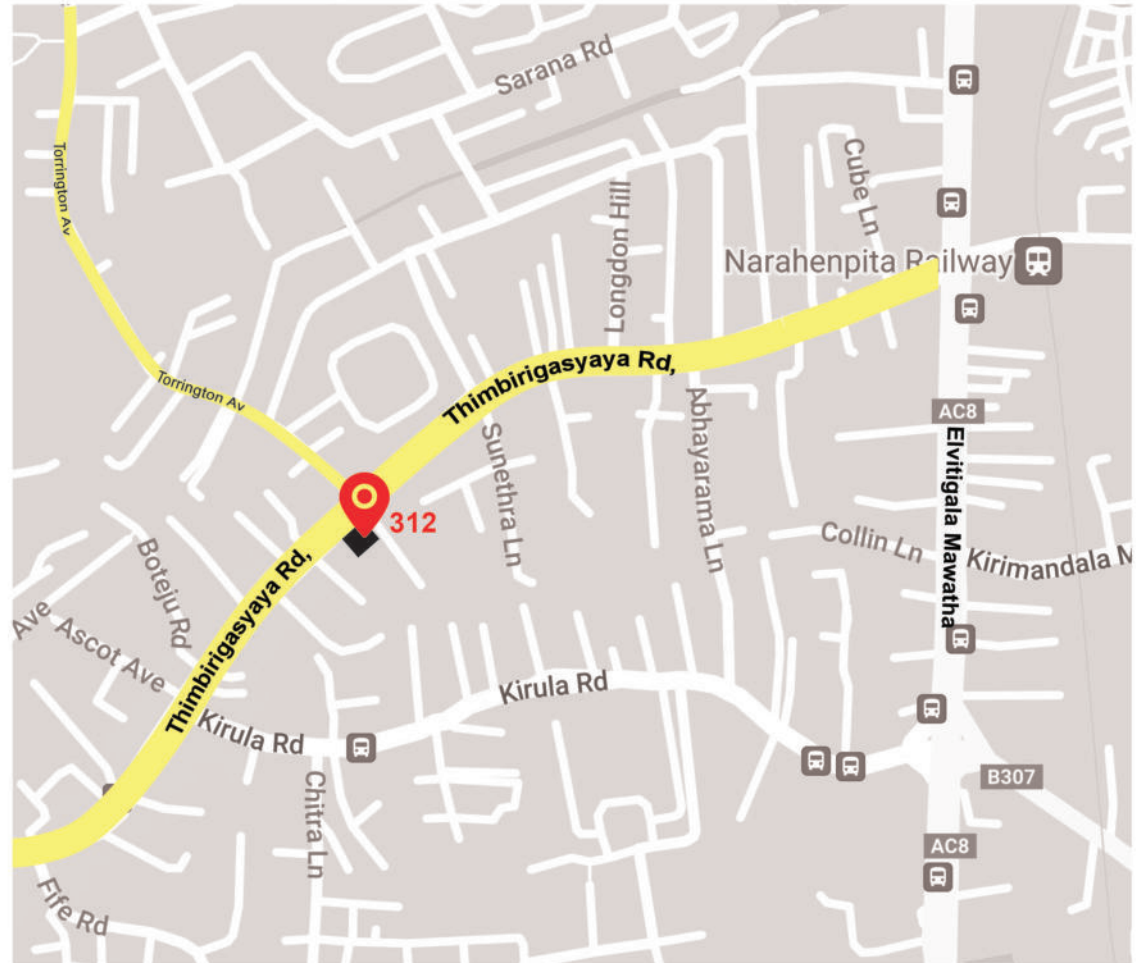
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The Developer is in the process of complying with the various compliances under relevant authorities. You / Viewers are requested to contact our Sales Team to understand the current details regarding the nature of the project prior to making a decision to book the apartments in the project. Any purchase of this development shall be governed by the terms of conditions of a formal sale and purchase agreement entered into between the parties, and no detail mentioned in this printed material shall in any way govern such transaction.





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