



URBAN HEIGHTS
WATTALA

Affordable Luxury in Wattala





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KELSEY HOMES

Kelsey Homes (Pvt) Ltd is the premier housing developer in Sri-Lanka with over 35 years of expertise and a portfolio of 200+ completed projects.

A fully owned subsidiary of Kelsey Developments PLC, a company listed on the Colombo Stock Exchange, Kelsey is synonymous with gated housing developments and luxury living. The company's more recent projects include Templer's Square – Mount Lavinia, Verdant Villas – Negombo, Urban Gateway – Kottawa, Urban Heights – Wattala and Central Park – Ja-Ela.

35 Years of Housing Excellence

200+ Completed Projects

Listed Real Estate Company

2000+ Satisfied Customers



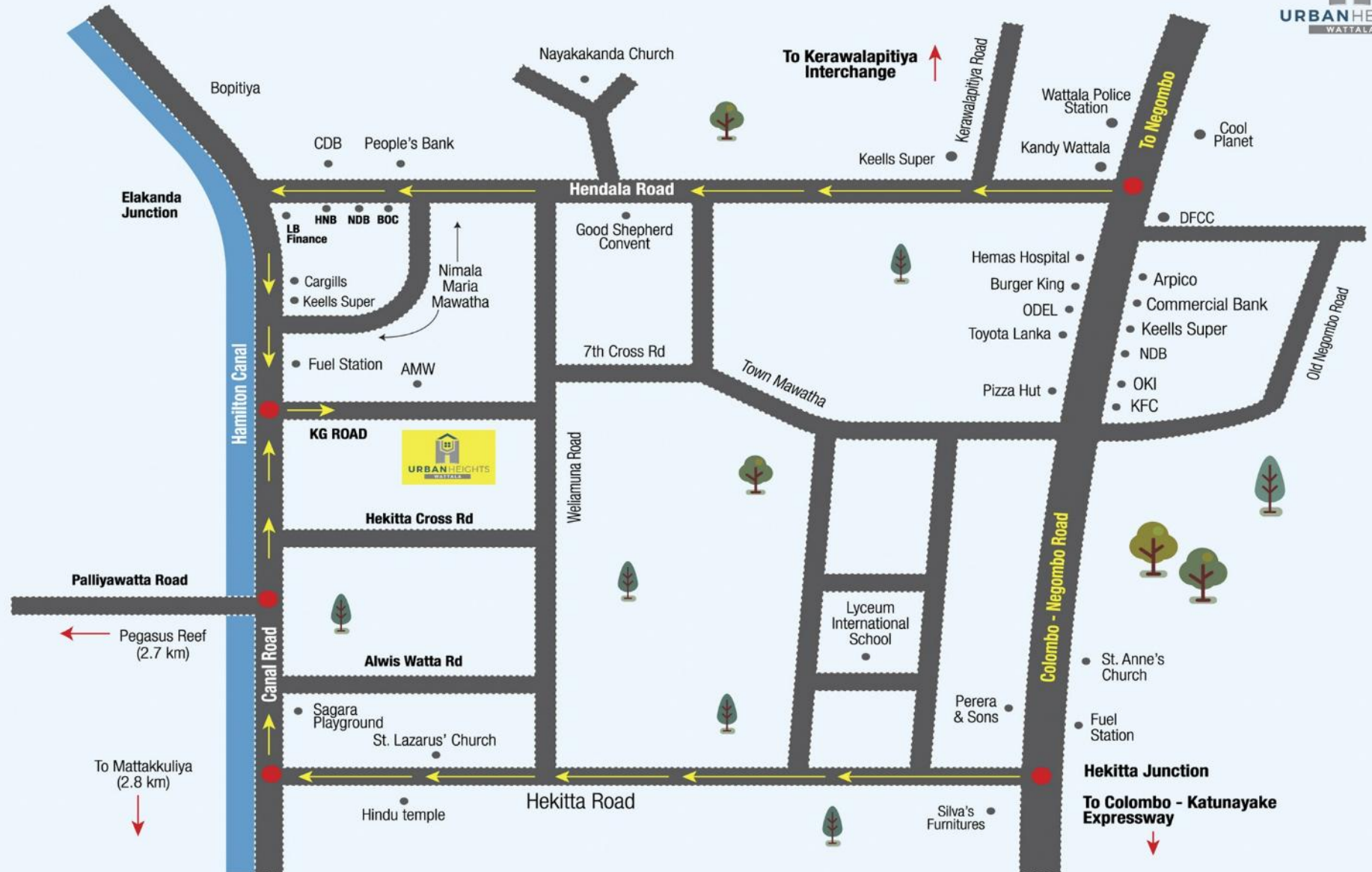


Quintessence of secure luxury with class

Affordability, accessibility and security have been cornerstones of Urban Heights Wattala. This five-storey apartment complex with 16 spacious apartment units close to the urban town of Wattala was built by Kelsey Homes, a legendary name in real estate development. Prospective owners get access to all the conveniences of private and spacious modern apartment living while they feel at home in a centrally located apartment. Furthermore, owing to its location, Urban Heights makes Colombo, the Port City, BIA and the Southern Expressway all accessible in a matter of minutes. Finally, as a gated development Urban Heights will always give its owners total peace of mind when it comes to the safety of their loved ones and their possessions.

Location

- 11 minute drive from the Kerawalapitiya interchange outer circular highway.
- 10 minute drive from Wattala Town.
- Colombo/Port City will be just 30 minutes away in 2022 via the Port Access Elevated Highway.
- Close proximity to supermarkets, banks, schools, hospitals, restaurants, and religious institutes.



Places of Importance



Supermarkets

Name	Address	Distance
Velan food city palligawatha	Wattala	800 m
Cargills Food City	Wattala	1.0 km
Jayamaha Super	Wattala	1.5 km
Keells Super (Kerawalapitiya)	Wattala	1.8 km
Trust Mart	Wattala	1.9 km
Cargills Food City	Wattala	2.1 km
LAUGFS Supermart	Wattala	2.7 km
Arpico Super Centre	Wattala	2.7 km
Keells Super	Wattala	2.5 km
Keells Super - Enderamulla	Wattala	5.4 km
Lanka Sathosa	Wattala	3.7 km

Restaurants

Name	Address	Distance
Pizza Hut	Wattala	2.2 km
KFC	Wattala	2.3 km
The Dish	Wattala	2.3 km
Dinemore	Wattala	2.2 km
Al-maas Family Restaurant	Wattala	2.4 km
The Fab	Wattala	2.5 km
Burger King	Wattala	2.5 km
Momo	Wattala	2.5 km
Pan Restaurant	Wattala	2.7 km
Fuel Restaurant	Wattala	2.8 km
Royal Boat House	Wattala	2.8 km
Clement's Restaurant & Banquet	Wattala	2.8 km
Chinese Dragon Cafe	Wattala	3.3 km

Government Service Offices

Name	Address	Distance
C E B	Wattala	1.4 km
MOH Office	Wattala	1.7 km
Provincial Council	Wattala	1.9 km
Wattala Pradeshiya Sabawa	Wattala	1.9 km

Hospitals

Name	Address	Distance
Hemas Hospital	Wattala	2.5 km
Nightingale Hospital	Wattala	2.8 km

(All less than 10 to 15 minutes drive)

Schools

Name	Address	Distance
Christ King College	Wattala	1.1 km
Lyceum International School	Wattala	1.6 km
St. Anne's Girls Primary School	Wattala	2.0 km
Little Mind Nursery	Wattala	2.2 km
St. Anne's Convent	Wattala	2.2 km
OKI International School	Wattala	2.5 km
The Sanctuary Trust International School	Wattala	2.3 km
St. Anthony's College	Wattala	2.6 km
OKI Primary School	Wattala	2.5 km
Little Stars Motessori	Wattala	3.1 km
Dutugamunu Maha Vidyalaya	Wattala	3.7 km
St. Benedict's College	Colombo	5.4 km
Good Shepherd Convent	Colombo	5.4 km
St. Joseph's College	Wattala	5.0 km
St. Joseph's College	Colombo	9.1 km
St. Bridget's Convent	Colombo	11.3 km

Places of worship

Name	Address	Distance
Smyrna Church Wattala	Wattala	600 m
Murugan kovil	Wattala	950 m
Palliyawatta Church	Wattala	1.1 km
Hendala Baptist Church	Wattala	2.0 km
Sri Shantharama Viharaya	Wattala	2.9 km
Peliyagoda Jumma Mosque	Wattala	3.3 km
Our Lady Of Good Health Church	Wattala	3.5 km
Jehovah's Witnesses	Wattala	3.2 km
Gangarama Maha Viharaya	Wattala	3.5 km
St. Sebastian's Church, Enderamulla	Wattala	5.9 km

(All less than 10 to 30 minutes drive)

Common Facilities



24 hour security



Gymnasium



Parking



Seaview from rooftop



Backup Generator

Number of Apartments

5 storey apartment complex with 16 spacious apartments in 4 designs

Number of Bedrooms

2 and 3 bedroomed apartments

READY TO MOVE
IN TODAY

COC obtained

Zero risk

Wattala

It's a suburb that's rapidly urbanising with schools, supermarkets, banks, hospitals, restaurants and so much more. The bustling town of Wattala while located within close proximity of the Port City is a hive of activity with easy accessibility to the rest of Sri Lanka.



Exteriors reflecting architectural brilliance

A home that's a piece of art

A home experience of awe and wonder is showcased brilliantly within the façade of the exterior of the apartment building.



Actual image of exterior

An interior with fine aesthetics



Actual image of interior



Actual image of interior

An elegant home for a discerning taste

A home experience of meticulous and outstanding craftsmanship paying attention to every detail.

An interior where well-crafted design meets enviable lifestyles



Actual image of interior



Actual image of interior

A home with timeless design

A living area with a kitchen that pays homage to the gastronomic arts and that's home to the concept of seamless and sophisticated modern day living.

Interiors with natural palettes



Actual image of interior

Bedrooms with simplicity for a welcoming retreat



Actual image of interior

Bedrooms with warm pastel shades to soothe the senses from the moment you enter to offer you the ultimate experience in the most restful sleep and relaxation.

Rooftops that stretch to eternity



Actual image of rooftop

A rooftop that's a peaceful retreat

Admire the city in all its splendour. Whatever your vantage points, the breath-taking vistas of the surroundings will be a stunning spectacle of life passing by.

A power workout to perform



A workout that'll energise and invigorate

Enjoy a fully equipped gymnasium while you get your body in perfect shape.



Outer Circular Highway

Proximity to both the Peliyagoda and Kerawalapitiya Highway entrance points makes this a paradise for the busy lifestyle of the traveller in you, where home, your restful haven, is only minutes away from your next big adventure.

Floor Plans



Floor Plans



Floor Plans



Floor Plans



Item	Brand	Remarks
Civil Work		
Soil Test		by Engineering Soil Laboratories Services
Termite Treatment	With specialist contractor	
Cement	Tokyo	Compliance with SLS standard
Sand		Washed River Sand
Ready-Mix Concreting	Tokyo or equivalent	Compliance with SLS standard
Reinforcement	GTB	Compliance with SLS standard
Nails & Screws		Dipped galvanised or insulated
Masonry Work		
Block	Amtrad	Hollow & Solid cement block walls
Internal Plastering		Smooth plaster
External Plastering		Semi rough plaster
Finishes		
Internal Painting	Nipolac	Putty filler & approved colour emulsion
External Painting	Nipolac	Weathershield paint
Floor Tile	Mack Tiles	Porcelain tiles
Bathroom Tile	Mack Tiles	Porcelain tiles
Balcony Tile	Mack Tiles	Porcelain tiles
Common Area Tile	Mack Tiles	Porcelain tiles
Vanity Top (Master Bath)		Black Granite
Electrical		
Panel Board	Schneider	
Switches & Sockets	Schneider	
Electrical Wire	Orange	Compliance with SLS standard
Light Fittings	Imported (China)	
Fan	KDK	
Generator	Kirloskar	
Plumbing		
Water Meter	Baylan	
Pipes & Fittings	S-Lon	Compliance with SLS standard
Water Tank	Arpico	Compliance with SLS standard
Sewer Treatment Plant	With specialist contractor	STP as per approved regulation
Hot Water Geezers (Master Bath & Pantry)	Ariston	
Sanitary Fittings	Duravit	
Mixers	Hansgrohe	
Bidet Spray	Mcbertain	
Kitchen Sink	Teka	
Toilet Accessories	Hansgrohe	Chromated 6 piece accessory set
Water Pumps	Solex	

Item	Brand	Remarks
HVAC		
AC (Inverter)	Gree	
Aluminum & Metal Works		
Aluminum Frames	Alumax	High quality Powder coated Aluminum profile
Glass		Clear float glass 6mm
Ironmongeries	Kin-long	
Toilet Mirror		Pencil edge mirror
Shower Cubicles		Tempered Glass partition without door
Metal Work		
Staircase Rail		SS304 handrail
Living Balcony Rail (Front/Side)		Tempered glass fixed to SS channel
Balcony Rail (Front/Side)		GI with two coats of primer and two coats of enamel paint
Balcony Rail (Rear elevation)		Half built guard wall with SS top railing
Entrance Gate		Steel Manual Gate
Doors		
Main Door		Class 1 Timber
Internal Doors		Class 1 Timber
Ironmongeries	Union	
Kitchen Cabinet		
Kitchen Cabinet	Human Touch	Melamine / Particle boards
Kitchen Ironmongeries	Hafele	
Kitchen Top		Black Granite
Hob & Hood	Elba	
Common Facilities		
Elevator	Mitsubishi	Capacity 1000kg
CCTV System	With specialist contractor	
Fire Detection System	With specialist contractor	
Fire Protection System	With specialist contractor	
Lighting Protection System	With specialist contractor	
Gym Equipment	DRTV Products	
Common Water Tank	S-Lon	UPVC 10,000 Litres
Other		
Water Supply		NWSDB
Electricity Supply		CEB 3 Phase Connection

Note : Specified Brands or equivalent quality to be used

Specifications

Specifications

Banking Partners



We have partnered with multiple renowned financial institutions including Hatton National Bank, Sampath Bank, Seylan Bank & HDFC Bank

Terms and Conditions apply.

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KELSEY HOMES

35 Years of Housing Excellence

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