

## Key Features & Specifications

A whole range of Recreational Facilities awaits your Indulgence:



## Living Room & Balcony Specifications

- 600 X 600 porcelain floor tiles.
- Timber door for entrance.
- Powder coated aluminum windows.
- Non-slippery rustic porcelain floor tiles on balcony.
- Split type air conditioner.
- Ceiling fan.



## Common Specifications

- Internal wall finishes - solid brick walls with smooth plaster, two coats of acrylic filler and two coats of emulsion paint.
- LED Ceiling mounted lights and wall lights.
- 30A 3 phase power supply to each house with separate meter.
- Orange (or similar) power outlets and switches.
- 24 Hour full backup generator.
- 2 Schindler elevators.
- Intercom facility to and from security.
- Main line water service with underground water sump and overhead water tank.
- Individual reserved parking for each apartment.
- Central Gas.
- Electric Car charger on request.

## Bedroom Specifications

- 600 X 400 porcelain floor tiles.
- All bedrooms are fitted with split type air conditioner.
- Ceiling fans.
- Timber doors.
- Powder coated aluminum windows.

## Bathroom Specifications

- "Rocell" or similar tier taps and shower fittings.
- "Rocell" or similar tier sanitary fittings and accessories
- 300 X 600 porcelain non-slippery floor tiles.
- 300 X 600 porcelain wall tiles.
- Semi frameless shower screen.
- Hot water.



## Kitchen & Pantry Specifications

- Granite top.
- Non slippery 600 x 600 porcelain floor tiles.
- Modern design mahogany timber pantry cupboards.
- "Hafele" or similar Branded 4 burner gas cooker and hood.
- Double sink with swan neck mixer tap.
- Hot-water.

## Other External Amenities

- Swimming pool and kids pool.
- Gymnasium/fitness center.
- Rooftop Function room and rooftop garden.
- CCTV & 24 hour security personal.
- Lobby Entrance finger scanner or magnetic card.
- In house maintenance staff.

THE FLEMINGTON

VAJIRA ROAD



9 RESIDENTIAL LEVELS  
3 FLOORS OF PARKING  
ROOFTOP POOL, GYM AND  
FUNCTION ROOM

45  
UNITS

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Disclaimer - \*\*The images depicted are artist rendering based on current development concepts, which are subject to change without notice. All units for sale are unfurnished. Furniture shown on the plans are promotions material for illustration purpose only. Plans, material and specifications are subject to architectural and other revisions at the sole discretion of the developer. All floor plans dimensions are only approximate.

### Our Payment Terms

Easy interest free installment scheme or bank loan can be obtained through tripartite agreement. (\*Conditions apply)

### Bankers



### Completed Projects



The Flemington  
Rajagiriya

No. 549/3, Nawala Road, Rajagiriya.



The Flemington  
103 Campbell

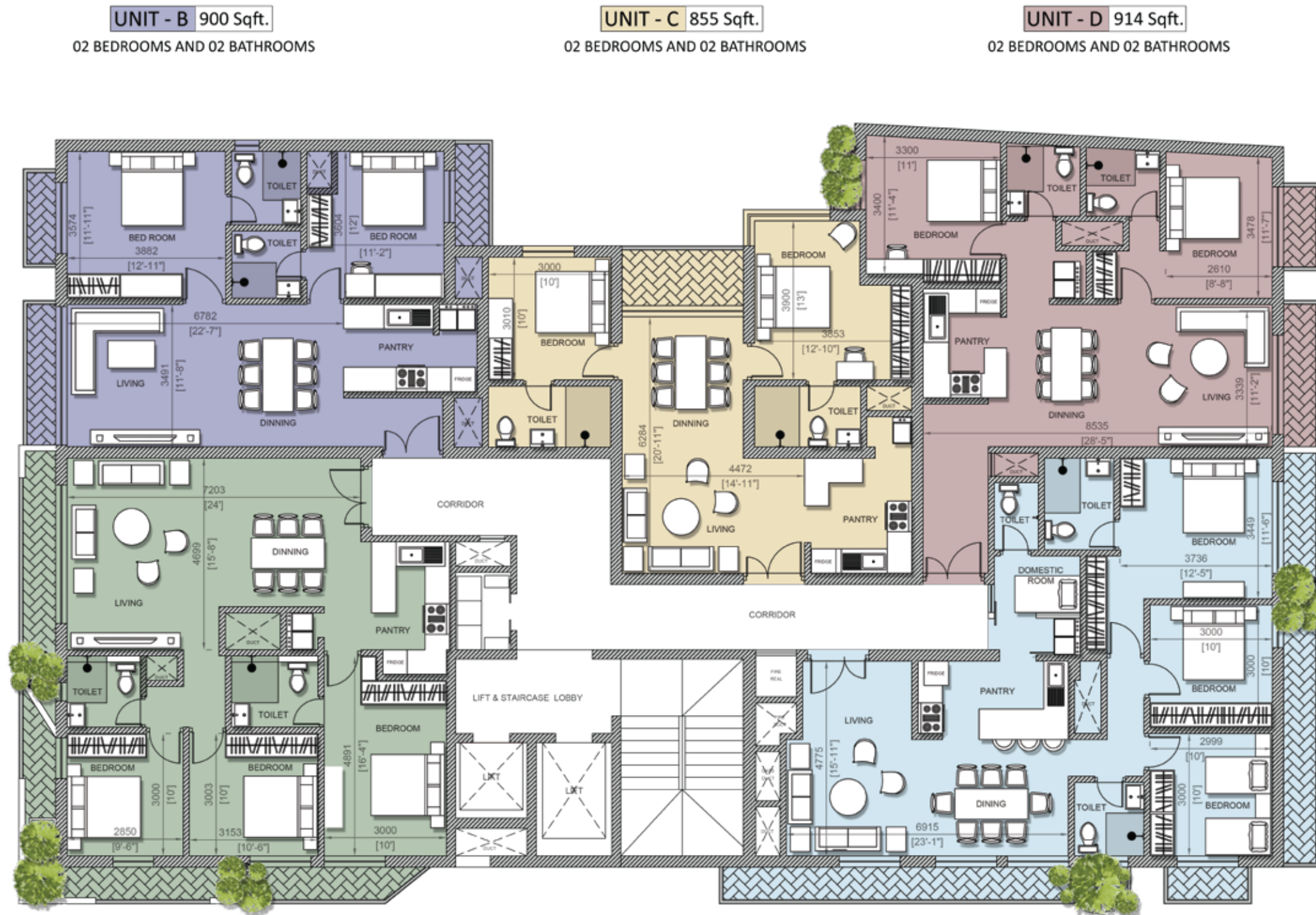
No. 103, Siri Dhamma Mw, Colombo 10.



# Typical Floor Plan

04<sup>th</sup> - 12<sup>th</sup> Residential Floors

45 Units Comprised with 3 & 2 Bedroom Units



**UNIT - A 1200 Sqft.**  
03 BEDROOMS AND 02 BATHROOMS

**UNIT - E 1275 Sqft.**  
03 BEDROOMS, 03 BATHROOMS AND MAID'S ACCOMADATION