



FOUR FOUR SEVEN  
LUNA TOWER

YOUR EXCLUSIVE  
URBAN ADDRESS.

## WHERE LUXURY MEETS CONVENIENCE.

447 Luna Tower is soon to take its place amongst the residential giants of the Colombo skyline.

Not only will it transform the landscape of Union Place, but it will occupy a coveted spot at the heart of the city. Constructed on prime real estate, 447 Luna Tower stands 44 floors tall and boasts 202 upscale apartments.





202 LUXURIOUS APARTMENTS SPAN  
44 FLOORS WITH LAVISH AMENITIES  
THAT ENHANCE THE LIFESTYLE OF THE  
DISCERNING URBANITE.







## MAKE AN ENTRANCE.

The grand entryway is reflective of the attention to detail that permeates every aspect of the design.

The two-way undivided driveway allows convenient drop-off and pick-up, enabling direct access to the resident and visitor lobby. Step into the spacious lobby to be greeted by a double height space, with lush greenery and soothing water features.





## DESIGNED FOR LIVING.

Lending a unique identity to the property, the design is a blend of cultural elements and contemporary style. This elegantly crafted condominium invites you to experience luxury living, world class amenities and unparalleled views of the city.





## EXQUISITE SPACES, INSIDE AND OUT.

The harmony in design is enhanced by seamless spaces that extend beyond your living room.

Every apartment features clean lines and floor-to-ceiling double glazed windows that filter out noise but allow plenty of natural light. Each space is complete with meticulously selected fittings and finishes that are the very definition of elegance and sophistication.



## SOPHISTICATED DINING.

Dining areas designed with the urban family in mind are also perfect for entertaining guests.

All living spaces are complemented by floor-to-ceiling double glazed windows and luxurious Burma teak parquet flooring







**WORK OF ART.**

Experience the comfort of design, aesthetics and elegance, which culminates in a personal living space that is your very own.

All bedrooms are equipped with built-in wardrobes, floor-to-ceiling double glazed windows and Burma teak parquet floors





## FUNCTIONAL ELEGANCE.

Make this stylish, modern kitchen the heart of your home. The functional Asian inspired kitchens at 447 Luna Tower are naturally ventilated and feature European branded pantries.





## PREMIUM FINISHES.

Utilising contemporary Marazzi Tiles for the floors and walls, this elegant space boasts European branded fixtures, including a rain shower.



## YOUR URBAN OASIS.

On level 7, you will find a kids' pool adjacent to a spacious garden terrace, abundant with leafy trees; ideal for recreation and relaxation.







**SEE IT TO  
BELIEVE IT.**

Unwind in the rooftop infinity pool, as sweeping panoramic city views surround you. Watch a majestic sunset over the Indian Ocean in the distance or take in spectacular views of the Beira Lake.





## START YOUR DAY RIGHT.

For an intense workout, avail yourself of the fully equipped fitness centre located on level 7, looking out across the scenic garden terrace.



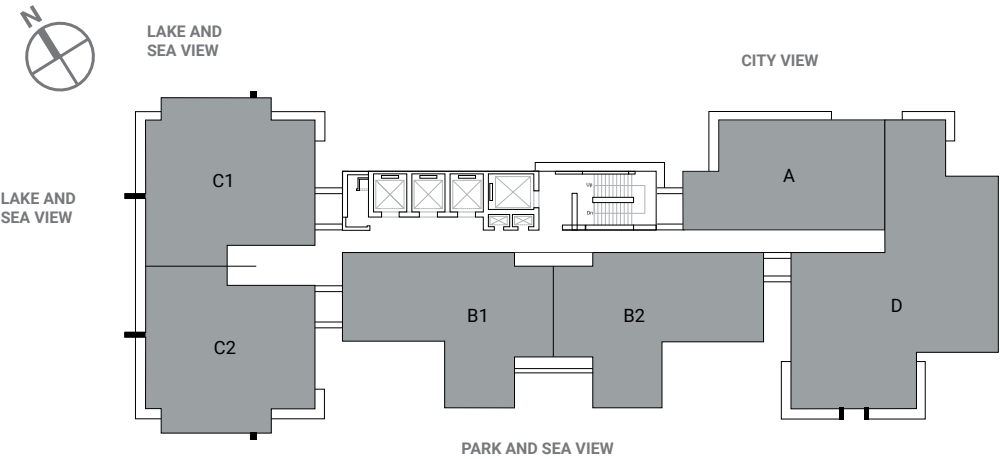
## ENTERTAIN IN STYLE.

The rooftop deck and clubhouse are ideal for gathering friends and family, without leaving the comfort of your home.

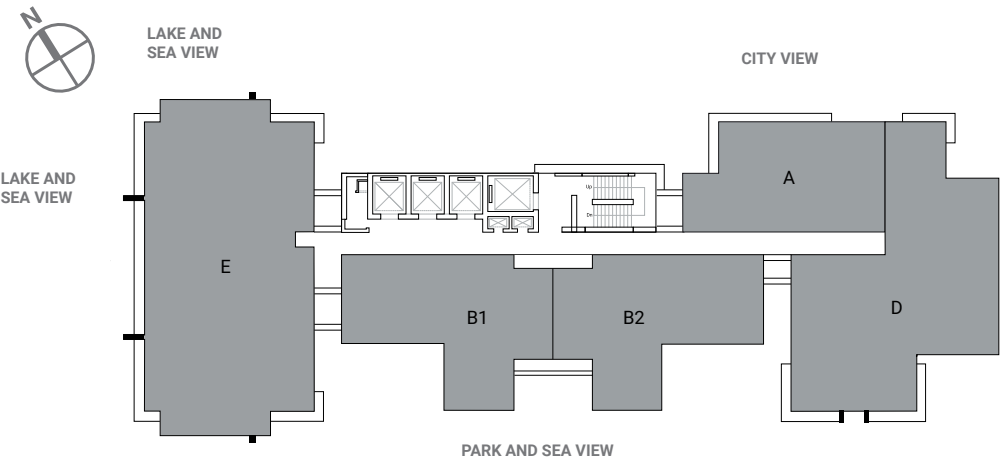




# FLOOR LAYOUT LEVELS 8-34



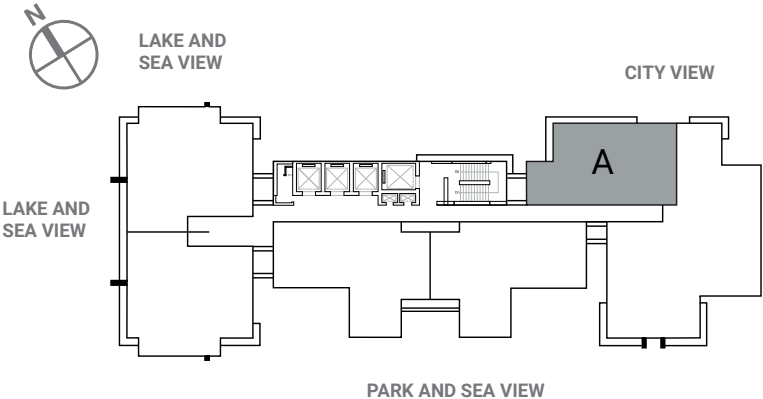
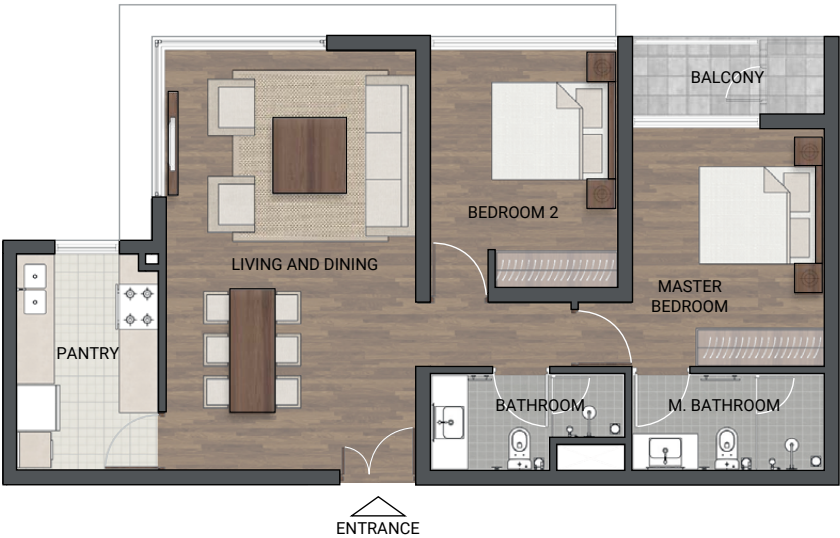
# FLOOR LAYOUT LEVELS 35-44



Choose from seven apartment layouts, of which select units include wet and dry kitchens, additional staff facilities and accessible features.

# UNIT-A

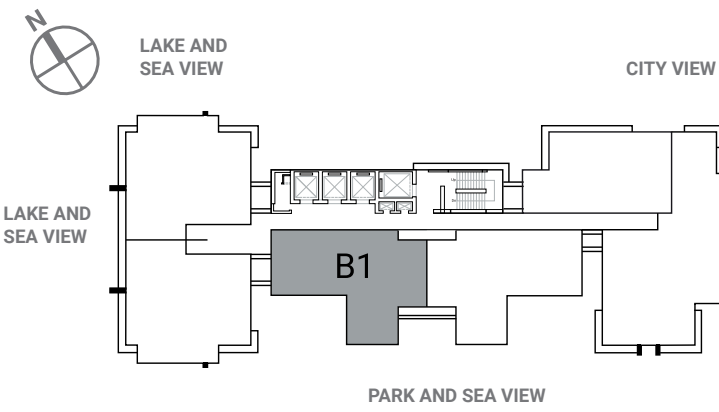
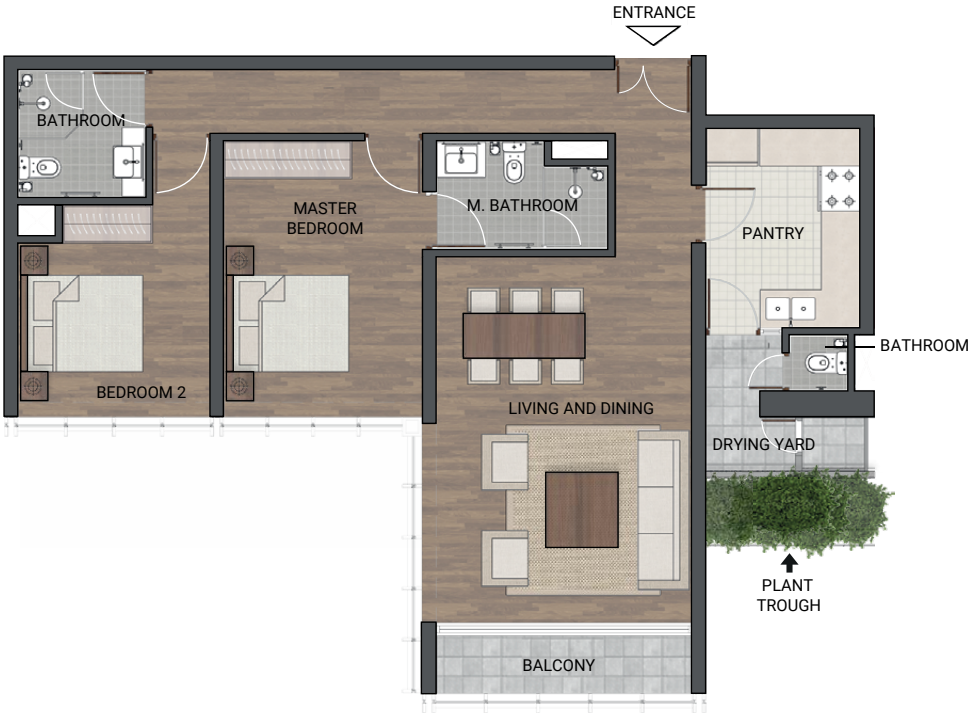
2 BR 839 sq. ft





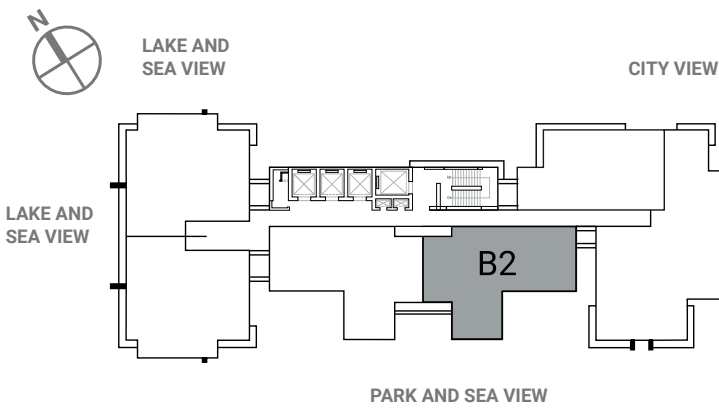
UNIT-B1

2 BR 1,001 sq. ft



UNIT-B2

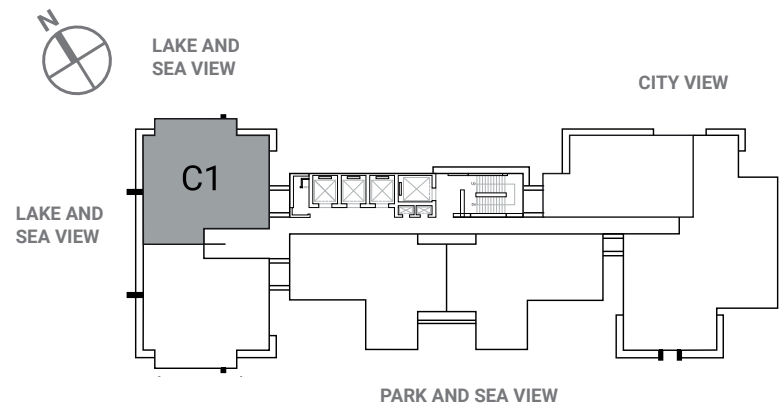
2 BR 1,001 sq. ft





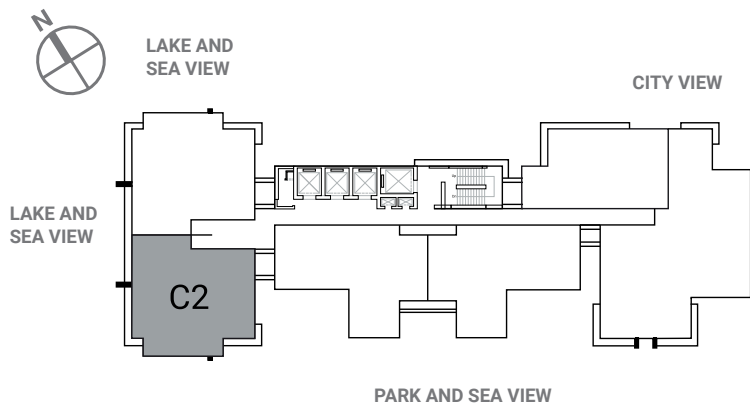
UNIT-C1

2 BR 1,065 sq. ft



UNIT-C2

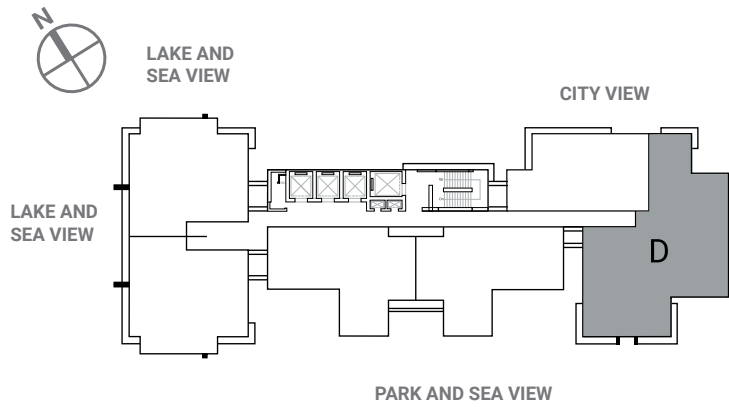
2 BR 1,065 sq. ft





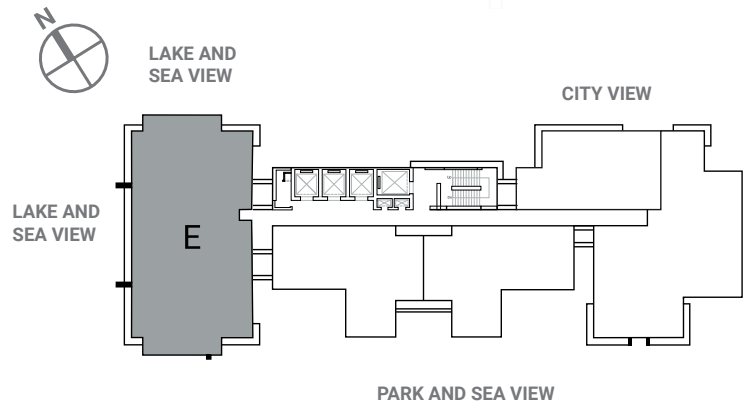
UNIT-D

3 BR 1,679 sq. ft



UNIT-E

4 BR 2,271 sq. ft





SPECIFICATIONS.

AIR-CONDITIONING

VRV (variable refrigerant volume)  
- Panasonic

BALCONY

- ♦ **Floor:** Anti-skid vitrified porcelain tile
- ♦ **Wall:** Plaster skim coat with paint finish

DOORS

- ♦ **Entrance:** Fire rated veneer finish engineered timber door
- ♦ **Bedroom:** Veneer finish engineered timber door
- ♦ **Bathroom:** Veneer finish engineered timber door
- ♦ **Balcony:** Aluminium and glass door

DRIVEWAY AND CAR PARK

- ♦ Basement car parks and driveways shall be of reinforced concrete
- ♦ Finish with floor hardener. Surface driveway/ drop-off point shall be of cut concrete floor finish

EARTHING AND LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with local authority standards

ELECTRICAL INSTALLATION

Circuit protection. Copper electrical wiring throughout in concealed conduit with adequate provisions for light points, T.V. and telephone sockets with protective M.C.Bs

ELEVATORS

03 High-speed elevators  
  
01 Service elevator  
- Mitsubishi

FINISHES TO COMMON AREAS

As per architect's design

FIRE PROTECTION & DETECTION SYSTEM

- ♦ Wet riser system with fire fighting hose reels and fire extinguishers at each level
- ♦ Fire and LP gas detection systems in apartments
- ♦ Fire detection system in common areas
- ♦ Naturally ventilated fire staircase

GENERAL

- ♦ **Foundation:** Raft foundation on reinforced concrete piles
- ♦ **Superstructure:** Reinforced concrete structure
- ♦ **External building walls:** Reinforced concrete and block wall
- ♦ **Internal building walls:** Reinforced concrete and block wall
- ♦ **Flat roof:** Reinforced concrete roof with a waterproofing system
- ♦ **Ceiling:** 10 ft height

KITCHEN

- ♦ **Floor:** Marazzi vitrified porcelain tile
- ♦ **Wall:** Plaster skim coat with paint finish
- ♦ **Ceiling:** Ceiling board with paint finish
- ♦ **Fittings:** Modular kitchen with chimney, hob and oven  
- Pantry: SEA Bauformat (Germany - JAT)  
- Hob and Hood: Häfele

LIVING / DINING / CORRIDOR

- ♦ **Floor:** Burma Teak parquet floor with matching skirting - Mercantile Fortunes
- ♦ **Wall:** Plaster skim coat with paint finish
- ♦ **Ceiling:** Plaster skim coat with paint finish

LP GAS

LP gas supply to kitchen with gas detector system

MASTER BATHROOM

- ♦ **Floor:** Marazzi vitrified porcelain tile
- ♦ **Wall:** Marazzi vitrified porcelain tiles on all wall surfaces
- ♦ **Ceiling:** Waterproof plasterboard
- ♦ **Fittings:** Hansgrohe for all sanitary fittings or similar with rain shower
- ♦ **Sanitary:** Fixtures from Duravit

MASTER BEDROOM

- ♦ **Floor:** Burma Teak parquet floor with matching skirting - Mercantile Fortunes
- ♦ **Wall:** Plaster skim coat with paint finish
- ♦ **Ceiling:** Plaster skim coat with paint finish

OTHER BATHROOM

- ♦ **Floor:** Marazzi vitrified porcelain tile
- ♦ **Wall:** Marazzi vitrified porcelain tiles on all wall surfaces
- ♦ **Ceiling:** Waterproof plasterboard
- ♦ **Fittings:** Hansgrohe for all sanitary fittings with rain shower
- ♦ **Sanitary:** Fixtures from Duravit

OTHER BEDROOMS

- ♦ **Floor:** Burma Teak parquet floor with matching skirting-Mercantile Fortunes
- ♦ **Wall:** Plaster skim coat with paint finish
- ♦ **Ceiling:** Plaster skim coat with paint finish

PAINTING

- ♦ **Inside:** Paint finish
- ♦ **Outside:** Render finish or spray textured paint finish and/ or paint finish to designated areas as per the recommendation of the architect

RECREATION FACILITIES

- ♦ **Gym**
- ♦ **Function room**
- ♦ **Kids' play area**
- ♦ **Club house**
- ♦ **Game pavilion**
- ♦ **Garden level on 7th floor with kids' pool**
- ♦ **Roof top garden and pool on 45th floor**

STAND-BY-POWER

24-hour 100% power back-up

TV / TELEPHONE / SECURITY SYSTEM

- ♦ Video door phone
- ♦ TV socket in living room and bedrooms
- ♦ Telephone sockets in living room and bedrooms
- ♦ Electronic surveillance

UTILITY

- ♦ **Floor:** Ceramic tiles
- ♦ **Wall:** Plaster skim coat with paint finish
- ♦ **Ceiling:** Waterproof plasterboard

WARDROBES

- ♦ **ALPHA Furniture**

WATERPROOFING

Waterproofing provided in bathrooms, powder rooms, Drying Yards, WC, balconies, uncovered balconies, open terraces, planter and reinforced concrete flat roofs

WATER HEATING

Independent geyser in each apartment

WINDOWS

- ♦ **Frame:** Powder coated wind resistant aluminium frame
- ♦ **Glass:** Double glazed

**Note:** All wall finishes up to false ceiling height and on exposed surfaces only



## THE BEST OF BOTH WORLDS.

Making 447 Luna Tower your very own urban address means you can enjoy a tranquil escape everyday and still stay connected to the city below.

Union Place is conveniently located only a stone's throw away from the business district and entertainment precincts as well as leading schools and hospitals.





EVERYTHING YOU NEED IS  
JUST AROUND THE  
CORNER.

HOTELS

- Hilton Residencies
- Hilton Colombo
- Cinnamon Red
- Cinnamon Grand
- Cinnamon Lakeside
- The Kingsbury
- Galadari
- Taj Samudra
- Galle Face Hotel
- Ramada Colombo

LANDMARKS

- Nelum Pokuna
- Nelum Kuluna
- National Museum
- Gangaramaya Temple
- Viharamahadevi Park
- Independence Square
- Beira Lake
- National Art Gallery
- Old Parliament
- Racecourse

SUPERMARKETS

- Arpico Supercentre
- Cargills Food City
- Keells Super

SCHOOLS

- Bishop’s College
- Ladies’ College
- St. Joseph’s College
- St. Bridget’s Convent
- Methodist College
- St. Thomas’ Preparatory
- Royal College
- Musaeus College
- Mahanama College
- Ananda College

HOSPITALS

- General Hospital
- Nawaloka Hospital
- Asiri Central Hospital
- National Eye Hospital

ENTERTAINMENT

- Liberty Cinema
- Lionel Wendt Theatre
- Excel World

SHOPPING

- Independence Arcade
- Liberty Plaza
- Cotton Collection
- Paradise Road
- Mondy
- Barefoot
- ODEL
- Kelly Felder
- Crescat Boulevard
- Dutch Hospital
- Racecourse

CORPORATE HUBS  
& BANKS

- World Trade Centre
- Hongkong & Shanghai Banking Corporation
- Sampath Bank
- National Development Bank
- Nations Trust Bank
- Navam Mawatha Offices
- Standard Chartered Bank
- Hatton National Bank
- Seylan Bank
- Commercial Bank
- Pan Asia Banking Corporation
- Bank of Ceylon





THE TEAM CREATING YOUR HOME.

DEVELOPERS

UNION PLACE APARTMENTS (PVT) LTD

A member of Belluna Co.Ltd, Japan in alliance with Asia Capital PLC.



BELLUNA CO. LTD, JAPAN

Belluna Co. Ltd is headquartered in Japan and listed on the Tokyo Stock Exchange. It holds a diversified portfolio with its main investments in the real estate sector spanning the globe from Myanmar to the USA, including projects in Hollywood and Los Angeles.

CONSTRUCTION PARTNERS



SANKEN CONSTRUCTION (PVT) LTD

For over 30 years, Sanken Construction has continued to be at the forefront of construction innovation having completed multiple residential, hotel and business projects across Sri Lanka and overseas. Sanken is reputed for their effective utilisation of superior resources and credible service inline with best practices of the industry.



NAWALOKA PILING COMPANY (PVT) LTD.

Established in 1992, is a major player in the piling industry.

The Company has undertaken several high-profile projects in the recent past and has completed several leading projects that set the benchmark in the country's construction industry. Nawaloka Piling Company was the recipient of the ICTAD Excellence Award in 2005. Nawaloka Piling is the largest Piling Company with 24 piling Rigs.

ARCHITECTURAL AND DESIGN PARTNERS



PWA ARCHITECTS  
HEADED BY ARCHITECT PHILIP WEERARATNE

PWA is a leading architectural and design firm in Sri Lanka with extensive projects under its belt; minimalist homes to upmarket hotels and even iconic buildings. Philip Weeraratne's vision for the 447 Luna Tower is vertical living in a visually compelling and functionally efficient facility.



ONG & ONG, SINGAPORE  
ADVISORY CONSULTANTS TO PWA

Ong & Ong, Singapore is an international industry leader that operates in 13 cities across three continents. They provide unrivalled technical expertise as Advisory Consultants to PWA on 447 Luna Tower.

SALES AND MARKETING PARTNER

ACQUEST

ACQUEST (PRIVATE) LIMITED

Acquest (Private) Limited is Sri Lanka's premier real estate services provider; offering unmatched market intelligence; over 10 years of industry experience; specialising in brokerage, development advisory and project sales and marketing.

STRUCTURAL ENGINEERING PARTNERS



NCD CONSULTANTS (PVT. ) LTD

NCD Consultants (Pvt.) Ltd is renowned for delivering innovative, robust and efficiently designed structures for local and international clients.

ARUP

ARUP

Arup is a global powerhouse in structural engineering and backs NCD Consultants with its world-class creative and technical expertise to create living spaces that are attractive and functional.