



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 on 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 190 upscale apartments.



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





MAKE AN ENTRANCE

The grand entranceway 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, offset by 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 further complemented by floor-to-ceiling glass and luxurious timber parquet flooring.





WORKS OF ART

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

All bedrooms are equipped with built-in wardrobes, floor-to-ceiling glass and timber 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 porcelain tile for the floors and walls, this elegant space boasts European branded fixtures, including a rain shower and under-counter fitted storage cabinetry.

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 Beira Lake.



START YOUR DAY RIGHT

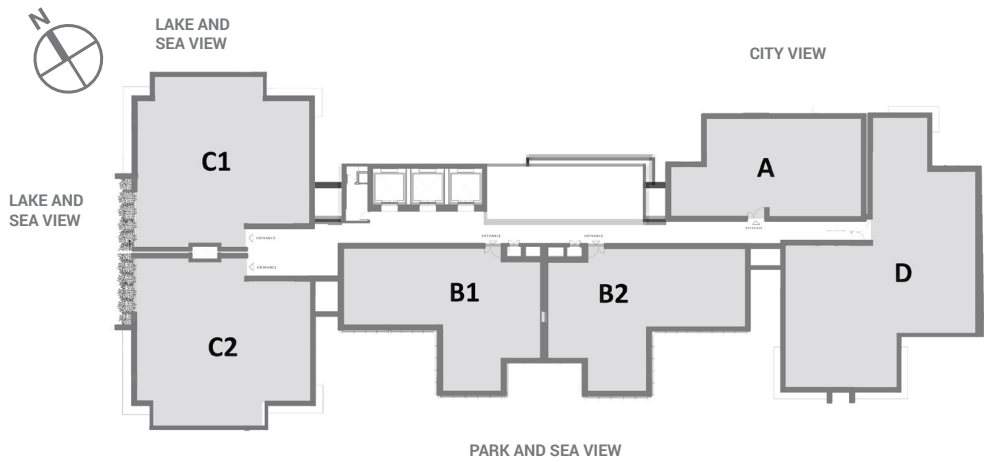
For an intense workout, avail yourself of the fully equipped fitness centre located on level 7, looking out across the scenic garden terrace.

ENTERTAIN
IN STYLE

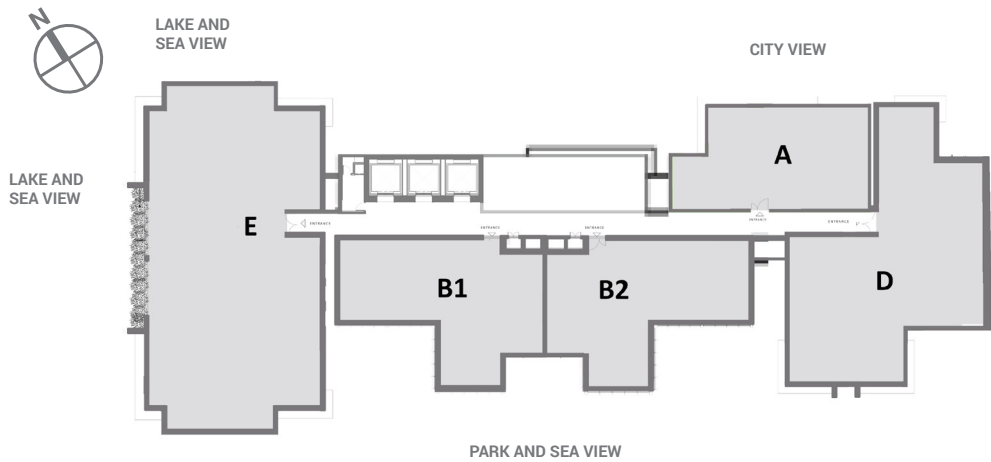
The rooftop deck and clubhouse
are ideal for gathering friends and
family, without leaving the comfort
of your home.



FLOOR LAYOUT LEVELS 8-22



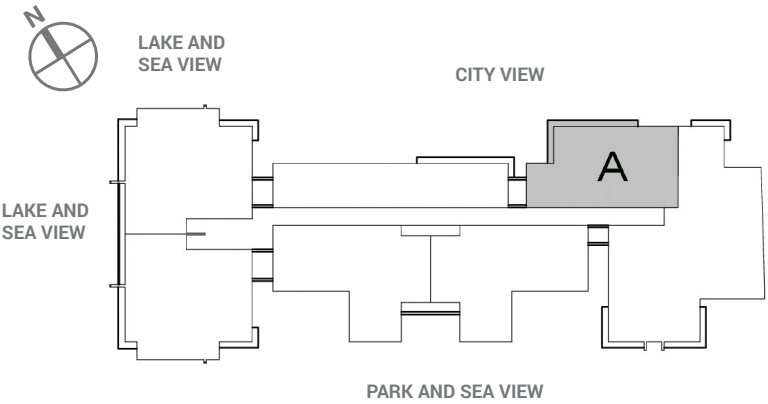
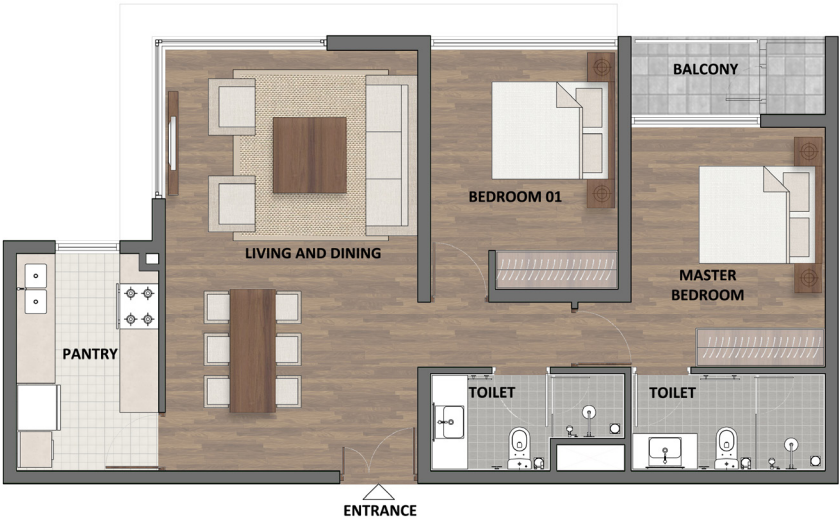
FLOOR LAYOUT LEVELS 23-44



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

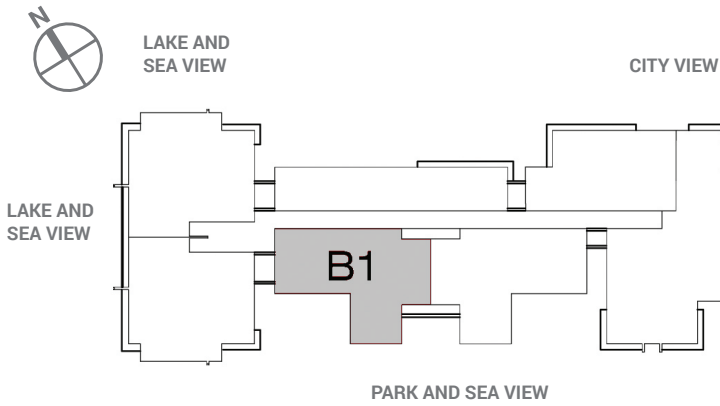
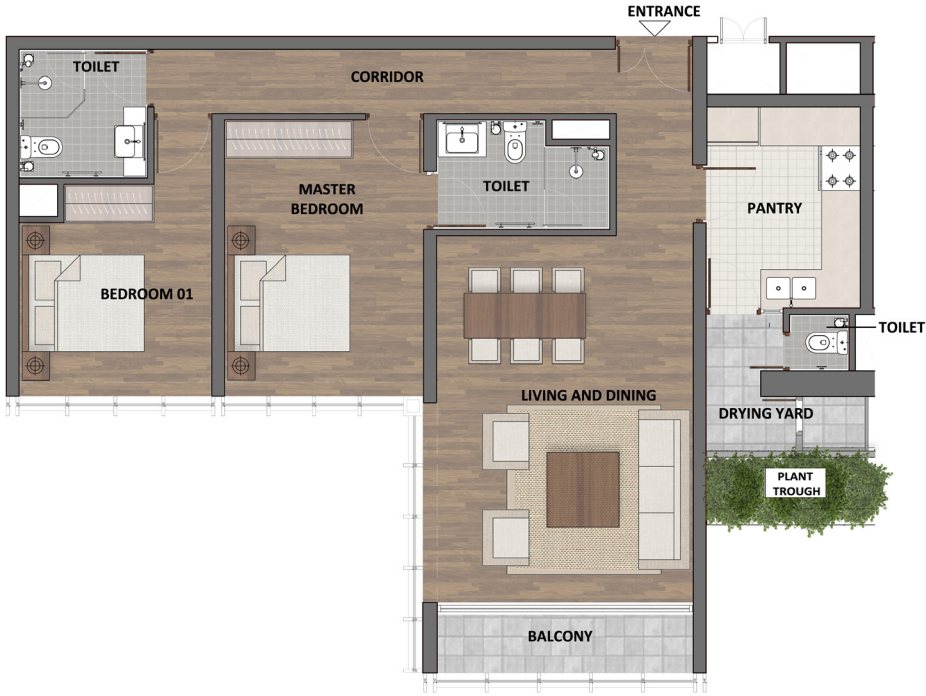
UNIT-A

2 BR 842 sq.ft



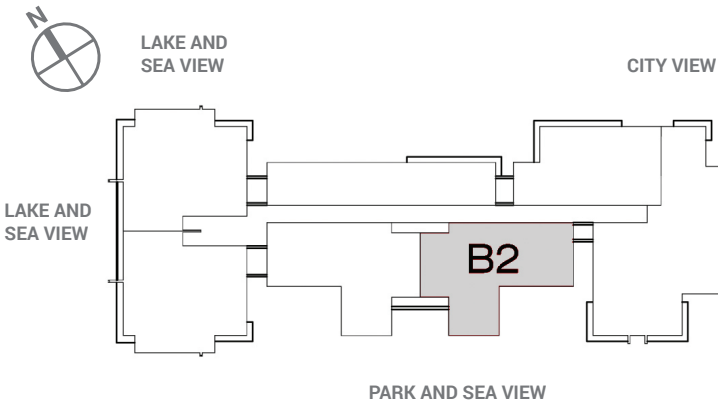
UNIT-B1

2 BR 993 sq.ft



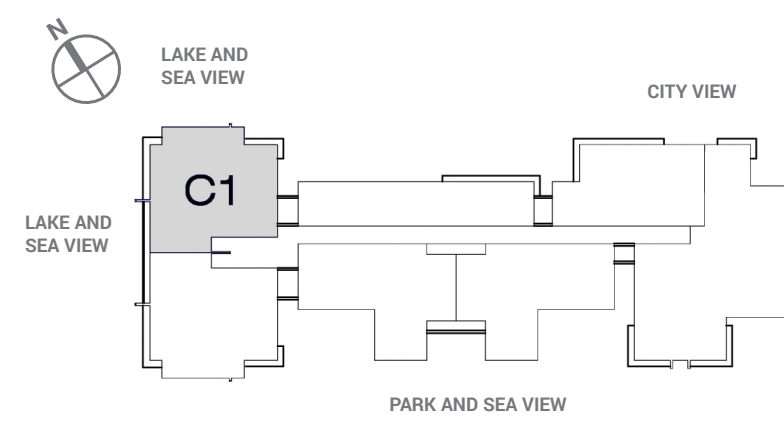
UNIT-B2

2 BR 993 sq.ft



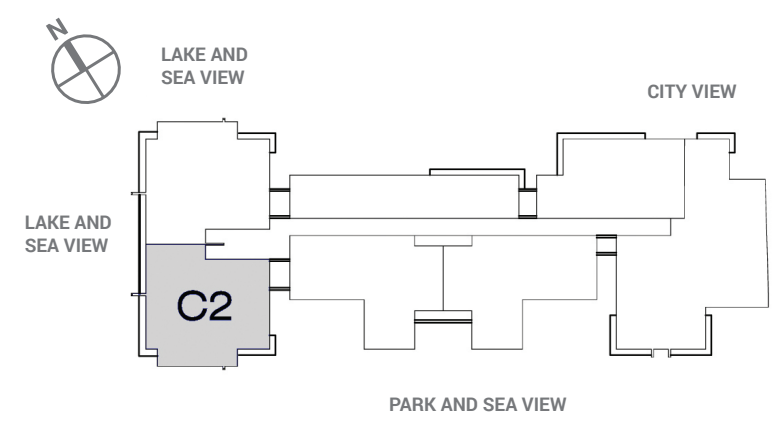
UNIT-C1

2 BR 1070 sq.ft



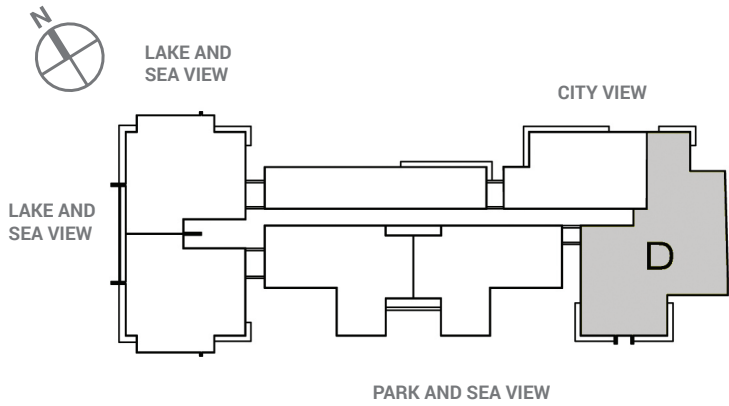
UNIT-C2

2 BR 1070 sq.ft



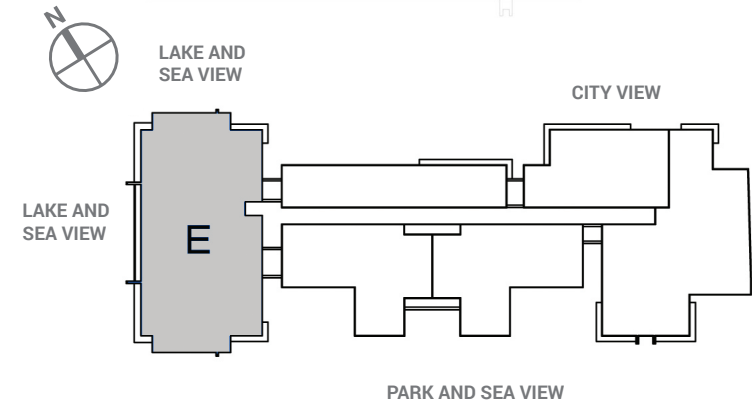
UNIT-D

3 BR 1690 sq.ft



UNIT-E

4 BR 2283 sq.ft



UNION PLACE APARTMENTS SPECIFICATIONS

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

OTHER BEDROOMS

- ◆ **Floor:** Timber parquet floor with matching skirting
- ◆ **Wall:** Plaster skim coat with paint finish
- ◆ **Ceiling:** Plaster skim coat with paint finish

MASTER BATHROOM

- ◆ **Floor:** Eropean standard vetrified porcelain tile
- ◆ **Wall:** European standard vitrified porcelain tiles on all wall surfaces
- ◆ **Ceiling:** Waterproof plasterboard
- ◆ **Fittings:** HansGrohe or Vado (England) for all sanitary fittings or similar with rain shower
- ◆ **Sanitary:** Fixtures from Vitra (Turkey) or Duravit

BALCONY

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

RESIDENTIAL UNITS
MASTER BEDROOM

- ◆ **Floor:** Timber parquet floor with matching skirting.
- ◆ **Wall:** Plaster skim coat with paint finish
- ◆ **Ceiling:** Plaster skim coat with paint finish

KITCHEN

- ◆ **Floor:** Eropean standard vetrified porcelain tile
- ◆ **Wall:** Plaster skim coat with paint finish
- ◆ **Ceiling:** Ceiling board with paint finish
- ◆ **Fittings:** Modular kitchen with chimney, hob and oven
 - Nolte Express Kitchen (Germany) -Concept centro
 - Hacker Kitchen (Germany) -Fine furniture
 - Leicht Kitchen (Germany) -Center point

OTHER BATHROOM

- ◆ **Floor:** Eropean standard vetrified porcelain tile
- ◆ **Wall:** European standard vitrified porcelain tiles on all wall surfaces
- ◆ **Ceiling:** Waterproof plasterboard
- ◆ **Fittings:** Bagno design (UK) for all sanitary fittings or similar with rain shower
- ◆ **Sanitary:** Fixtures from Vitra (Turkey) or Duravit

WARDROBES

- Nolte Express Mobel (Germany)- Concept centro
- Loddenkemper (Germany)-Fine furniture
- Kubiq (Malaysia)- Center Point

LIVING / DINING / CORRIDOR

- ◆ **Floor:** Timber parquet floor with matching skirting.
- ◆ **Wall:** Plaster skim coat with paint finish
- ◆ **Ceiling:** 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

WINDOWS

- ◆ **Frame:** Powder coated wind resistant aluminium frame
- ◆ **Glass:** Double glazed or laminated glass

UTILITY

- ◆ **Floor:** ceramic tiles
- ◆ **Wall:** Plaster skim coat with paint finish
- ◆ **Ceiling:** Waterproof plasterboard

WATER HEATING

Independent geyser in each apartment

ELEVATORS

03 High-speed elevators
01 Service elevator

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

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

STAND-BY-POWER

24-hour 100% power back-up

AIR-CONDITIONING

VRV system

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

TV / TELEPHONE / SECURITY SYSTEM

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

WATERPROOFING

Waterproofing shall be provided in bathrooms, powder rooms, kitchen, yard, WC, balcony, uncovered balcony, open terraces, planter and reinforced concrete flat roof

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

FINISHES TO COMMON AREAS

As per Architect's design

LP GAS

LP gas supply to kitchen with gas detector system

EARTHING AND
LIGHTNING PROTECTION

Lighting protection system shall be provided in accordance with the local authority standards

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**

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

LANDMARKS

Nelum Pokuna
National Museum
Gangaramaya Temple
Viharamahadevi Park
Independence Square
Race Course
Beira Lake
National Art Gallery
Old Parliament

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

Nawaloka Hospital
Asiri Central
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

CORPORATE HUBS
& BANKS

World Trade Centre
HSBC
Sampath Bank
NDB
Nations Trust Bank
Navam Mawatha Offices
Standard Chartered Bank
Hatton National Bank
Seylan Bank
Commercial Bank
Pan Asia Bank
Bank of Ceylon



TEAM

CREATING YOUR HOME

DEVELOPERS



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 PARTNER



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



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 Towe

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.



FOUR FOUR SEVEN
LUNA TOWER

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APARTMENT LOCATION

447, Union Place, Colombo 02, Sri Lanka

RESIDENTIAL UNITS

190 apartments

132 x 2 bedroom apartments

36 x 3 bedroom apartments

22 x 4 bedroom apartments

CORPORATE OFFICE

Union Place Apartments (Pvt.) Ltd

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