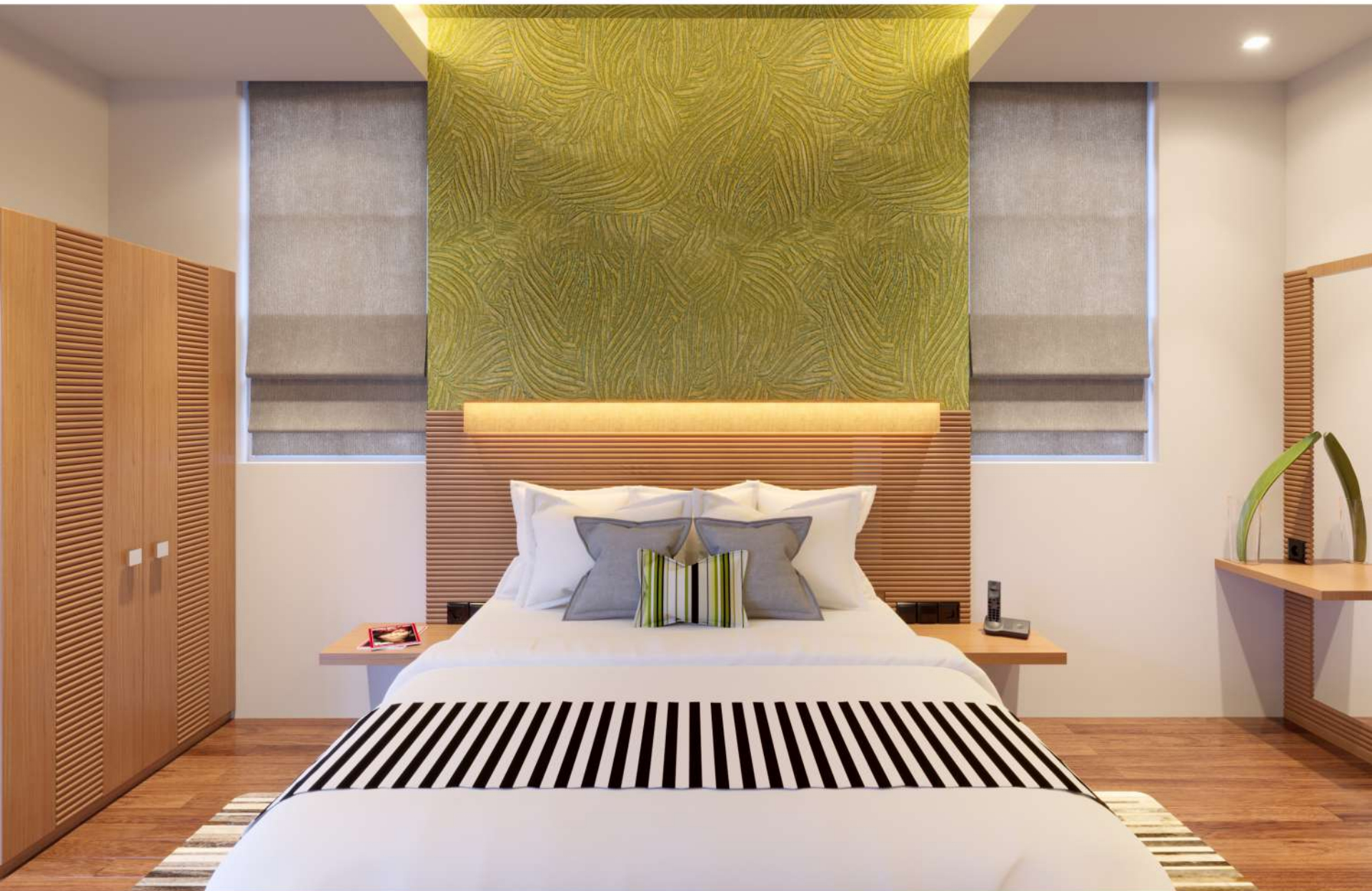


Super Luxury

RUSH RELIANCE

MOUNT LAVINIA



www.rushlankagroup.com

HOMES THAT SPEAK THE GOOD LIFE

Rush Reliance is the home that you've always wanted.
A home without compromises set in the heart of **Mount Lavinia**.
A home for people who have lived, worked or travelled across
the globe and experienced the best.

LOCATION:

No. 11, Templers Mawatha,
Templer Road, Mt. Lavinia.

10 / 32
Levels / Units

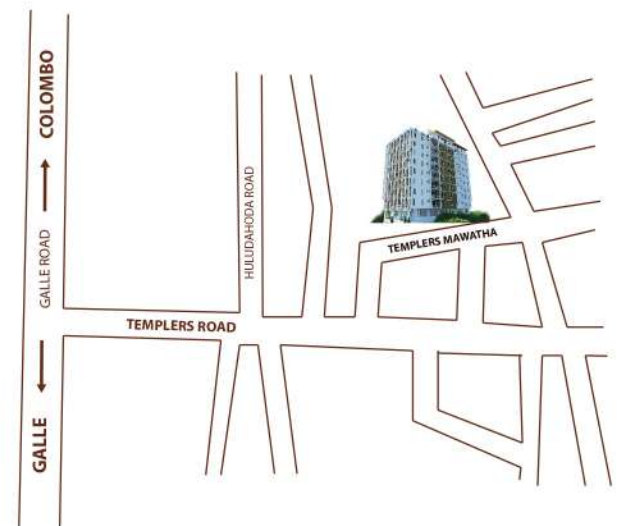




3 BED ROOMS

1700
Sq.ft

Spacious 3 Bedrooms & 4 Bathrooms • Dry Kitchen & Wet kitchen with pantry
Dedicated Car parking • Swimming Pool separated kid's pool • Gym
Kids play area • Common lobby • Landscaped rooftop party area

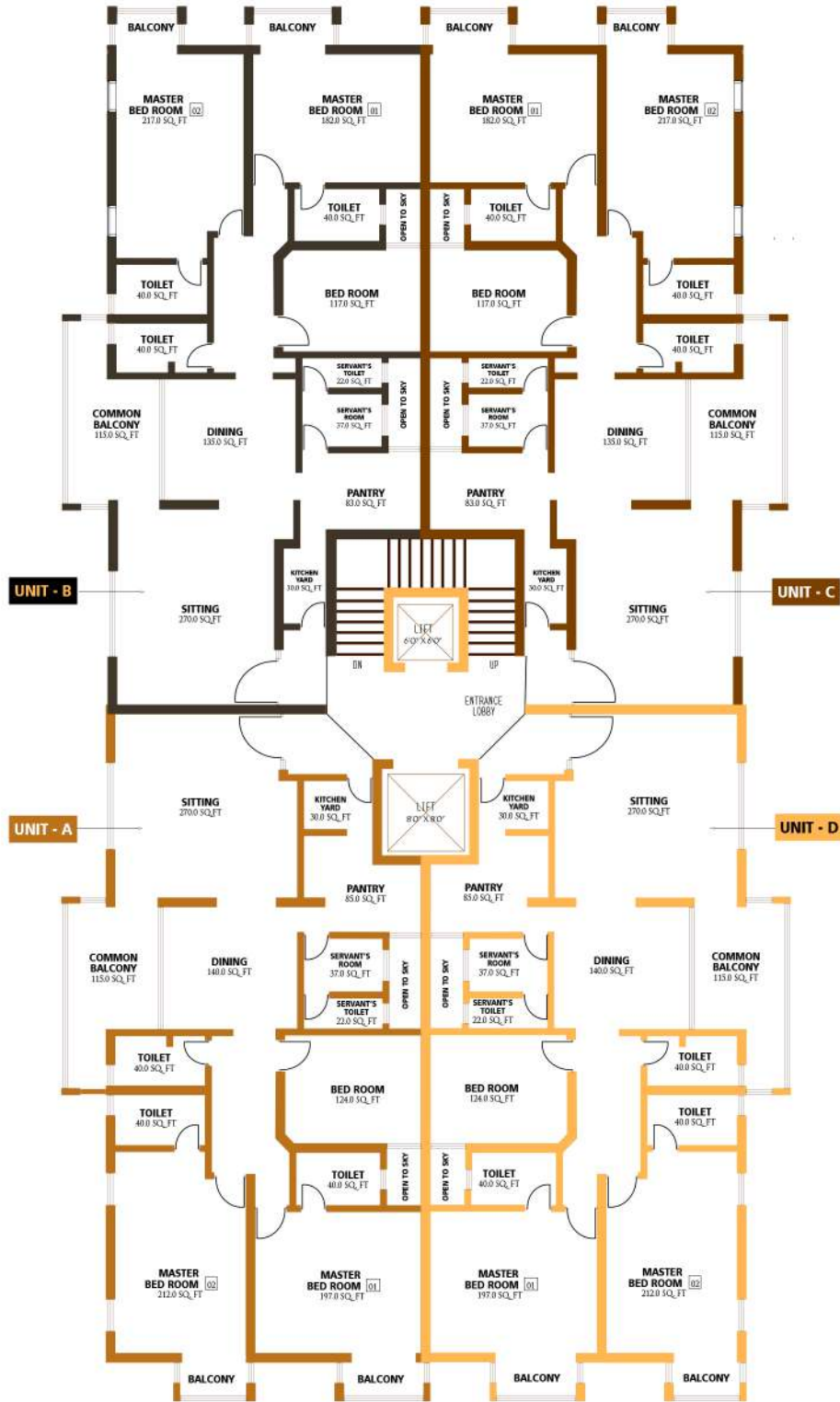


FLOOR PLAN

REAR ELAVATION

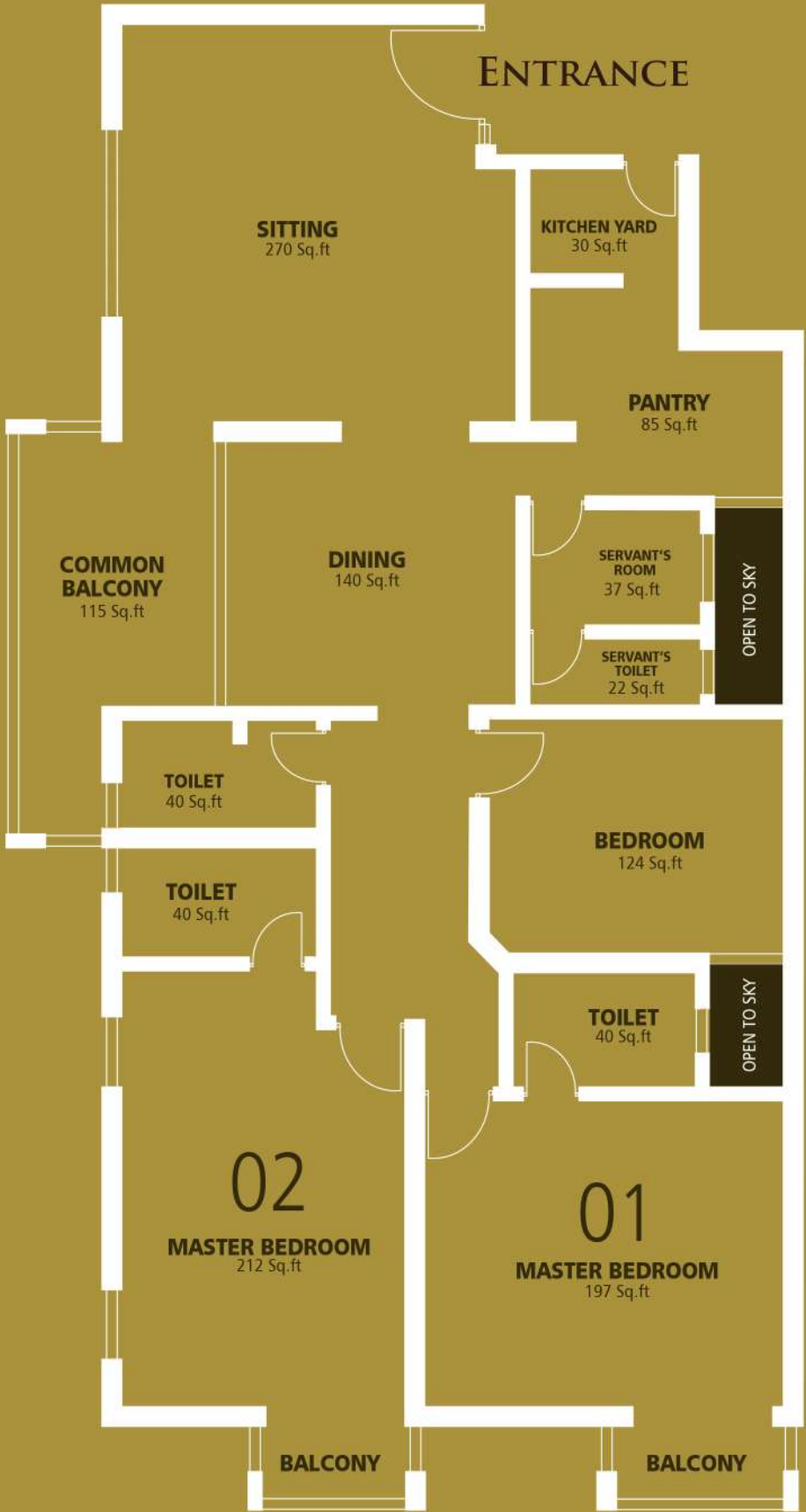
GALLE ROAD FACING

ATTIDIYA ROAD FACING



UNIT A

1700 Sq.ft



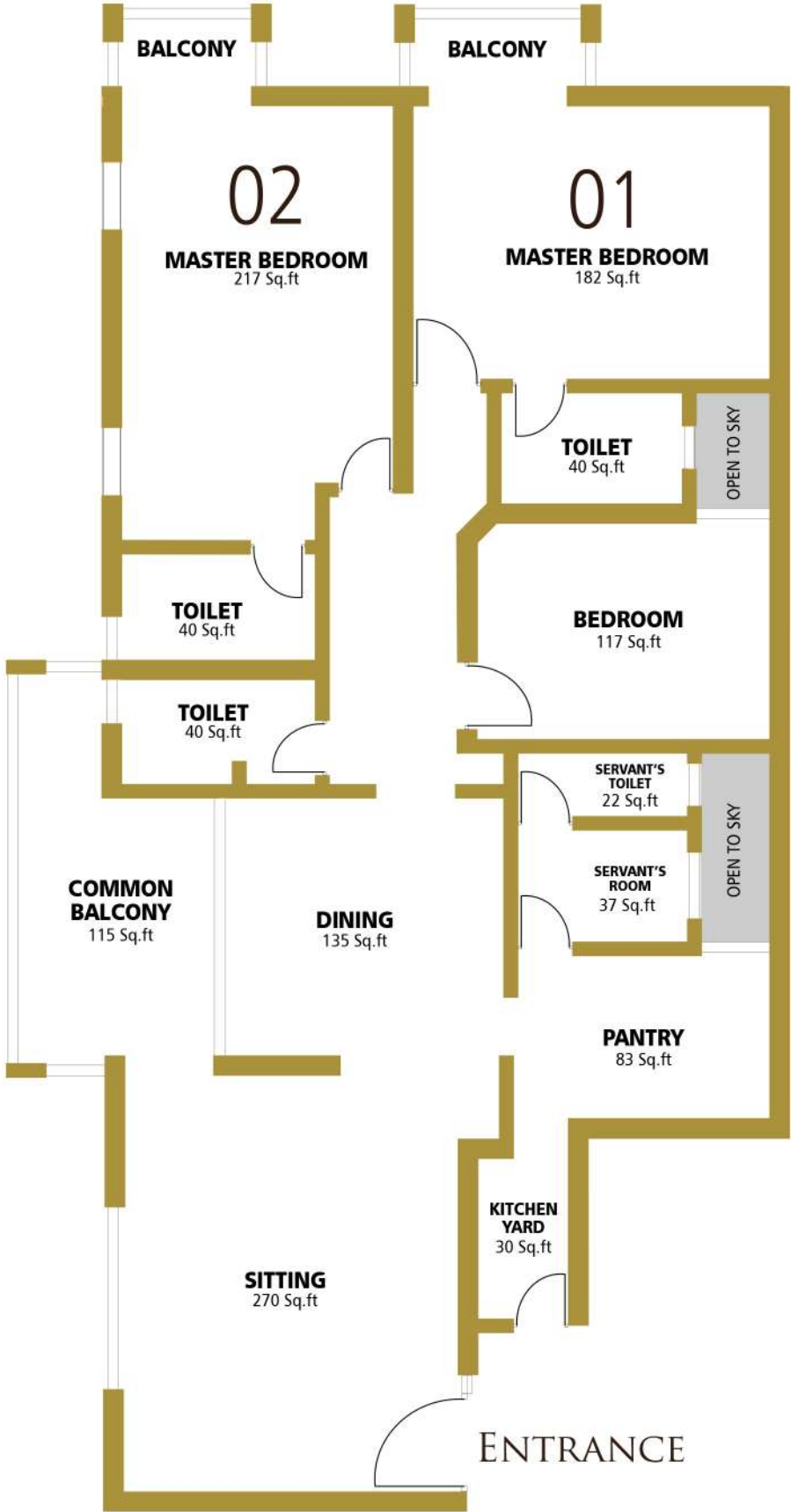
BEDROOMS (A/C)	03
ATTACHED BATHROOMS	02
COMMON TOILET	01
MAIDS QUATER & TOILET	01

LIVING ROOM



UNIT B

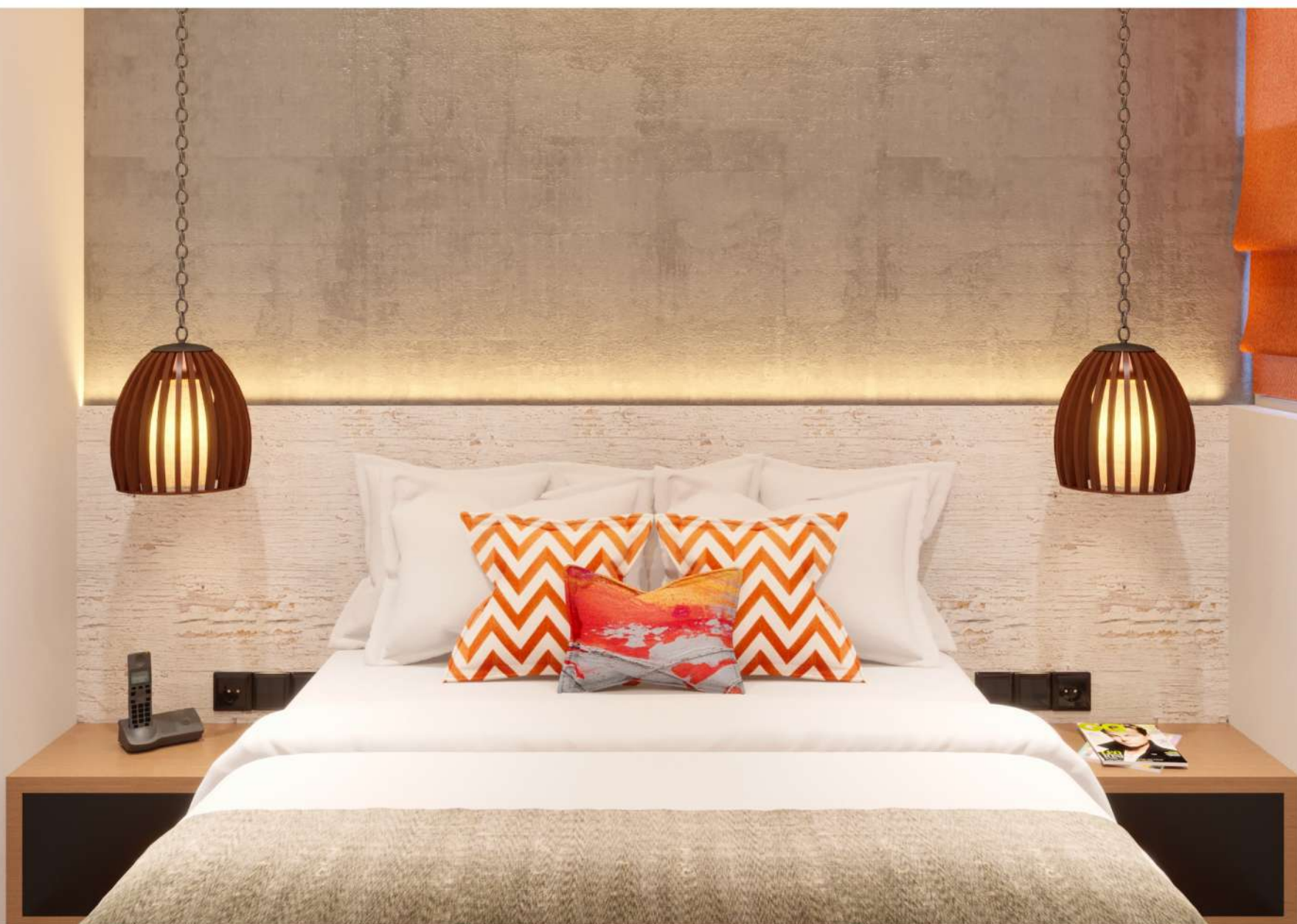
1700 Sq.ft



BEDROOMS (A/C)	03
ATTACHED BATHROOMS	02
COMMON TOILET	01
MAIDS QUATER & TOILET	01

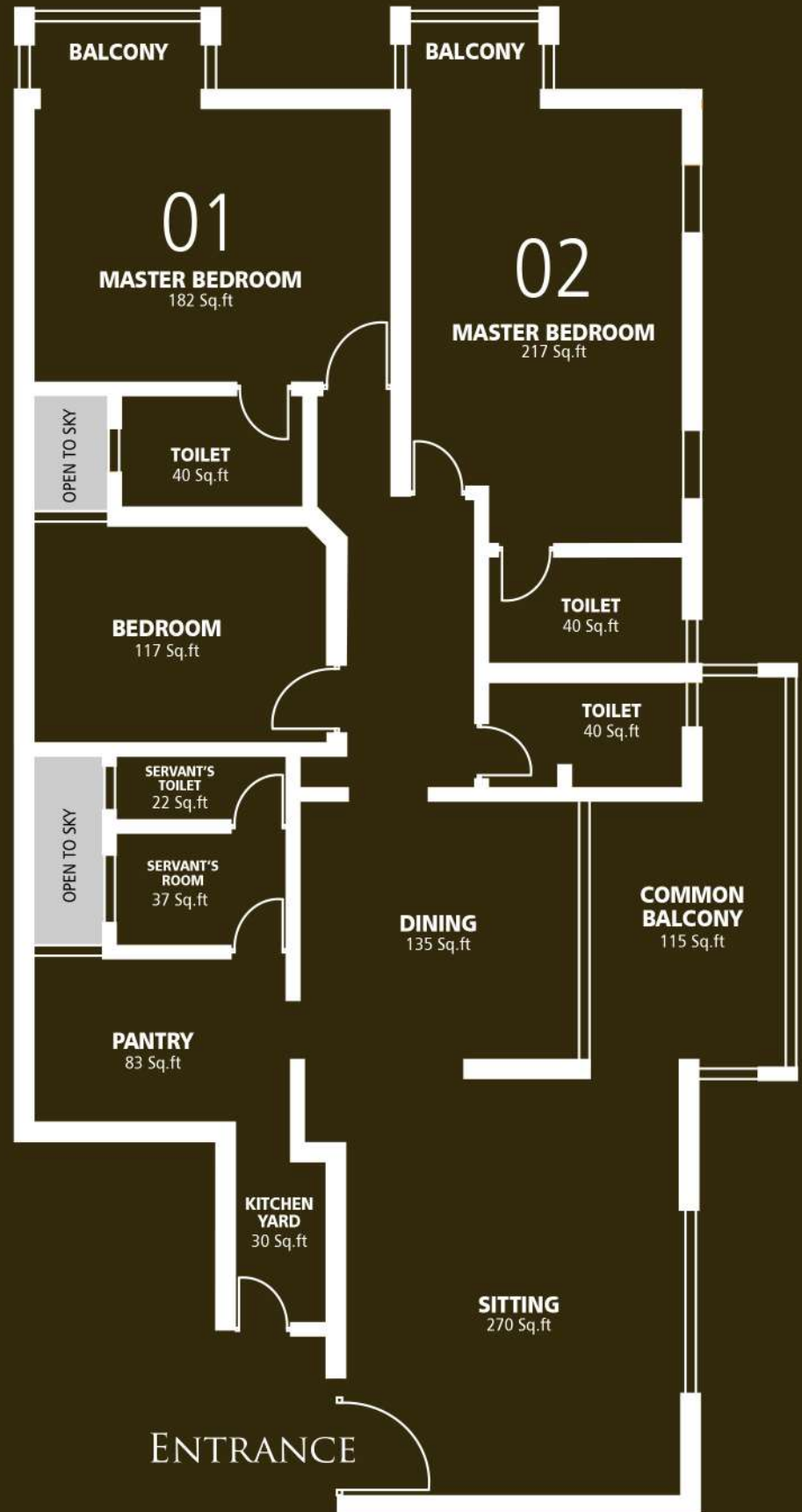
BEDROOM

This 3D image is not to be construed as a final product. However, interior design such as this is possible for the apartments.



UNIT C

1700 Sq.ft



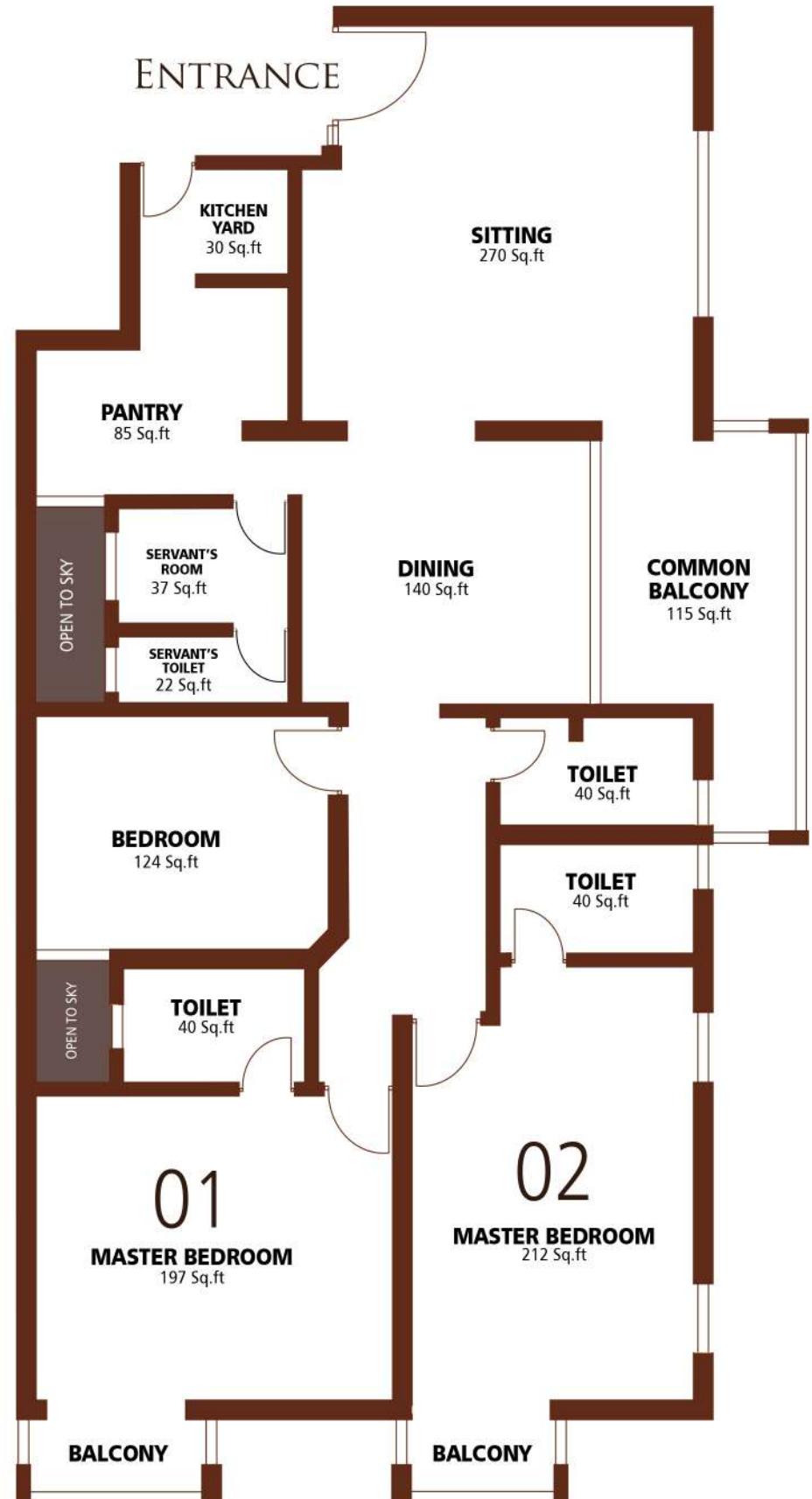
BEDROOMS (A/C)	03
ATTACHED BATHROOMS	02
COMMON TOILET	01
MAIDS QUATER & TOILET	01

KITCHEN



UNIT D

1700 Sq.ft



BEDROOMS (A/C)	03
ATTACHED BATHROOMS	02
COMMON TOILET	01
MAIDS QUATER & TOILET	01

BATHROOM

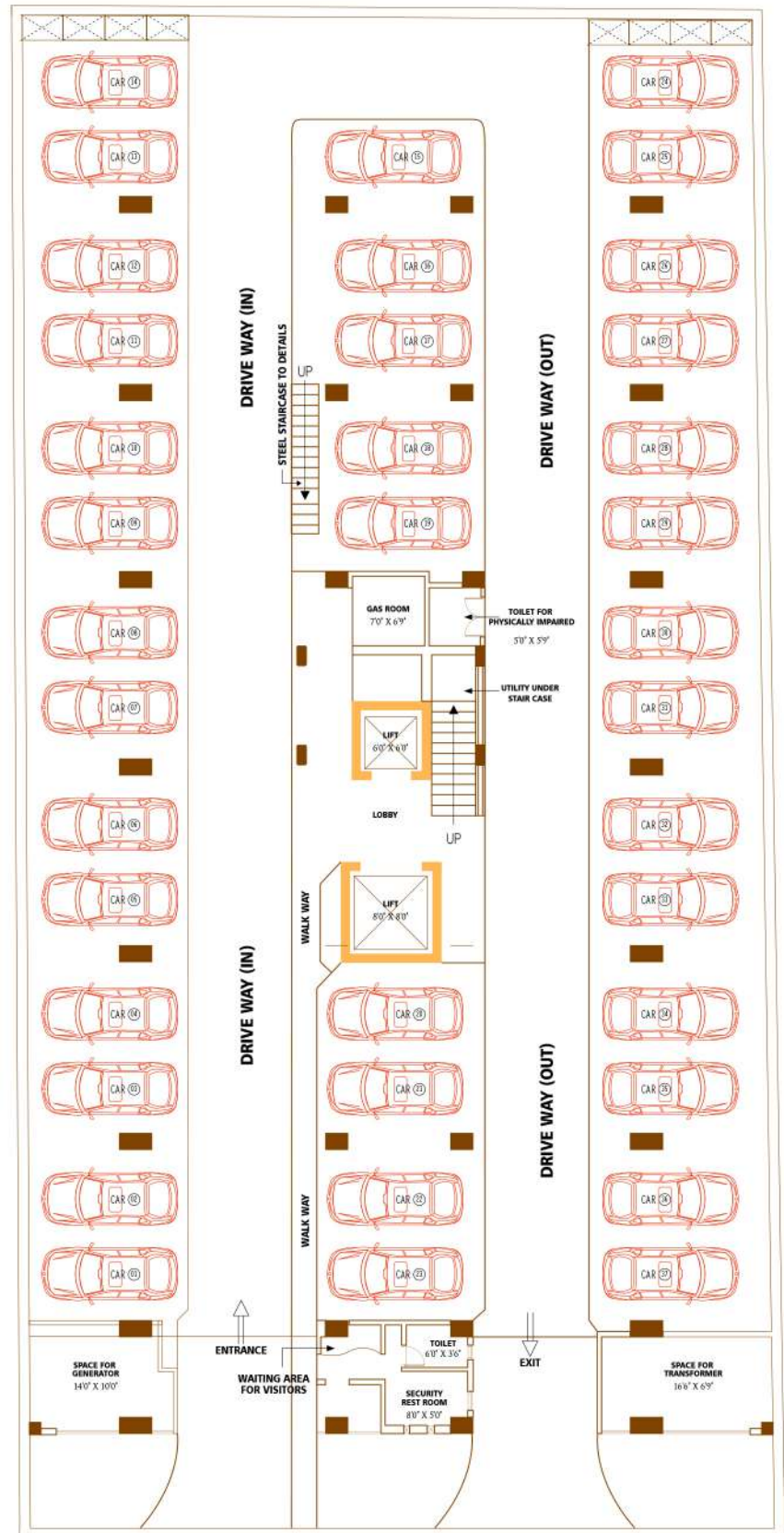


This 3D image is not to be construed as a final product. However, interior design such as this is possible for the apartments.

GROUND FLOOR PARKING

ALLOCATED CAR PARK

ADDITIONAL CAR PARK ON REQUEST



MEZZNINE FLOOR

SWIMMING POOL

KID'S POOL

GYM

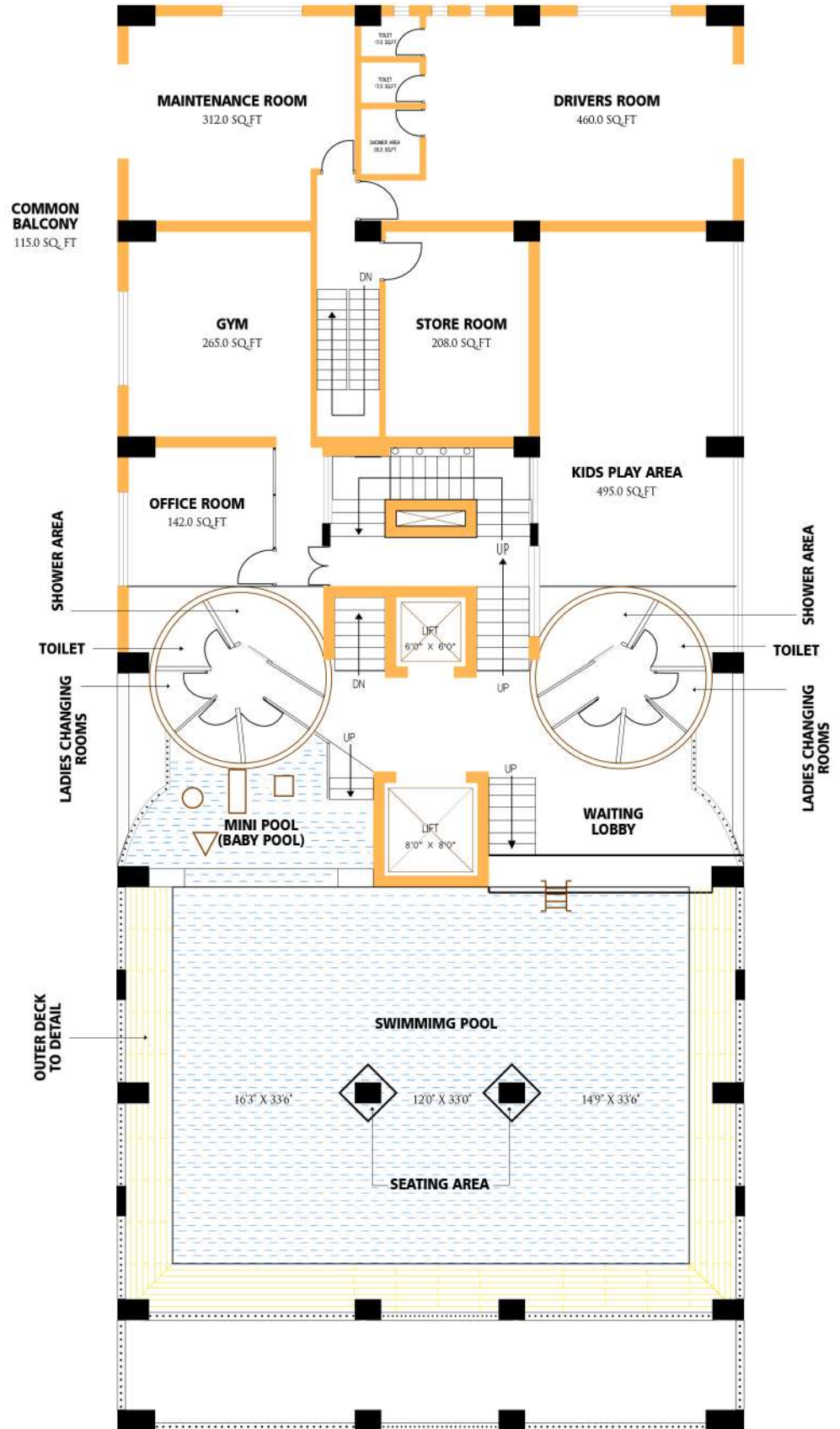
KIDS PLAY AREA

DRIVER'S ROOM

MAINTENANCE ROOM

ADMINISTRATIVE OFFICE

STORE ROOM



Specifications

The blueprint for Rush Reliance details out impeccable quality and refinement that is reflected in the ultra-premium specifications and luxury services that come with it.

Foundation

- Piling

Flooring

- Premium quality porcelain flooring for living & dining area
- Wooden flooring for bedrooms
- Premium quality ceramic/ vitrified tiles for all toilets, utility area, and domestic staff room

Electrical Works/Fixtures

- Individually metered electricity from the national grid
- High quality switches and fixtures with safety panels and high grade trip switch

Doors & Windows

- Designed entrance wooden door
- Internal doors in wooden
- Servant toilet door in aluminium
- UPVC/ Rust proof powder coated aluminum for windows

Safety

- Comprehensive fire detection and fire safety protection system
- Gas leak detectors

Air conditioner

- Split type Inverter A/C units for the hall and bedrooms

Plumbing

- Imported Sanitary fittings
- Hot water geysers for bathrooms
- Shower mixer tap
- Wash basin + pedestal and mixer tap
- Hand bidet spray
- High quality plumbing finishes connected to the main municipal sewer lines/treatment plant

Kitchen

- Wooden pantry with quartz top
- Stainless steel sink with double bowl
- Hot water geyser
- Imported sink tap
- Cooker hob with cooker hood

General Specifications

- Fully approved freehold property
- Dedicated parking slots for residents
- 2 High speed passengers lifts servicing all levels
- Swimming pool exclusively for the residents on the mezzanine level
- A fully equipped gymnasium on the mezzanine level, a perfect fit for those who like to be it
- Kiddies play area on the mezzanine floor
- Perimeter security with CCTV connectivity
- Video door phone with intercom feature & CAT6 cabling
- Back-up generator power to selected points
- Piped gas connections into the homes
- Floor to floor height of 11ft
- TV and Telephone outlet in Hall and master bedroom
- Toilets with shower cubical
- Pantry at dinning area with granite top with sink
- Maids room and toilet
- Washing machine provision
- Maintenance agency to provide professional maintenance services
- Door to door garbage collection, eliminating the issue of odor and pests in chutes and garbage Storage rooms on the floors
- Roof top garden/open area for B.B.Q reception and party facilities under the supervision of the maintenance supervisors
- Close proximity to schools, markets and all religious places

Any additions will be charged

All materials, fittings & equipment are of international standards – reputed makes, with high quality finish all around. Conformity to all statutory & regulatory standards & requirements.

Note: Terms & Conditions apply.

This presentation is not to be construed as a binding offer.



Rush Lanka Group

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www.rushlankagroup.com



077 770 7874