



FOUR FOUR SEVEN
LUNA TOWER

A **BELLUNA** BRAND



Crafted with Intention Designed to *Endure*

Situated within one of Colombo's most established neighbourhoods, 447 Luna Tower offers a residential address defined by design integrity, operational ease and refinement. Life here unfolds at a gentler pace, mornings shaped by soft light, spaces arranged with balance and restraint, and a quiet elegance woven through every detail. This is living defined not by excess, but by considered decisions that support long-term living and ownership.

The spaces are planned with clarity and intent, layouts that work intuitively and materials selected for longevity rather than display. The result is an environment that feels ordered and highly functional, supporting both focused work and everyday living with ease. This is luxury expressed through precision. Rooted in principles of Sri Lankan tropical living - openness, light, and climate-responsive design - and refined through Japanese design discipline, 447 Luna Tower offers a contemporary expression of intentional design for those who value depth over display.

The Belluna Standard: *A Legacy of Precision and Trust*

447 Luna Tower forms part of the residences portfolio of Belluna Lanka, the South Asian anchor of Belluna Co. Ltd., Japan - a Tokyo Stock Exchange-listed company with diversified global investments. With over five decades of experience, Belluna brings disciplined growth, long-term stewardship, and global investment expertise to Sri Lanka, shaping developments with a focus on enduring value.

The Belluna Lanka portfolio spans hospitality and residential developments, including Le Grand Galle, The Granbell Hotel, Colombo, The Westin Maldives Miriandhoo Resort, and 447 Luna Tower, alongside the Belluna Services arm, which provides integrated property and facility management expertise - reflecting a measured, long-term commitment to building and managing assets of lasting relevance.

Within this portfolio, 447 Luna Tower stands as the flagship residential address. Fully equity funded, supported by institutional stability, and developed with measured care at every stage, it reflects a standard shaped by Japanese precision and Sri Lankan hospitality.



Architectural Vision & Design Integrity

BUILT THROUGH MEANINGFUL PARTNERSHIPS

At Belluna Lanka, architecture is approached as an extension of hospitality - shaped through close partnerships with designers and specialists who share a commitment to precision, purpose, and long-term relevance. This collaborative approach ensures that design intent, technical execution, and lived experience remain aligned from the outset.

DESIGNED BY PWA ARCHITECTS

447 Luna Tower is shaped by a shared vision between Belluna Lanka and PWA Architects, led by Architect Philip Weeraratne together with senior partners Gayan Karunaratne and Ravindu Karunanayake.

Drawing from principles of Sri Lankan tropical architecture, particularly the openness of traditional bungalows where light, air, and privacy are carefully balanced, the design allows spaces to breathe while remaining protected from the intensity of the city.

This sensibility is refined through Japanese design discipline, where restraint, proportion, and clarity guide every decision.

With a limited collection of 202 residences, the tower maintains an intimate scale. Proportions are measured, materials are selected with restraint, and every element serves a purpose. The result is architecture that does not seek attention, but earns trust - creating homes that feel composed, functional, and assured over time.

ONG & ONG, SINGAPORE - ADVISORY CONSULTANTS TO PWA

Ong & Ong, the Singapore-headquartered multidisciplinary design and consultancy practice, is recognised for its integrated 360° approach across architecture, engineering, and high-density urban living, providing specialised advisory input to PWA on 447 Luna Tower.



Designed And Engineered *By Experts*

The tower is delivered through the collaboration of leading local and international technical partners across architecture, structure, and construction - ensuring design integrity is matched by engineering precision and execution quality.

CONSTRUCTION PARTNERS

SANKEN CONSTRUCTION (PVT) LTD

Sanken Construction (Pvt) Ltd, one of Sri Lanka's most established contractors with over four decades of experience across residential, hospitality, and commercial developments, led the construction of 447 Luna Tower with a strong focus on quality and delivery precision.

NAWALOKA PILING COMPANY (PVT) LTD

Nawaloka Piling Company (Pvt) Ltd, one of Sri Lanka's most experienced foundation specialists for high-rise and large-scale developments, delivered the piling and substructure works for 447 Luna Tower.

STRUCTURAL ENGINEERING PARTNERS

NCD CONSULTANTS (PVT) LTD

NCD Consultants (Pvt) Ltd, a leading Sri Lankan structural engineering consultancy for major developments locally and overseas, provided detailed structural design, analysis, and construction-stage support for 447 Luna Tower.

ARUP

Arup, the London-headquartered global engineering and design consultancy known for its work on complex built-environment projects worldwide, contributed specialist structural expertise in collaboration with NCD Consultants on 447 Luna Tower.





Foundations of Long-Term Assurance

At 447 Luna Tower, long-term assurance is shaped by a series of deliberate decisions—how the building is engineered, how it is designed and delivered, and how it is cared for over time. From its structural planning and building systems to the thoughtful integration of services and shared spaces, every element reflects a balance of technical precision and lived comfort.

This is reinforced by a hospitality-led approach to management, where care, maintenance, and resident experience are treated with the same attention as the architecture itself. Together, these considerations provide clarity and confidence for buyers, not only in what they acquire today, but in how the residence will perform, adapt, and endure for years to come.

AN ADDRESS WITH ENDURING RELEVANCE

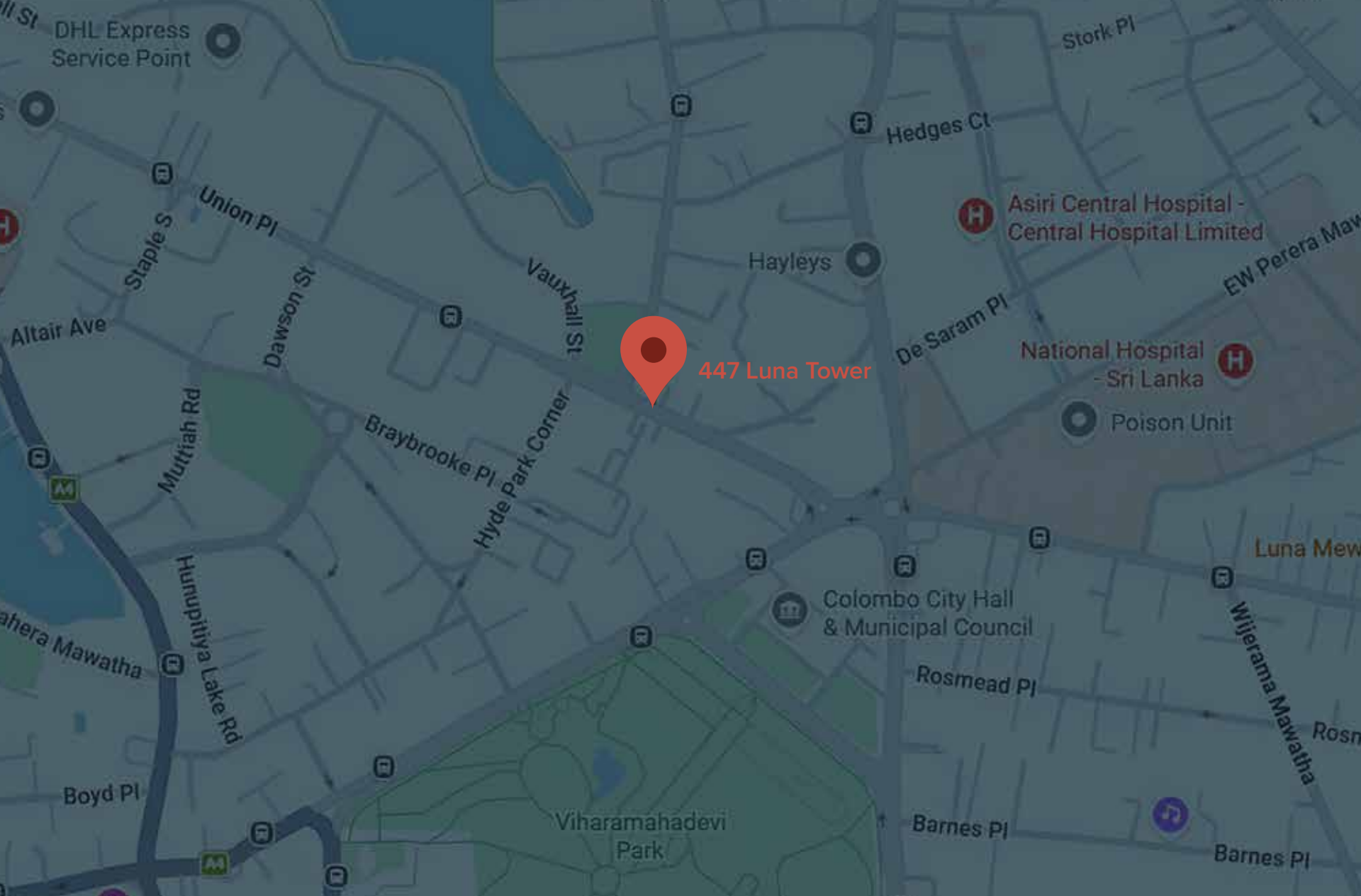
Set within Colombo 02, 447 Luna Tower is located in a neighbourhood that has consistently retained its desirability through generations. Defined by its cultural depth, established infrastructure, and continued demand, Union Place remains one of the city's most resilient and sought-after addresses. This enduring relevance supports both daily ease of living and sustained long-term value, making it a location that performs as well as it endures.

A COMPLETED, FULLY REALISED DEVELOPMENT

As an operational, ready residence, 447 Luna Tower removes uncertainty by offering immediate stability and complete clarity. Owners step into a fully realised environment where layouts, amenities, services, and systems are already in place and functioning as intended. There are no future assumptions, only a clear understanding of what is owned, how it performs, and how it supports daily living and long-term value from the moment of ownership.

STEWARDSHIP THAT EXTENDS BEYOND HANDOVER

Ongoing management by Belluna Lanka, supported by Belluna Services, brings together engineering expertise and a hospitality-led approach to care applied across Belluna Lanka properties. This integrated capability ensures technical rigour, proactive maintenance, and consistent standards - protecting both the quality of living and long-term asset performance.



An Address Defined by Continuity

Situated at Union Place, Colombo 02, 447 Luna Tower is surrounded by a part of the city where life has long been in motion. Daily access to business, education, healthcare, culture, and leisure comes naturally here - not as a feature, but as part of an established urban rhythm.

Beyond convenience, this is a neighbourhood defined by continuity and character. Institutions, businesses, cultural spaces, and everyday places have evolved over decades while remaining actively lived in and relevant. Heritage and modern life coexist not as contrast, but as part of the city's ongoing story - making this address distinctive not only for where it is, but for how it continues to function, adapt, and hold long-term value.

Daily Life

Everyday living shaped by access to education, work, services, and open space.

EDUCATION

- St. Joseph's College
- St. Bridget's Convent
- Colombo International School
- Bishop's College
- Royal College

HEALTHCARE & WELLNESS

- Nawaloka Hospital
- Asiri Central Hospital
- National Hospital Colombo
- Healthguard Pharmacy
- Havelock Dental Center

PARKS, LAKE & SEAFRONT

- Beira Lake Park
- Viharamahadevi Park
- Seema Malakaya Temple
- Race Course Ground
- Galle Face Green

SUPERMARKETS

- Arpico Supercentre, Hyde Park Corner
- SPAR Supermarket, Union Place
- Cargills Food City, Staple Street
- Keells, Union Place
- Cargills Food Hall & Supermarket, Colombo City Centre

BUSINESS & CONNECTIVITY

- Colombo Municipal Council
- Cinnamon Gardens Post Office
- Lanka IOC Fuel Filling Station
- Deans Road Flower Market
- Union Place Commercial District
- Dialog Axiata Headquarters
- Access Tower
- People's Bank Headquarters
- Colombo Public Library

Cultural Colombo

Timeless institutions and lifestyle destinations within close reach.

ARTS & HERITAGE

- National Art Gallery
- Colombo National Museum
- National Museum of Natural History, Colombo
- Lionel Wendt Centre for the Arts
- The Bawa Space

DINING & RETAIL

- ODEL Mall
- Paradise Road
- Colombo City Centre
- Upali's by Nawaloka
- Park Street Mews

HOSPITALITY

- Granbell Hotel Colombo
- Cinnamon Life Colombo
- Hilton Colombo Residences
- Shangri-La Colombo
- Taj Samudra, Colombo





Living at 447 Luna Tower

REFINED LIVING SPACES

Homes at 447 Luna Tower are designed to support daily living with clarity and ease. Generous ceiling heights, well-proportioned layouts, and carefully planned openings allow natural light and air to move comfortably through each space, creating interiors that feel open, balanced, and calm.

Burma teak flooring introduces warmth underfoot, while double-glazed windows support acoustic comfort and energy efficiency. Marazzi Italian tiles and European fittings from Hansgrohe and Duravit are selected for their quality, durability, and understated finish.

Together, these elements create living spaces that function effortlessly: where materials, layout, and craftsmanship work quietly in the background to support both everyday life and long-term ownership.

Design & Interiors

Maximize daylight, natural ventilation, and outward vistas across Colombo with floor-to-ceiling windows offering sweeping city and lake views.

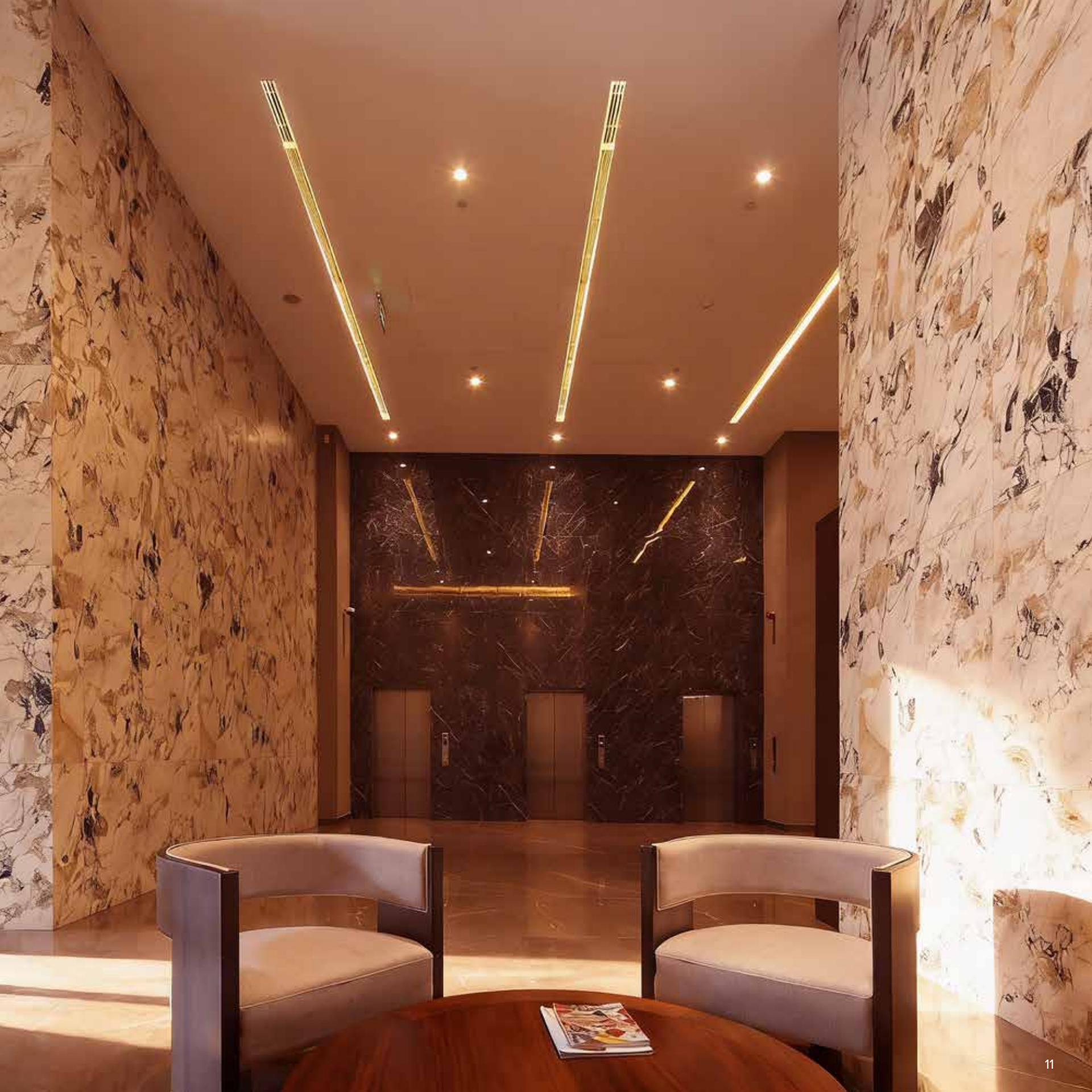
Enjoy superior build quality, durability, and long-term performance through world-class finishes, fittings, and appliances carefully selected for excellence.

Experience greater spatial volume, improved airflow, and enhanced comfort with thoughtfully designed high ceilings.

Extend living spaces outdoors and connect seamlessly with the city beyond via integrated balconies with Colombo skyline views.

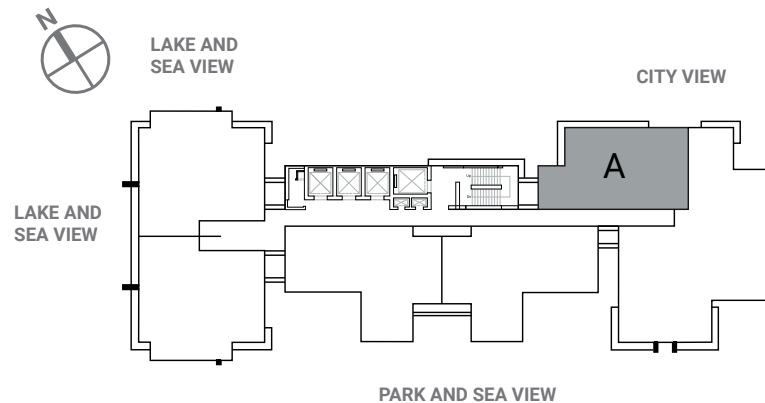
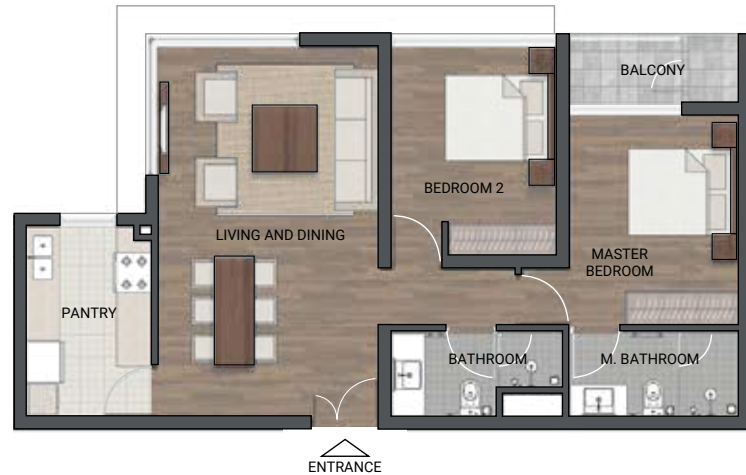
Enhance daily comfort, operational efficiency, and reduce running costs with energy-efficient lighting and ventilation systems.





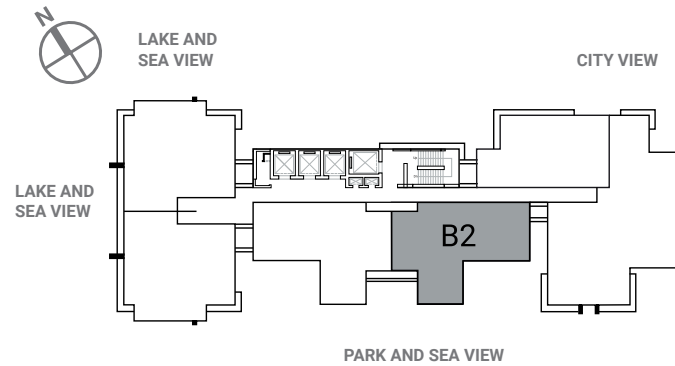
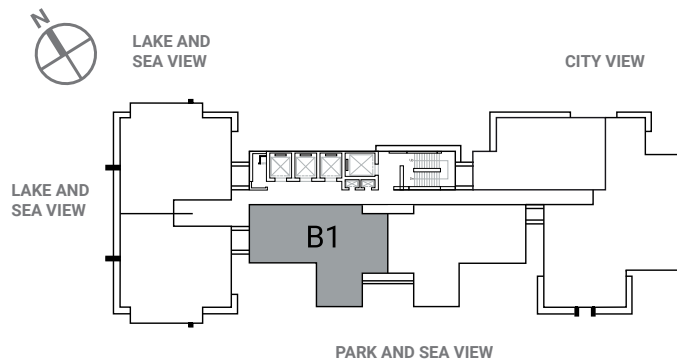
2 Bedroom Apartments: *Designed for Effortless Comfort*

Ideal for balanced urban living, the two-bedroom residences blend openness, privacy, and natural warmth. Each apartment features a fluid living and dining space, two bathrooms, a modern kitchen, a dedicated drying yard, and a balcony framing views of the sea, park, city, or harbour. Each residence is allocated a dedicated parking space. Selected layouts also include a separate housekeeper's washroom.



TYPE A – 840 SQ FT/ 78 SQ M

A well-proportioned home designed to invite daylight and an easy rhythm of living.

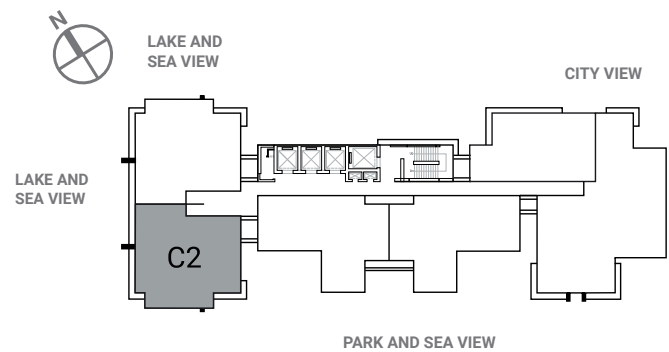
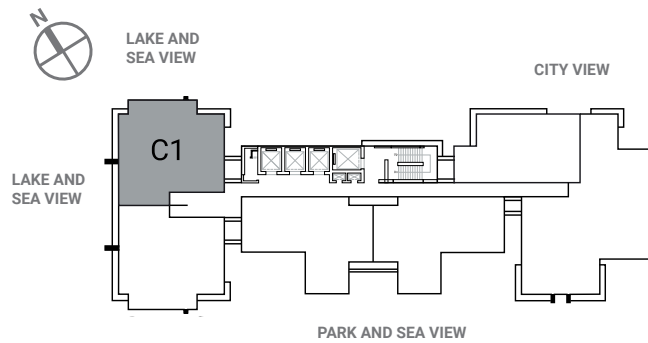


TYPE B1 – 1001 SQ FT/ 93 SQ M

A spacious layout that enhances a sense of airiness, with generous room-to-room flow.

TYPE B2 – 1001 SQ FT/ 93 SQ M

A similar expanse, shaped for openness and quiet comfort throughout the day.



TYPE C1 – 1065 SQ FT/ 99 SQ M

A plan that makes the most of light and space, offering a warm, uplifting interior atmosphere.

TYPE C2 – 1065 SQ FT/ 99 SQ M

A sizeable residence that balances openness with moments of stillness and retreat.



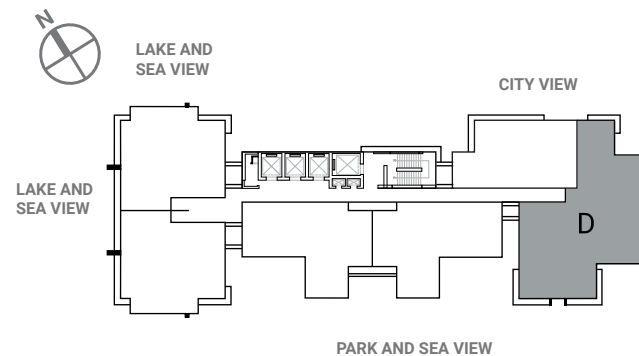
3 Bedroom Apartments: *The Art of Elevated Living*

Positioned as corner residences, the three-bedroom apartments offer wider views across the Colombo skyline and a greater sense of space. These apartments include generous living and dining areas, three well-proportioned bedrooms, two bathrooms, a modern kitchen, multiple balconies, and housekeeper's quarters. Each residence is allocated a dedicated parking space.



TYPE D – 1,679 SQ FT/ 156 SQ M

A home that expands outward while maintaining its grounding sense of calm.





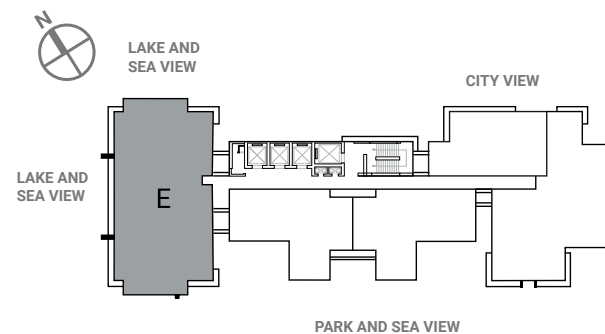
4 Bedroom Apartments: *Panoramic Luxury Living*

These residences offer 270° views across the Colombo skyline, sea, harbour, and Beira Lake. Expansive living and dining areas, four bedrooms, three bathrooms, a powder room, an open kitchen, and housekeeper's quarters are designed to support privacy, space, and long-term living. Each residence is allocated two dedicated parking spaces.



TYPE E – 2,271 SQ. FT/ 211 SQ M

Beautifully composed homes shaped for those who appreciate scale expressed with softness.



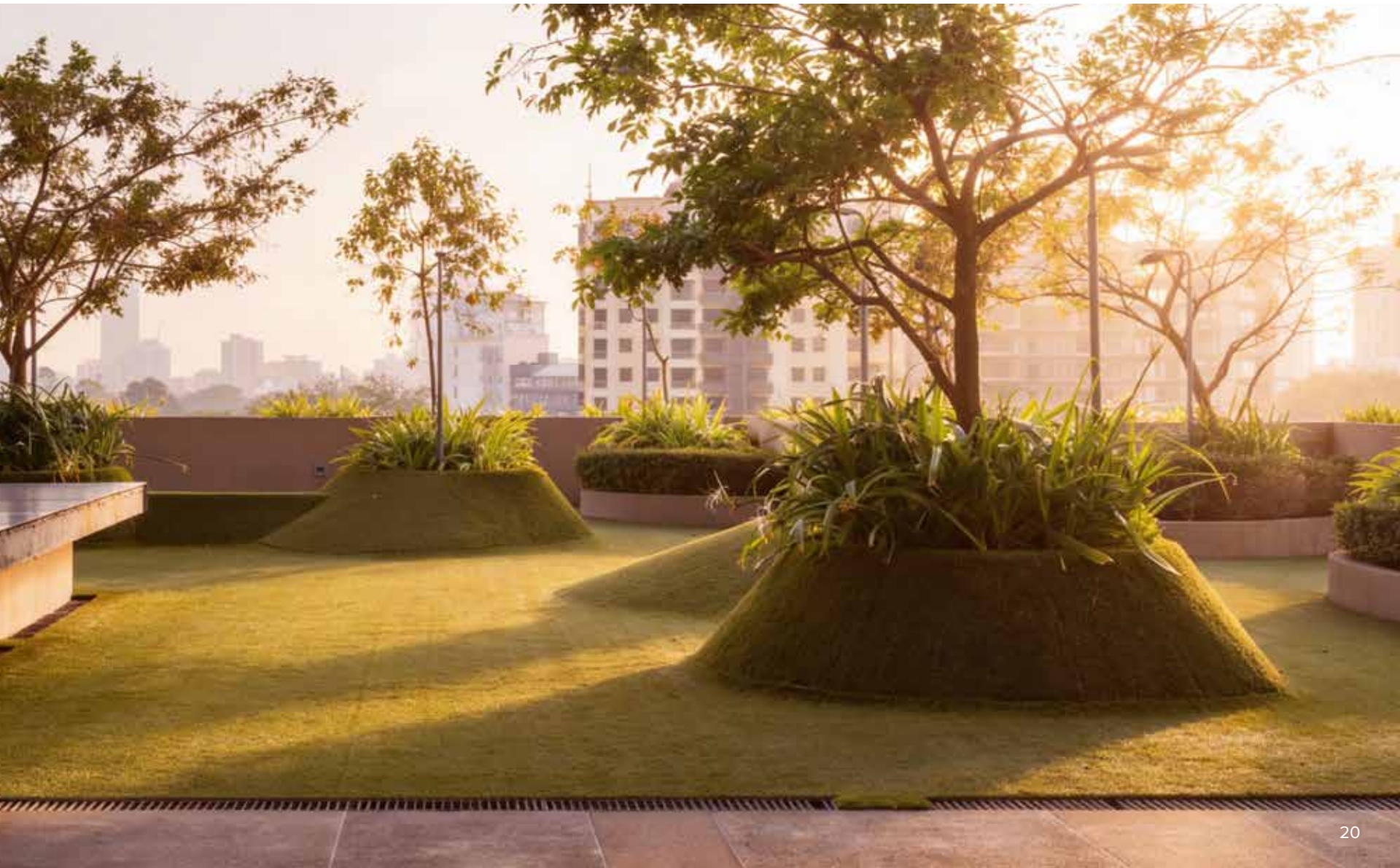


Elevated Living, Thoughtfully Extended

Designed to extend the quiet composure of the residences, these shared spaces offer gentle transitions throughout the day, creating moments where routines feel smoother, life slows just enough, and calm becomes part of everyday living.

This experience is carefully sustained through management by Belluna Lanka's own in-house team, combining technical precision with a calm, hospitality-led approach. The result is an environment where quality is upheld quietly, consistently, and with enduring value in mind.

Garden terraces and landscaped outdoor areas create green spaces that soften the urban environment and support everyday pauses.



Infinity pool with skyline views offers a composed setting for relaxation and uninterrupted city outlooks.



The rooftop lounge and viewing deck offer an elevated space for informal gatherings and quiet use.



Multipurpose event rooms provide flexible spaces for private functions and small gatherings.





Children's pool and play area provide a dedicated, safe setting designed for regular use and everyday living.

Fully equipped gymnasium supports regular fitness and wellbeing as part of daily routines.

24/7 security and CCTV surveillance ensure continuous monitoring and peace of mind.

Smart access and intercom facilities control entry while supporting ease and security.

Secure, undercover, dedicated parking ensures organised and convenient access.

High-speed elevators enable efficient vertical circulation throughout the building.

Backup power and water systems ensure continuity during outages.



Specifications

AIR CONDITIONING

- VRV (variable refrigerant volume)
- Panasonic

BALCONY

- Floor: Anti-Skid vitrified porcelain
- Wall: Plaster skim coat with paint finish

DOORS

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

DRIVEWAY AND CAR PARK

- Basement car parks and driveways of reinforced concrete
- Finished with flow hardener. Surface driveway/ drop off point made of cut concrete floor finish and lighting protection

EARTHING AND LIGHTING PROTECTION

Lighting protection system is provided in accordance with local authority standards

ELECTRICAL INSTALLATION

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

ELEVATORS

Three high-speed elevators
One service elevator

- Mitsubishi

FINISHES TO COMMON AREAS

As per the architect's design

FIRE PROTECTION AND DETECTION SYSTEM

- Wet riser system with firefighting hose reels and fire extinguishers at each level
- Fire and LP gas detection system 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: Hafele

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 the kitchen with a 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, planters 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

Invest in Certainty, Live in *Confidence*

447 Luna Tower stands in a neighbourhood that has consistently held its value, supported by continuity, character, and enduring demand. As a completed, fully realised residence, it provides immediate ownership with certainty in what is being acquired and how it performs from day one. Care at 447 Luna Tower extends well beyond handover, with professional stewardship ensuring both the quality of living and the long-term performance of the asset. Built for long-term living and lasting security, 447 Luna Tower represents an investment that combines stability, relevance, and sustained value.





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FOR ENQUIRIES

Hotline: +94 76 769 7447 | T: +94 11 2 397397 | E: enquiries@447lunatower.lk

Website: bellunalanka.lk/447-luna-tower/

Union Place Apartments (Pvt) Ltd, No. 282/5, Kollupitiya Road, Colombo 03, Sri Lanka

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