

The GRAND *Dompe*

VERSION 4.0

Gampaha District
Dompe
Town

54

Thoughtfully
Curated
Abodes

A woman is lying on a white lounge chair on a wooden deck, looking up at the sky. She is wearing a white robe. In front of her is an infinity pool that blends into the horizon. The background is a vast, green valley with rolling hills and a forested mountain range in the distance. The sun is setting, creating a warm, golden glow over the entire scene.

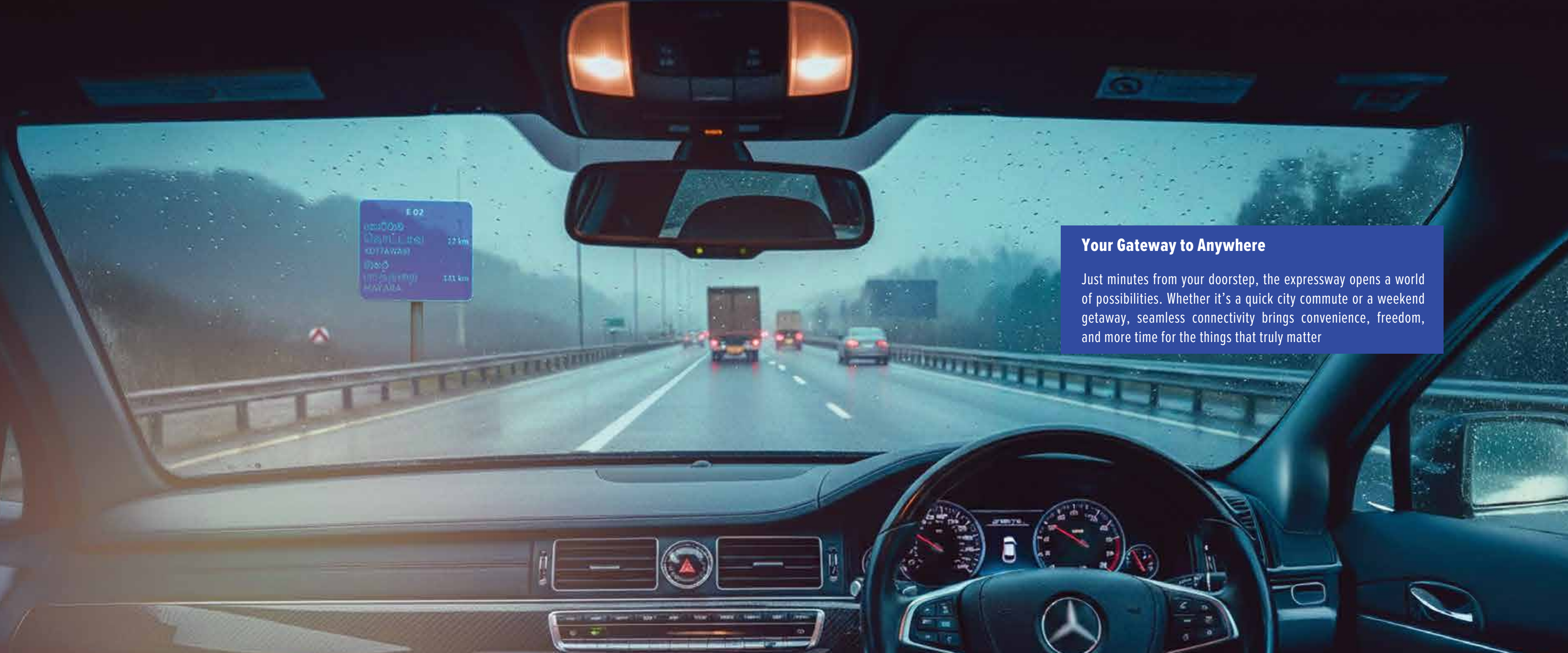
Begin Your Journey of Serenity Here

Step into a world designed for living well, where thoughtfulness meets elegance and every detail invites you to pause, breathe, and enjoy life's quiet beauty.



Adventures Just Around the Corner

Adventure and excitement await around every corner. From thrilling rides to playful attractions, these amusement parks offer laughter, joy, and unforgettable moments for the whole family. Every visit is an opportunity to explore, connect, and create memories that linger long after the day ends.



Your Gateway to Anywhere

Just minutes from your doorstep, the expressway opens a world of possibilities. Whether it's a quick city commute or a weekend getaway, seamless connectivity brings convenience, freedom, and more time for the things that truly matter



THE GRAND *Dompe*

Where Luxury Meets Nature

Welcome to The Grand - Dompe, a thoughtfully designed community spread over 5 acres of lush, open space. With 54 elegant homes, every resident enjoys modern comforts and lifestyle amenities including an infinity pool, fully equipped gym, jogging path, clubhouse, and a vibrant kids' play area. With 24-hour security at the gate, The Grand – Dompe offers a safe, serene, and sophisticated living experience where family, nature, and luxury come together seamlessly.





Living Spaces That Reflect Your Lifestyle

Welcome to The Grand - Dompe, a thoughtfully designed community spread over 5 acres of lush, open space. With 54 elegant homes, every resident enjoys modern comforts and lifestyle amenities including an infinity pool, fully equipped gym, jogging path, clubhouse, and a vibrant kids' play area. With 24-hour security at the gate, The Grand - Dompe offers a safe, serene, and sophisticated living experience where family, nature, and luxury come together seamlessly.



a

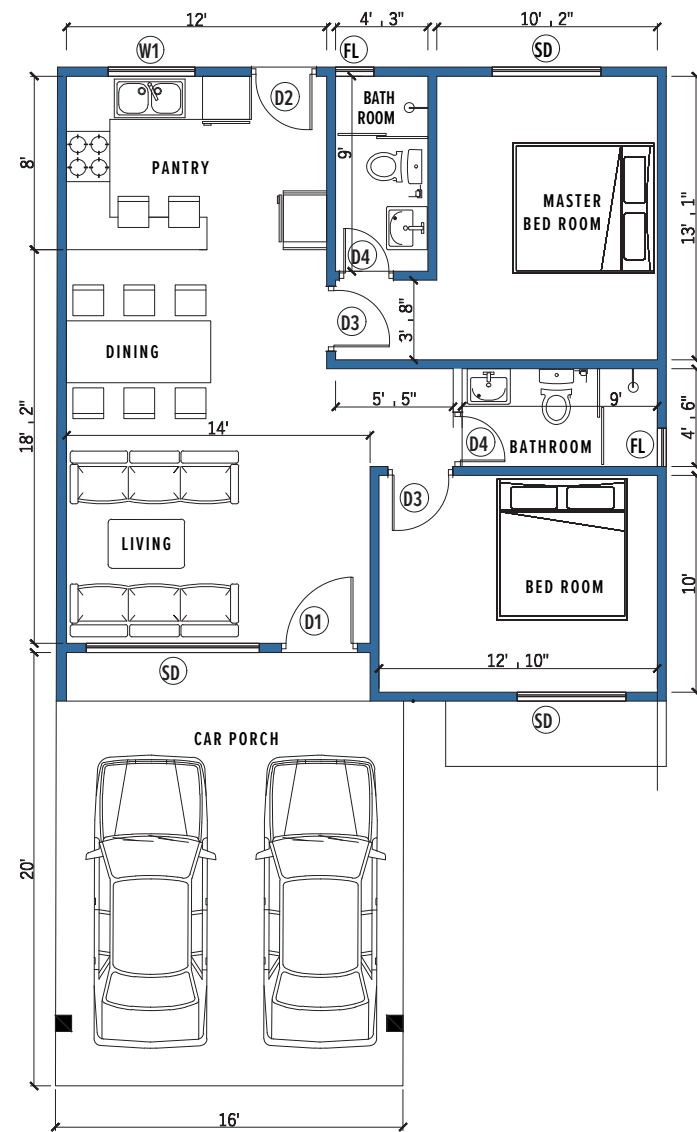
Total Floor Area - 1,105 Sq. Ft
Ground Floor Area - 820 Sq. Ft
Car Porch - 285 Sq. Ft*
*Optional



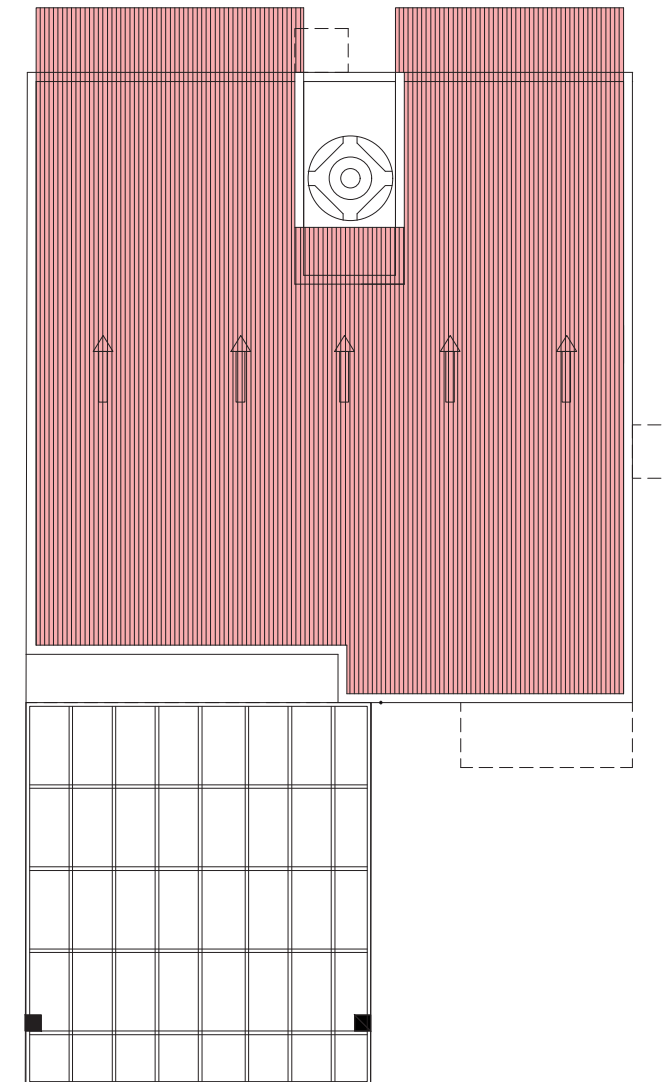
 **2 Bedrooms** |  **2 Bathrooms**







Ground Floor Plan



Roof Layout

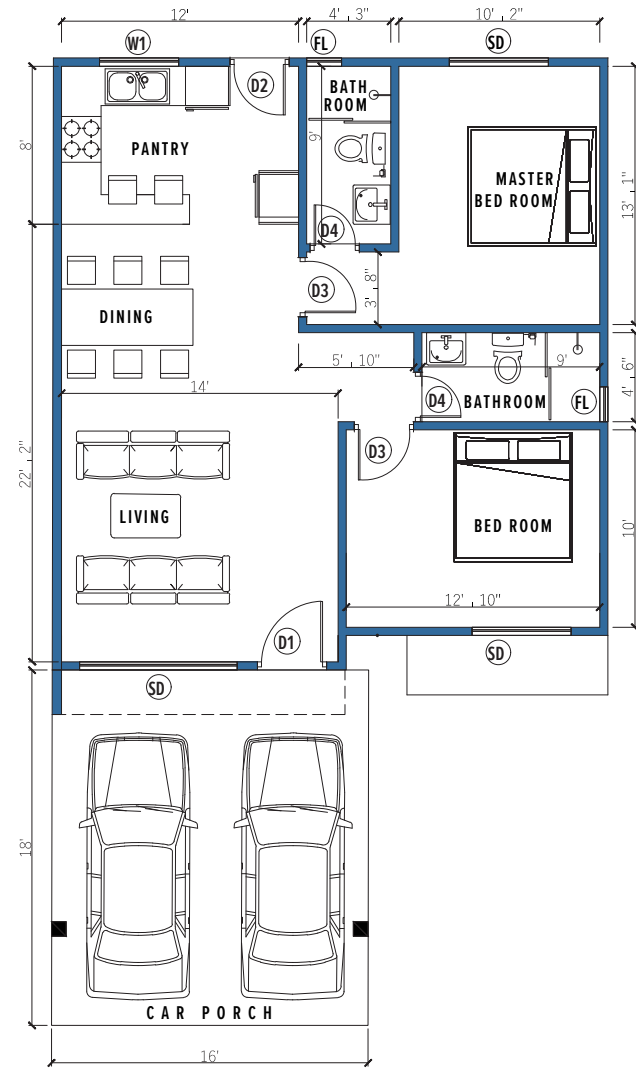


Total Floor Area - 1,161 Sq. Ft
Ground Floor Area - 876 Sq. Ft
Car Porch - 285 Sq. Ft*
*Optional

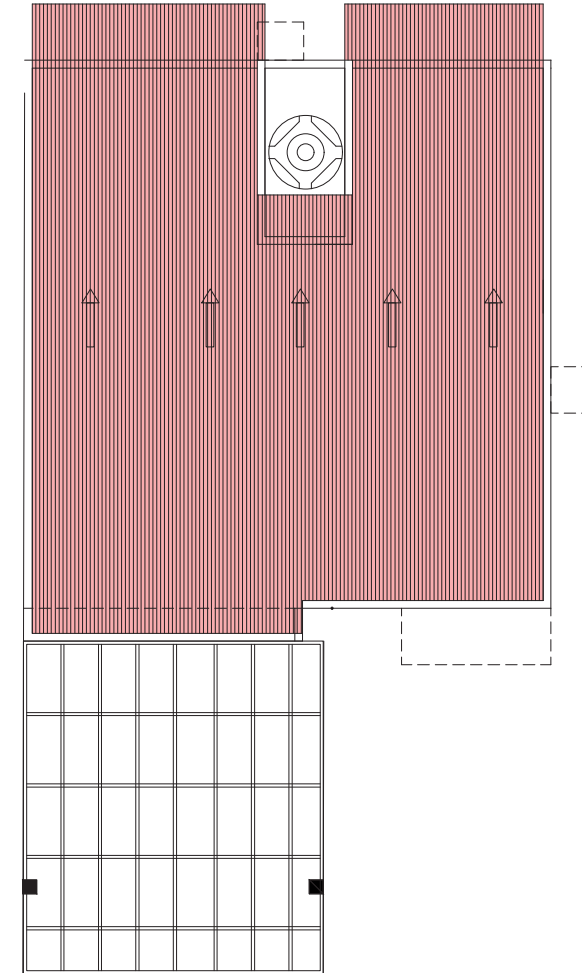


 **2 Bedrooms** |  **2 Bathrooms**





Ground Floor Plan



Roof Layout

b

Total Floor Area - 1,235 Sq. Ft
Ground Floor Area - 950 Sq. Ft
Car Porch - 285 Sq. Ft*

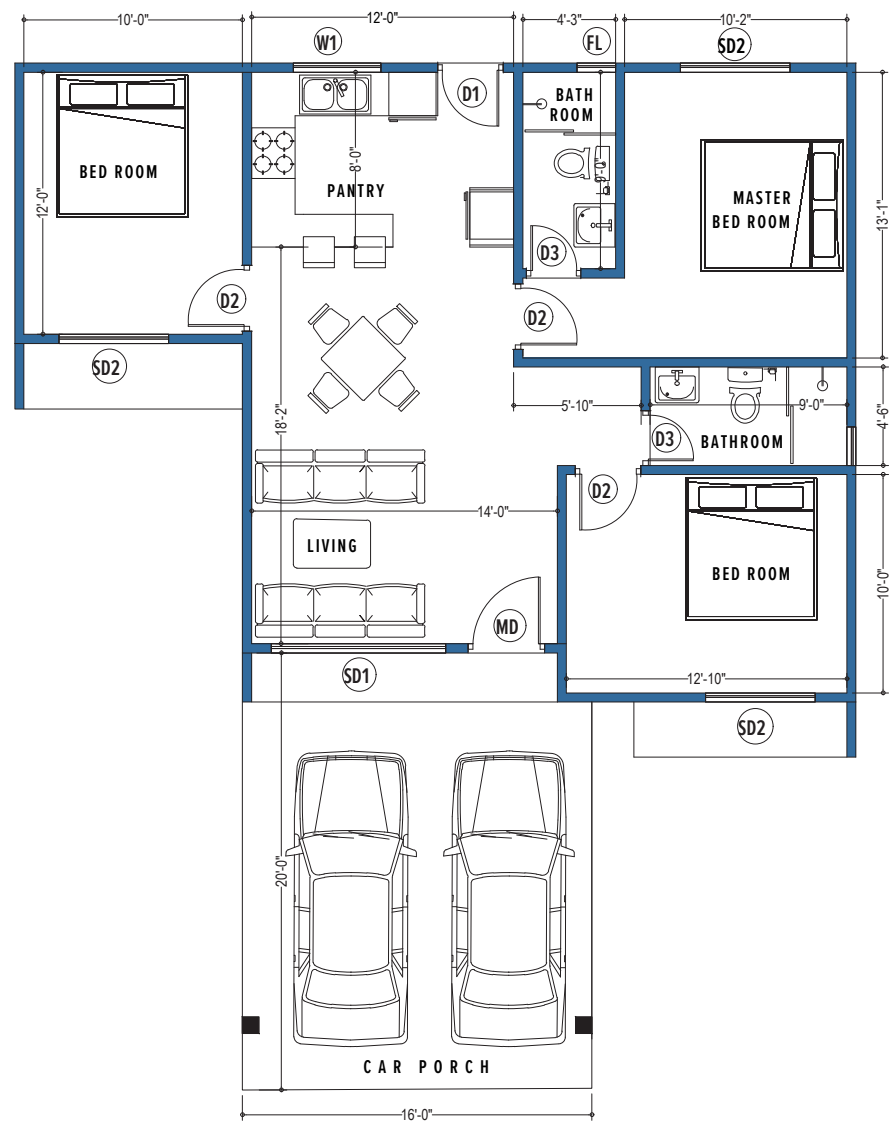
*Optional



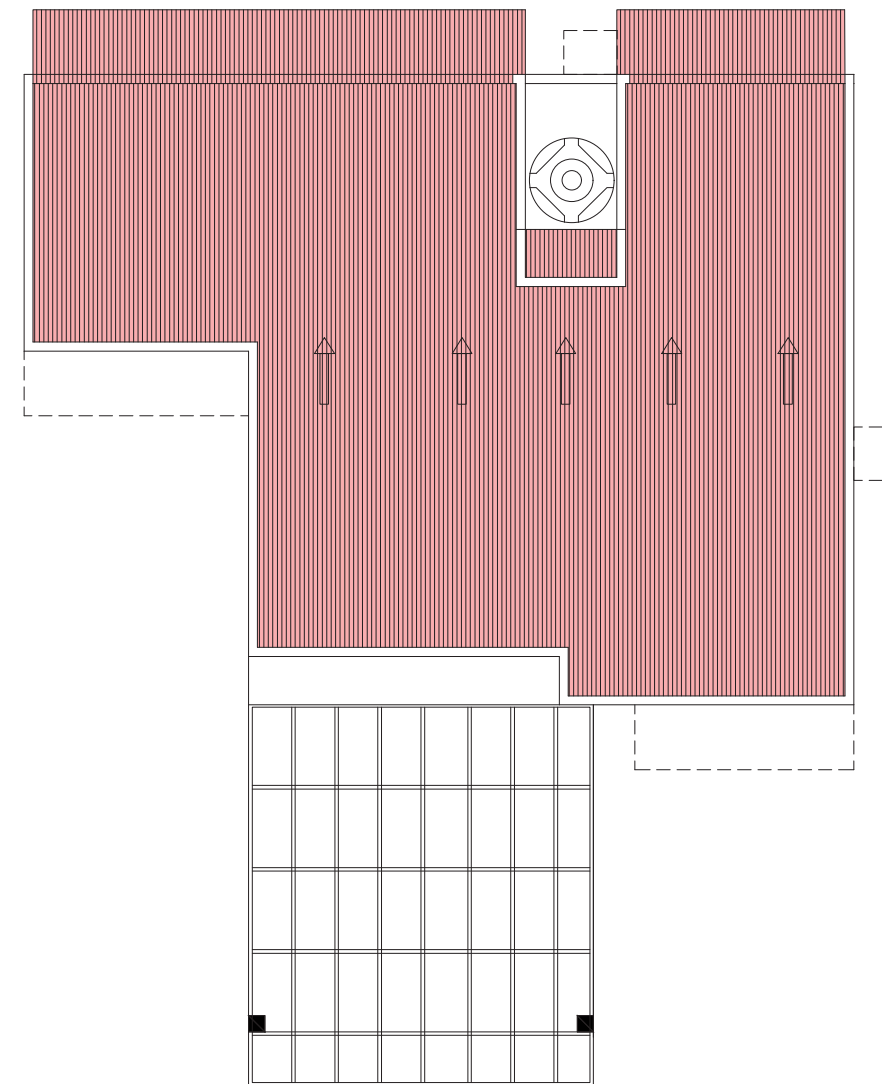
 **3 Bedrooms** |  **2 Bathrooms**



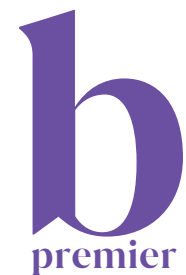




Ground Floor Plan



Roof Layout

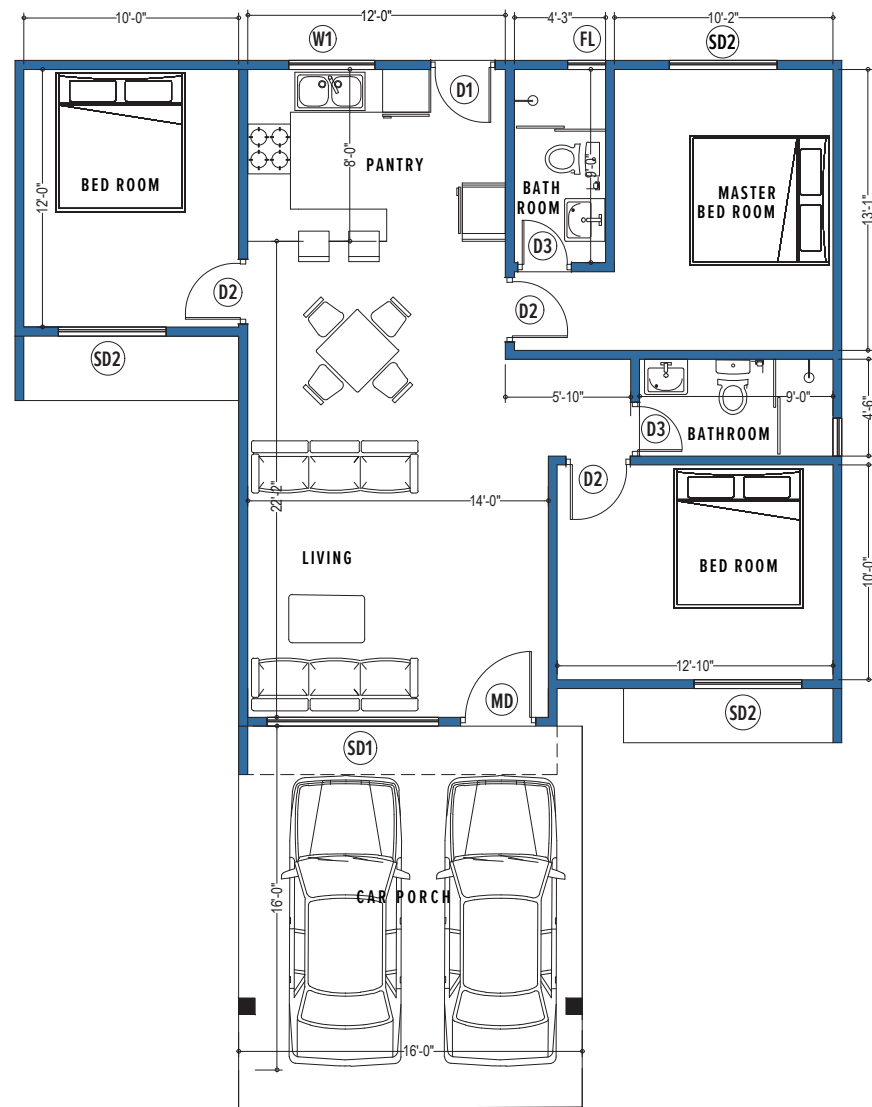


Total Floor Area - 1,291 Sq. Ft
Ground Floor Area - 1,006 Sq. Ft
Car Porch - 285 Sq. Ft*
*Optional

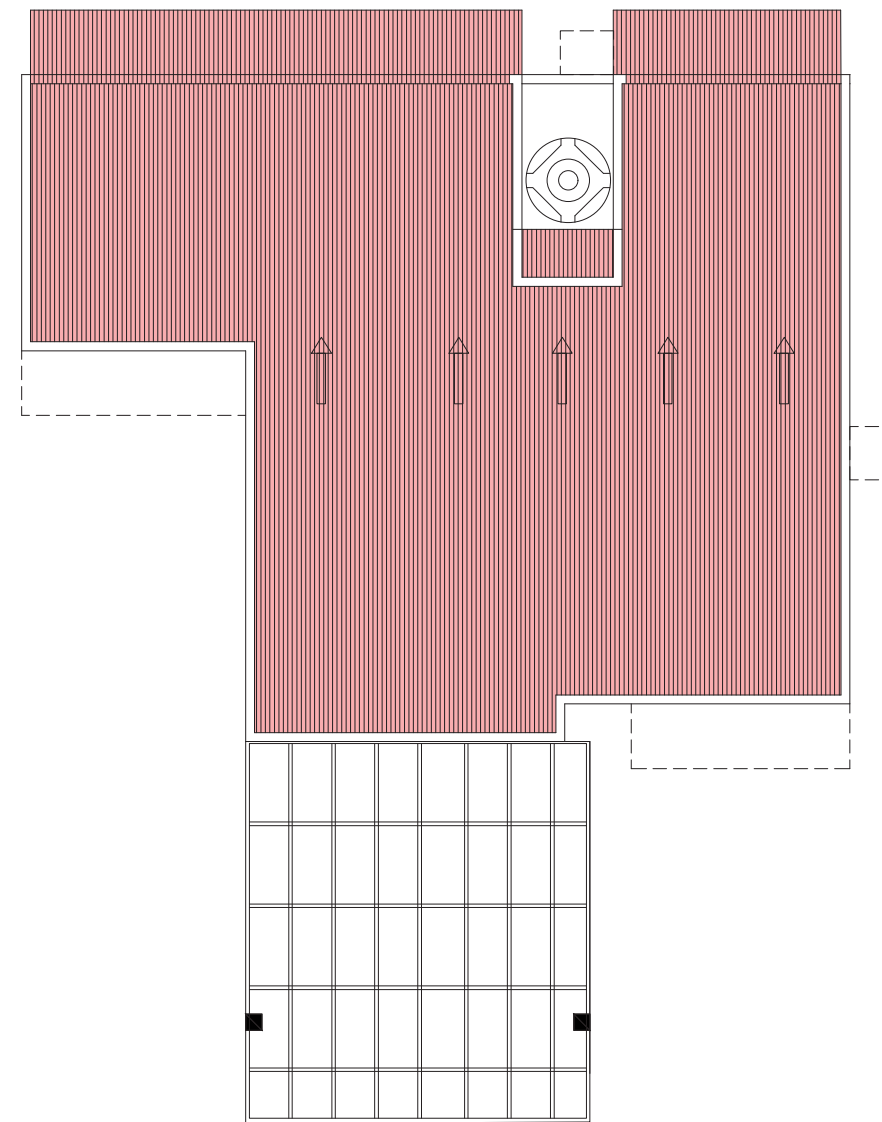


 **3 Bedrooms** |  **2 Bathrooms**





Ground Floor Plan



Roof Layout

C

Total Floor Area - 2,031 Sq. Ft
Ground Floor Area - 798 Sq. Ft
Upper Floor Area - 873 Sq. Ft
Car Porch - 360 Sq. Ft*

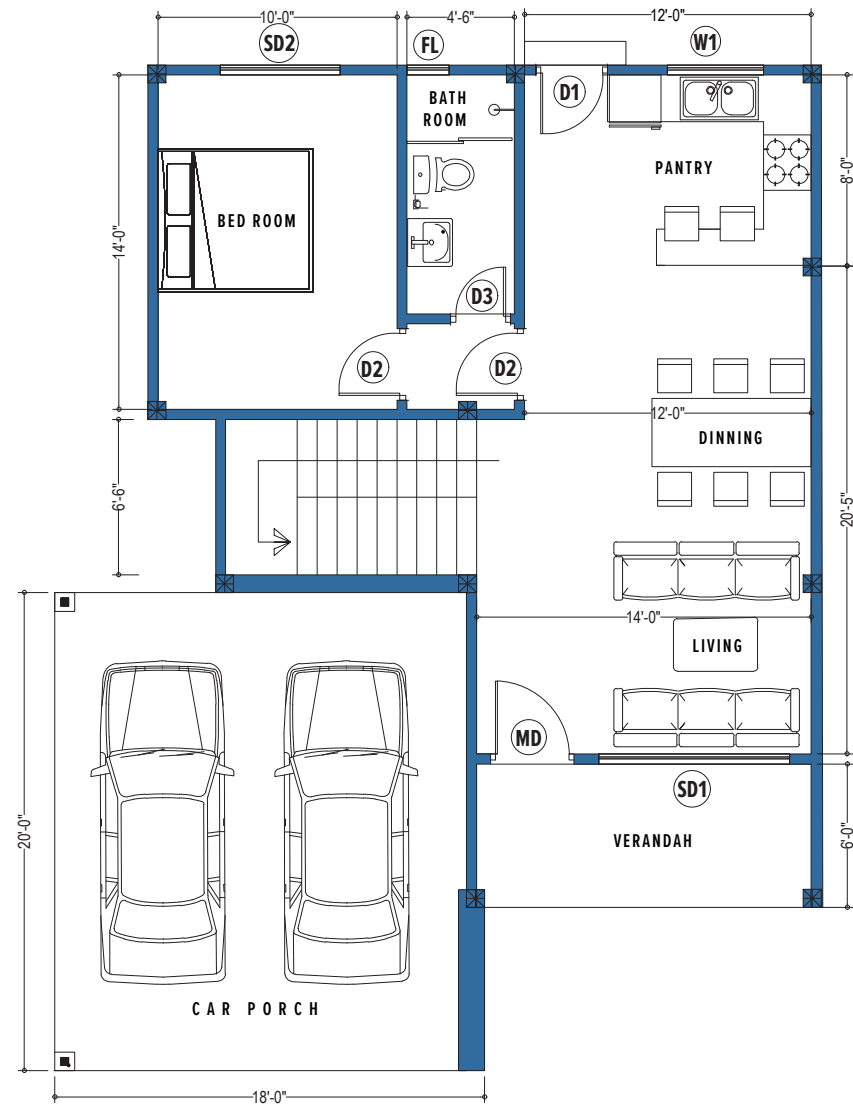
*Optional



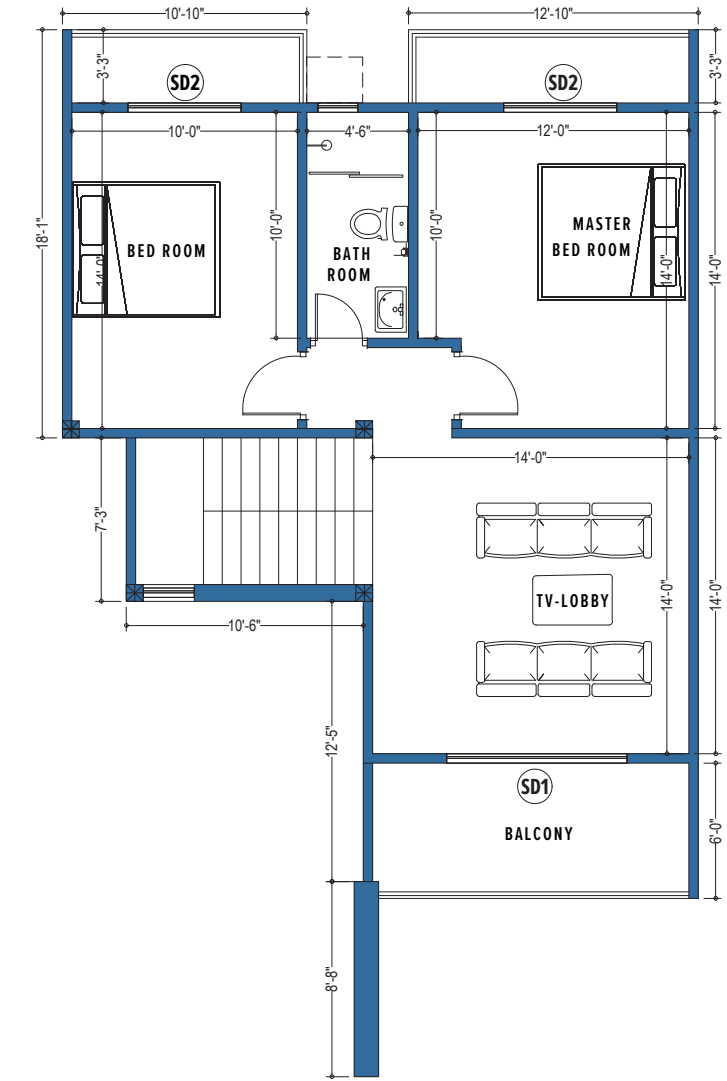
 **3 Bedrooms** |  **2 Bathrooms**



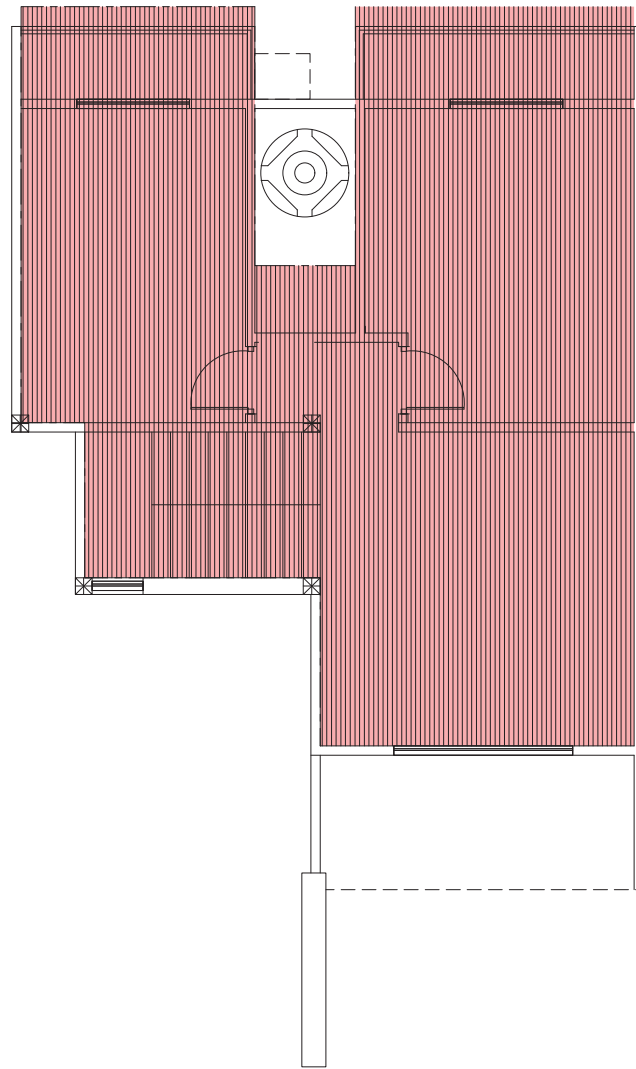




Ground Floor Plan



Upper Floor Plan



Roof Layout



Where the Horizon Becomes Yours

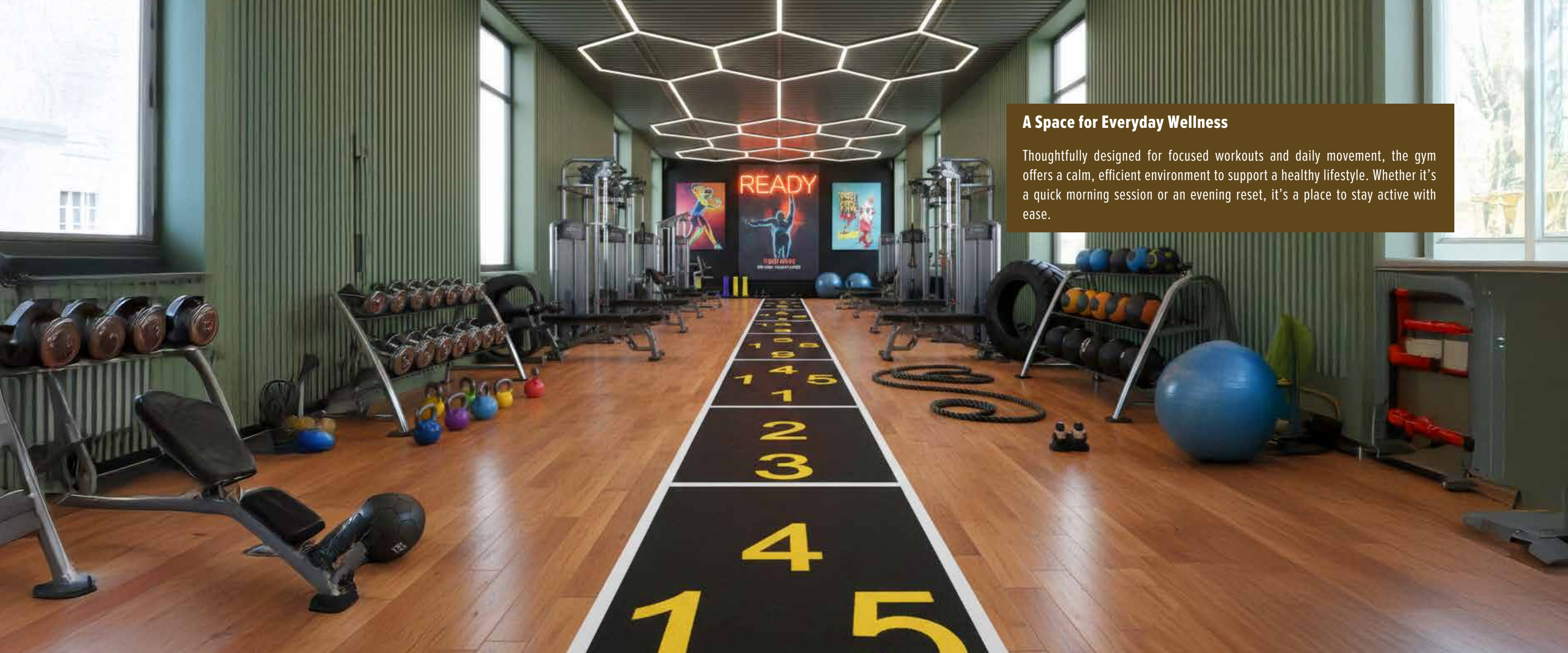
Glide into still waters that stretch endlessly, inviting you to unwind, reflect, and reconnect with pure tranquility.





Where Little Smiles Come Alive

The children's play area is carefully planned to offer a safe, engaging environment where young minds can explore, move, and imagine freely. With open visibility, age-appropriate equipment, and soft landscaping, it allows children to enjoy active play while parents relax with complete peace of mind.



A Space for Everyday Wellness

Thoughtfully designed for focused workouts and daily movement, the gym offers a calm, efficient environment to support a healthy lifestyle. Whether it's a quick morning session or an evening reset, it's a place to stay active with ease.

Specifications

Substructure

Individual footing foundation with R.C.C. columns, plinth beam, and random rubble masonry work as suggested by the Structural Engineer.

Superstructure

R.C.C columns, beams, slabs, 4” cement blocks, 5” clay brick and 9” brick walls as directed by the Architect. The above-mentioned blocks and bricks are used as per the customer requirement.

Finishes Floor

All tiles shall be of superior quality as available in the industry
Living and dining areas to be completed with floor tiles
Bedrooms and other internal areas to be laid with floor tiles
Veranda to be laid with non-slippery floor tiles
Bathroom floors to be laid with non-slip floor tiles

Finishes Bathroom Walls

Bathroom walls to be laid with wall tiles for the specific height, and above that to be plastered smooth and painted as appropriate.

Wall

Color scheme to be selected by the Architect

Internal walls to be plastered smooth, apply two coats of putty, filler coat, and two coats of emulsion paint. All external walls to be plastered rough or semi-rough, and apply one coat of wall primer, two coats of weather

Roof & Ceiling

Roof covering with exposed rafters in a sloping ceiling, as directed by the Architect

Electrical Work

Single-phase power supply with a separate electric meter, 13-amp socket outlets as directed by the Architect. All switches and sockets shall be available in the industry
Point wiring for ceiling fans for the living area and bedrooms

Light Fittings

No fittings shall be provided by the Developer; only the point wiring shall be done

Specifications (Contd.)

Water Supply & Drainage

A PVC cold water pipe network is to be placed for each bathroom via a common PVC water tank placed on the rooftop.

Sewer & wastewater disposal system shall be soakage pits, and necessary manholes, catch pits as directed by the MEP Engineer.

Plumbing Work And Sanitary Fittings

All fittings and accessories shall be available in the industry

Fully fitted bathroom with a water closet, wash basin, and all required accessories to be provided for all bathrooms.

An inlet and outlet water point, along with a power point to be provided for the washing machine.

A water tank shall be provided.

Doors & Windows

Ironmongeries for timber doors shall be available in the industry

Front door and rear door to be out of Solid Engineering Timber Doors with a timber frame

Bedroom doors, bathroom doors & bathroom door to be out of Engineering Timber Doors with timber frame

All French and other windows, & bathroom doors are powder-coated aluminum with necessary accessories as directed by the Architect

Waterproofing

All bathroom floors, shower area walls, and water tank areas are to be waterproofed by a reputed company with the 10 years warranty

A separate car porch and pantry cupboard can be provided at an additional cost.

54

Harmoniously Composed Dwellings



Starting at
Rs. 12.5 million.



Location



Only 10Km's to
Kaduwela & Kothalawala
Expressway Entrances



Elevated land
offering scenic views



Famous supermarkets
within walking
distance



Quick and convenient
access to Colombo City



Quality education
just minutes away



Quick access to
quality healthcare





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*The images shown are for illustration purposes only and may not be an exact representation of the product.