



TRILLIUM
DUPLEX RESIDENCES

COLOMBO 05



THE *FIRST* OF ITS KIND:

DUPLEX

LIVING IN COLOMBO



With over 20 years of experience and multiple projects under our belt, the brand name Trillium has become synonymous with Residential Real Estate. Using decades of experience and exposure from our successful past projects, we have handpicked the finest of contemporary designs, and exceptional materials to create a project with thoughtfully planned out layouts that you would love to call home.

15

FLOORS

3 CAR PARK FLOORS | 12 TYPICAL FLOORS | ROOFTOP

12

4-BED
APARTMENTS
2,300 SQFT

48

3-BED
APARTMENTS

1,100 | 1,200 | 1,370 | 1,500 | 1,600 SQFT

EXPERIENCE THE *WARMTH* OF A
HOUSE

WITH THE *CONVENIENCE* OF AN
APARTMENT

PROJECT CONSULTANTS

Architect:

Harshana De Silva

LEAD Architectural Consultants (Pvt) Ltd.

Structural Engineer:

Ajith Vandebona

URO Structural Consultants (Pvt) Ltd.

MEP Engineer:

Prathapage Somaratne

Consultant

PROJECT CONTACTS

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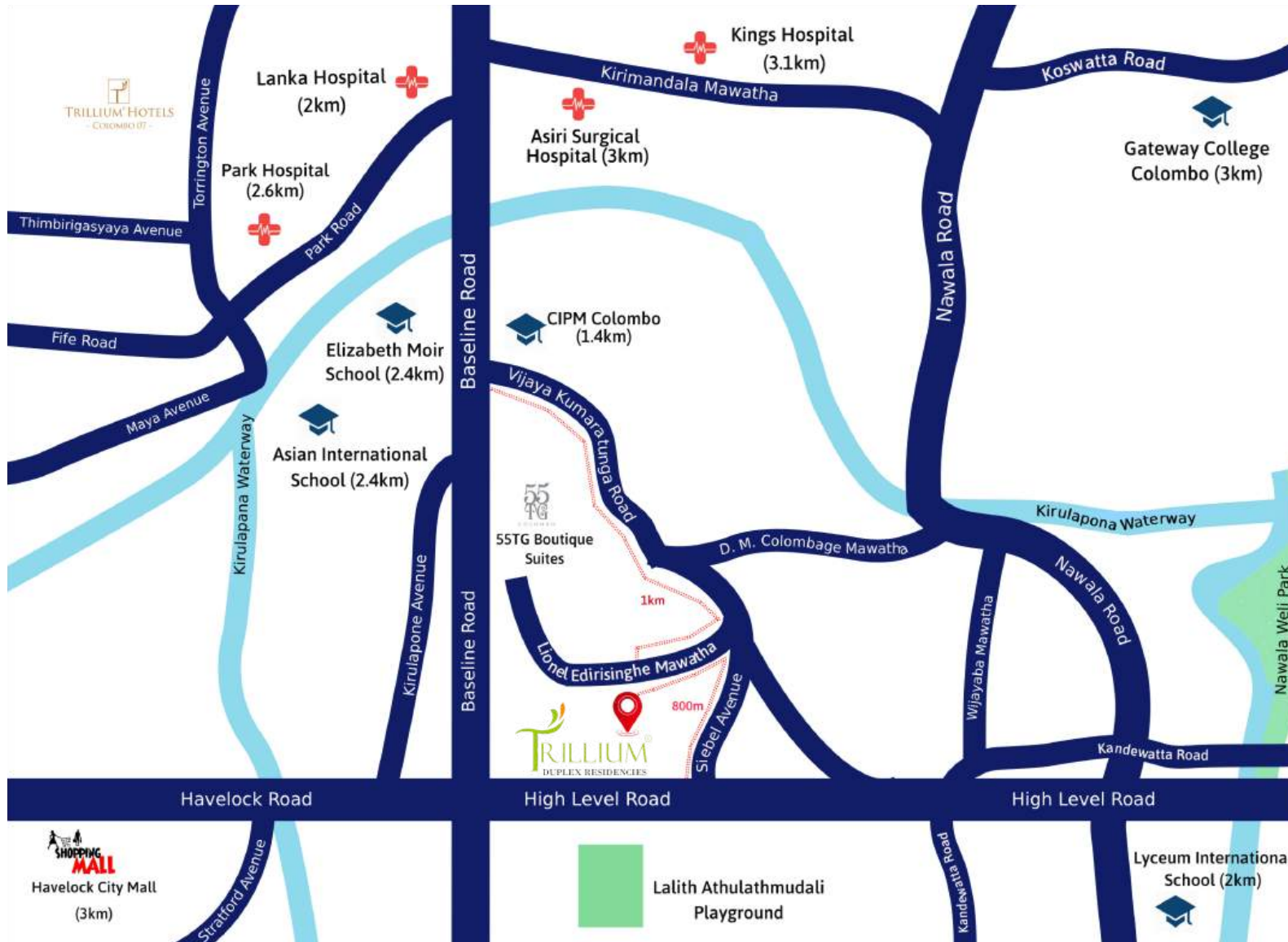
Lekhya Ratnayake

Director - Trillium Group

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LOCATION



PROJECT ADDRESS
NO. 33, LIONEL EDIRISINGHE
MAWATHA, KIRILAPONE
AVENUE, COLOMBO 5



PRIVATE

ADDRESS

SECURE

HOME

LIFE WITHIN REACH



Lyceum International School
(2km)



Gateway College Colombo
(3km)



Asian International School
(2.4km)



Colombo International School
(4km)



Havelock City Mall
(3km)



Asiri Medical Hospital
(3km)



Lanka Hospitals
(2km)



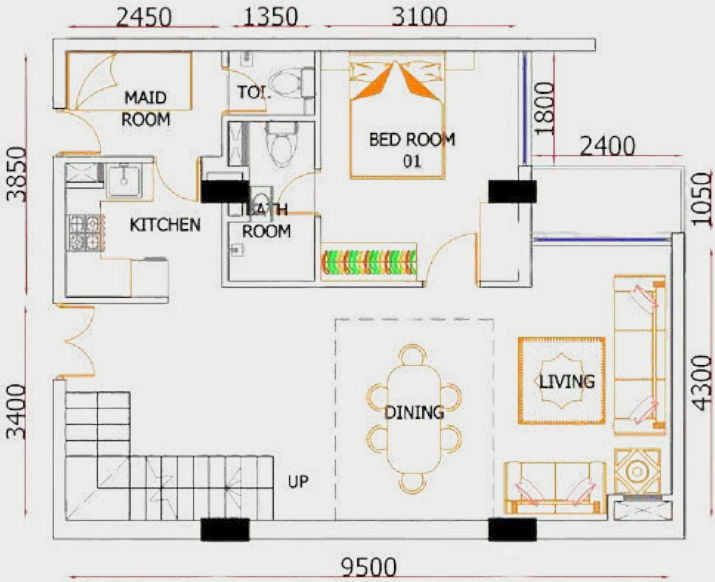
Park Hospital
(2.6km)

FLOOR PLANS

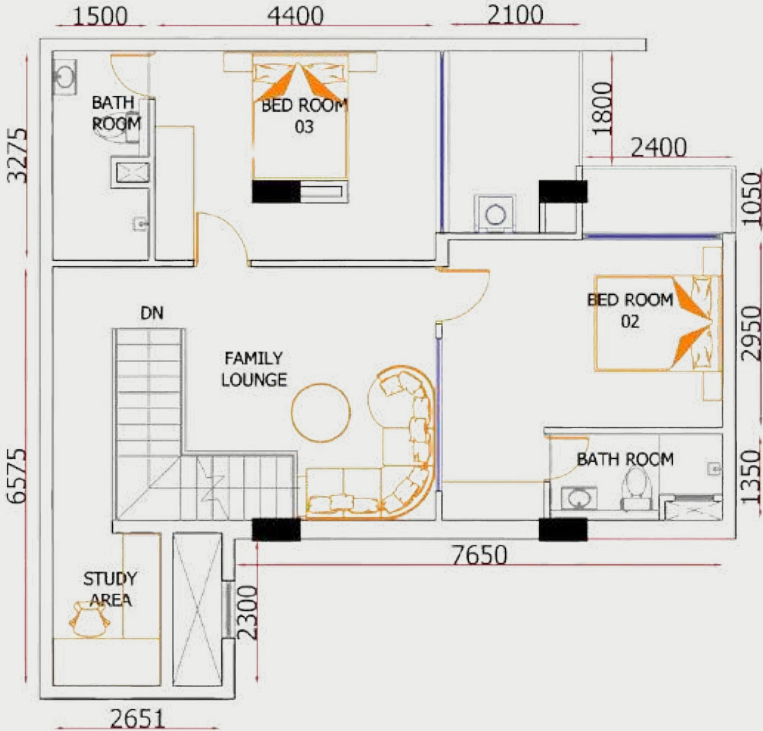
3 BEDROOM APARTMENTS - 1600SQFT

APARTMENT TYPE 02

AREA		1600
<u>LOWER LEVEL</u>		
DINING+LIVING+KITCHEN	454	
BALCONY 1	30	
BED ROOM 1	125	
BATH ROOM 1	36	
MAID ROOM	49	
TOILET M	20	
<u>UPPER LEVEL</u>		
FAMILY LOUNGE + STUDY AREA	345	
BALCONY 3	66	
BEDROOM 3	159	
BATHROOM 3	55	
BALCONY 2	34	
MASTER BEDROOM	168	
BATHROOM 2	41	



FLOOR PLAN / TYPE 02 LOWER / 01 BED ROOM



FLOOR PLAN / TYPE 02 UPPER / 02 BED ROOMS



3 BEDROOM APARTMENTS - CROSS-SECTIONAL FLOOR PLAN

APARTMENT TYPE 02

AREA

1600

UPPER LEVEL

FAMILY LOUNGE + STUDY AREA	345
BALCONY 3	66
BEDROOM 3	159
BATHROOM 3	55
BALCONY 2	34
MASTER BEDROOM	168
BATHROOM 2	41

LOWER LEVEL

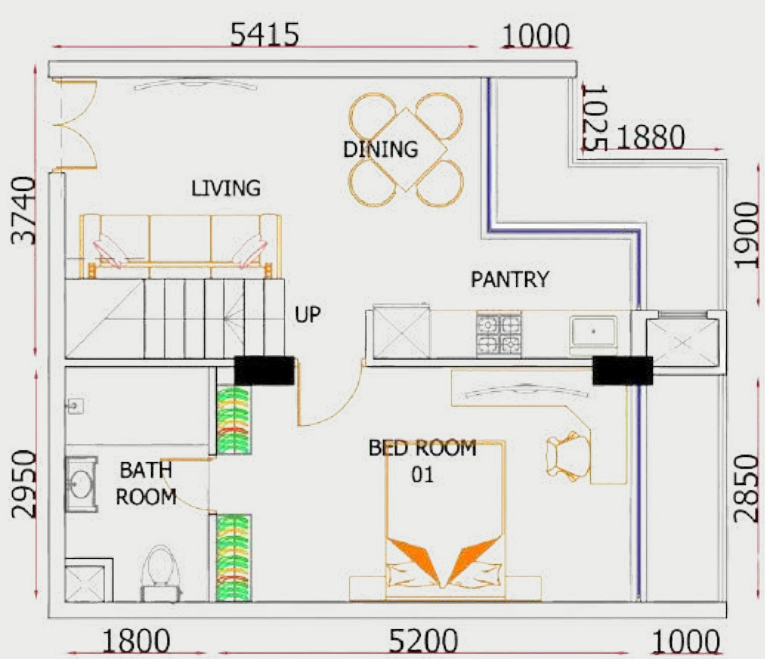
DINING+LIVING +KITCHEN	454
BALCONY 1	30
BED ROOM 1	125
BATH ROOM 1	36
MAID ROOM	49
TOILET M	20



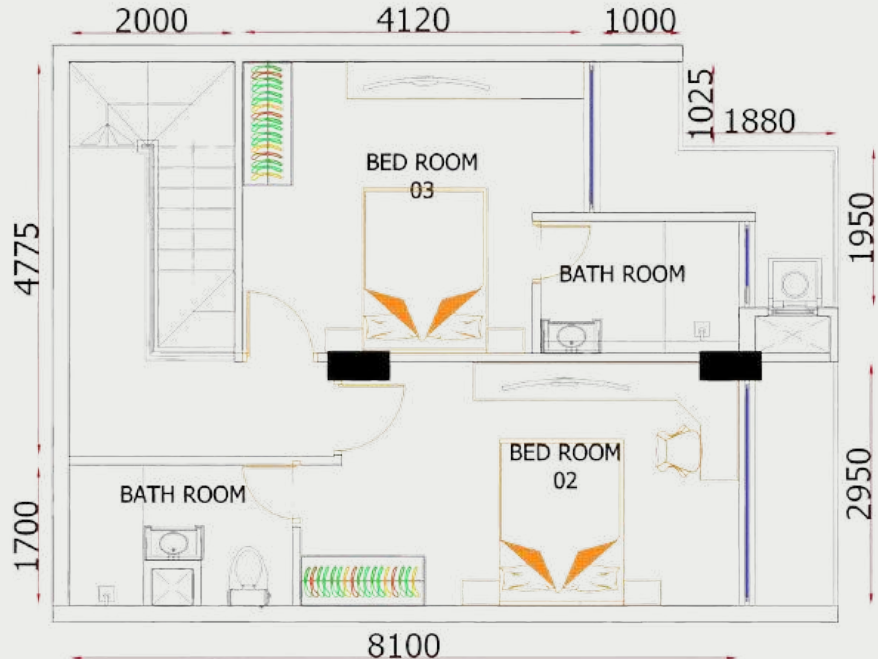
3 BEDROOM APARTMENTS - 1200SQFT

APARTMENT TYPE 03

AREA		1,200	
<u>LOWER LEVEL</u>		<u>UPPER LEVEL</u>	
DINING+LIVING	274	FAMILY LOUNGE	140
BALCONY L	50	MASTER BEDROOM	160
BEDROOM 1	166	BATHROOM 2	51
BATHROOM 1	55	BALCONY 2	32
BALCONY 1	35	BEDROOM 3	146
		BALCONY 3	49
		BATHROOM 3	42



FLOOR PLAN / TYPE 03 LOWER / 01 BED ROOM



FLOOR PLAN / TYPE 03 UPPER / 02 BED ROOMS



3 BEDROOM APARTMENTS - CROSS-SECTIONAL FLOOR PLAN

APARTMENT TYPE 03

AREA 1,200

UPPER LEVEL

FAMILY LOUNGE	140
MASTER BEDROOM	160
BATHROOM 2	51
BALCONY 2	32
BEDROOM 3	146
BALCONY 3	49
BATHROOM 3	42

LOWER LEVEL

DINING+LIVING	274
BALCONY L	50
BEDROOM 1	166
BATHROOM	55
BALCONY 1	35



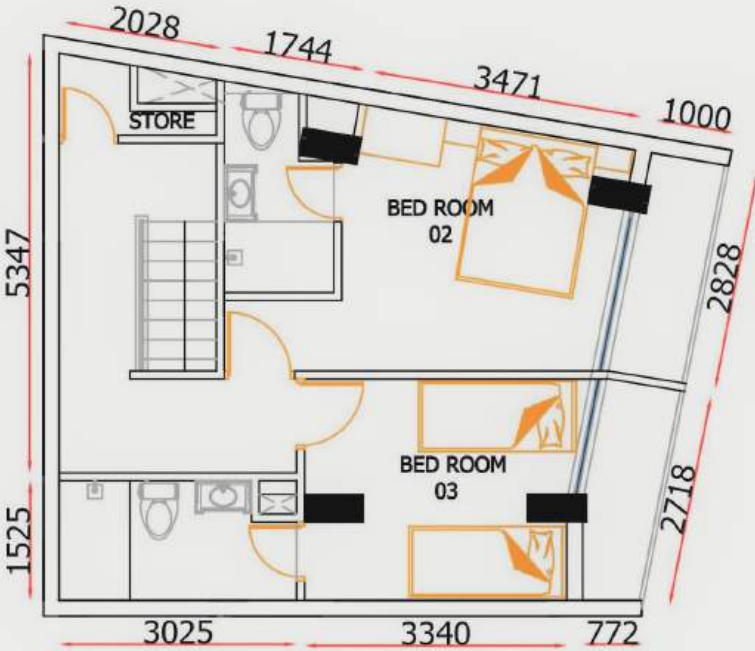
3 BEDROOM APARTMENTS - 1100SQFT

APARTMENT TYPE 04

AREA		1100		
<u>LOWER LEVEL</u>		<u>UPPER LEVEL</u>		
LIVING+PANTRY+DINNING	226	FAMILY LOUNGE	117	
BALCONY 1	54	BALCONY 1	54	
BEDROOM 1	97	MASTER BEDROOM	170	
BATHROOM 1	43	BATHROOM 2	45	
BALCONY 2	43	BALCONY 2	43	
		BEDROOM	3	150
		BATHROOM 3	43	
		STORE ROOM	15	



FLOOR PLAN / TYPE 04 LOWER / 01 BEDROOM



FLOOR PLAN / TYPE 04 UPPER / 02 BEDROOMS



3 BEDROOM APARTMENTS - CROSS-SECTIONAL FLOOR PLAN

APARTMENT TYPE 04

AREA1100

UPPER LEVEL

FAMILY LOUNGE	117
BALCONY 1	54
MASTER BEDROOM	170
BATHROOM 2	45
BALCONY 2	43
BEDROOM 3	150
BATHROOM 3	43
STORE ROOM	15

LOWER LEVEL

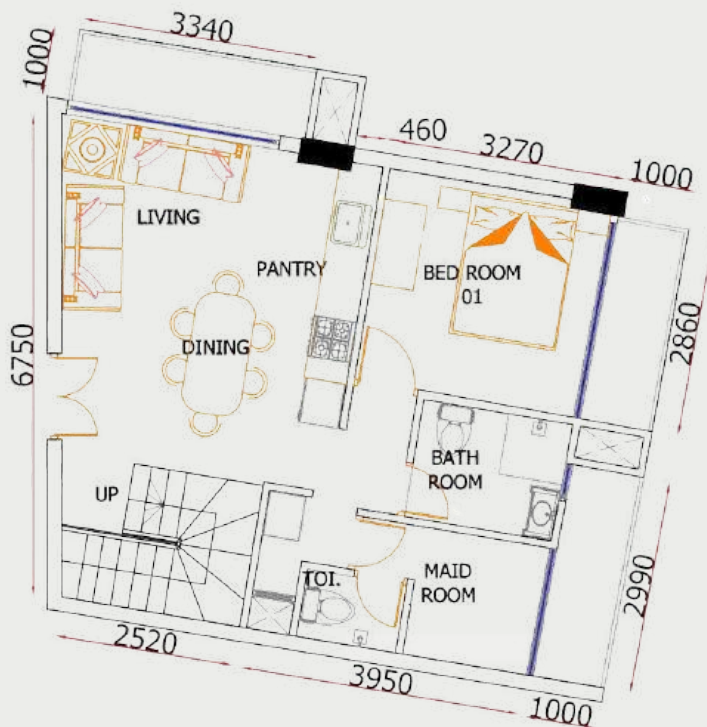
LIVING+PANTRY+DINNING	226
BALCONY 1	54
BEDROOM 1	97
BATHROOM 1	43
BALCONY 2	43



3 BEDROOM APARTMENTS -1370SFT

APARTMENT TYPE 05

AREA		1,370	
<u>LOWER LEVEL</u>		<u>UPPER LEVEL</u>	
LIVING+DINING+KITCHEN	358	FAMILY LOUNGE	278
BALCONY 1	34	BALCONY	50
BED ROOM 1	108	BEDROOM 3	123
BATHROOM 1	44	BATHROOM 3	47
BALCONY L	37	BALCONY 3	32
MAID ROOM	36	BEDROOM 2	92
TOILET	18	BATHROOM 2	36
BALCONY M(SUN SHADE)	41	BALCONY 2	36



FLOOR PLAN / TYPE 05 LOWER / 01 BED ROOM



FLOOR PLAN / TYPE 05 UPPER / 02 BED ROOMS



3 BEDROOM APARTMENTS - CROSS-SECTIONAL FLOOR PLANS

APARTMENT TYPE 05

AREA 1,370

UPPER LEVEL

FAMILY LOUNGE	278
BALCONY	50
BEDROOM 3	123
BATHROOM 3	47
BALCONY 3	32
BEDROOM 2	92
BATHROOM 2	36
BALCONY 2	36

LOWER LEVEL

LIVING+DINING+KITCHEN	358
BALCONY 1	34
BED ROOM 1	108
BATH ROOM 1	44
BALCONY L	37
MAID ROOM	36
TOILET	18
BALCONY M(SUN SHADE)	41



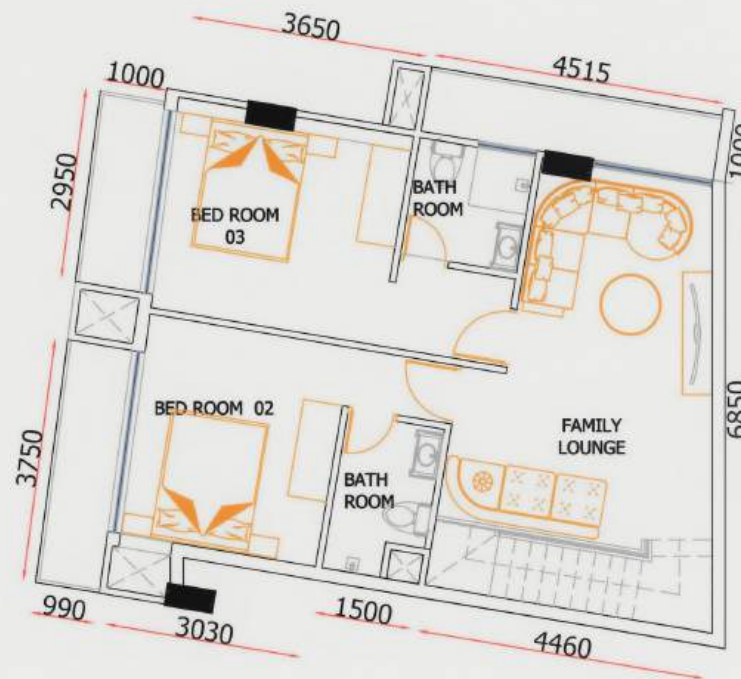
3 BEDROOM APARTMENTS - 1500SQFT

APARTMENT TYPE 06

AREA		1,500	
LOWER LEVEL		UPPER LEVEL	
LIVING+DINING+KITCHEN	401	FAMILY LOUNGE	315
BALCONY 1	35	BALCONY 3	37
BED ROOM 1	131	MASTER BEDROOM	143
BATH ROOM 1	38	BATHROOM 3	39
BALCONY 2	42	BALCONY	52
MAID ROOM	33	BEDROOM 2	137
TOILET	18	BATHROOM 2	37
		BALCONY L	40



FLOOR PLAN / TYPE 06 LOWER / 01 BEDROOM



FLOOR PLAN / TYPE 06 UPPER / 02 BEDROOMS



3 BEDROOM APARTMENTS - CROSS-SECTIONAL FLOOR PLANS

APARTMENT TYPE 06

AREA

1,500

UPPER LEVEL

FAMILY LOUNGE	315
BALCONY 3	37
MASTER BEDROOM	143
BATHROOM 3	39
BALCONY	52
BEDROOM 03	137
BATHROOM	37
BALCONY L	40



LOWER LEVEL

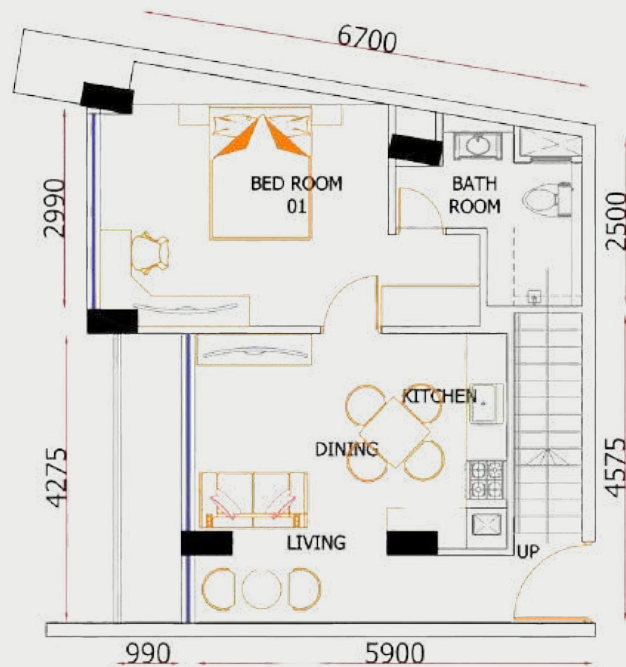
LIVING+DINING+KITCHEN	401
BALCONY 01	35
BED ROOM 1	131
BATH ROOM 1	38
BALCONY 2	42
MAID ROOM	33
TOILET	18



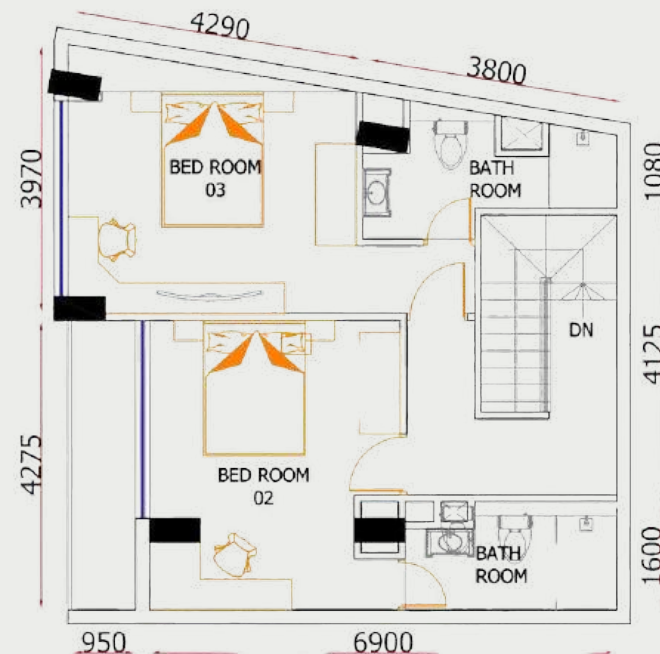
3 BEDROOM APARTMENTS - 1370SQFT

APARTMENT TYPE 07

AREA		1370	
LOWER LEVEL		UPPER LEVEL	
LIVING+DINING+KITCHEN	405	CORRIDOR WALKWAY	130
BALCONY L	51	BEDROOM 2	170
BEDROOM 1	210	BATHROOM 2	54
BATHROOM 1	54	BALCONY	50
		MASTER BEDROOM	190
		BATHROOM 3	55



FLOOR PLAN / TYPE 07 LOWER / 01 BED ROOM



FLOOR PLAN / TYPE 07 UPPER / 02 BED ROOMS



3 BEDROOM APARTMENTS - CROSS-SECTIONAL FLOOR PLANS

APARTMENT TYPE 07

AREA

1370

UPPER LEVEL

CORRIDOR WALKWAY	130
BEDROOM 2	170
BATHROOM 2	54
BALCONY	50
MASTER BEDROOM	190
BATHROOM 3	55

LOWER LEVEL

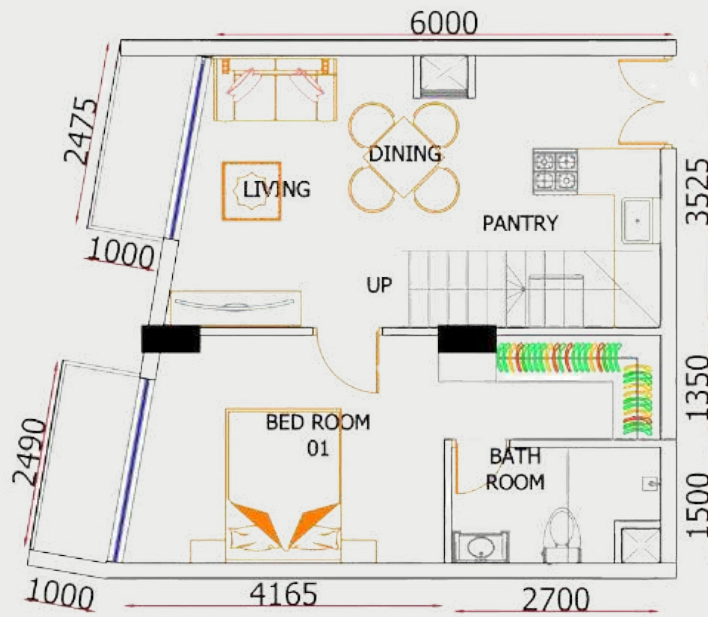
LIVING+DINING+KITCHEN	405
BALCONY L	51
BEDROOM 1	210
BATHROOM 1	54



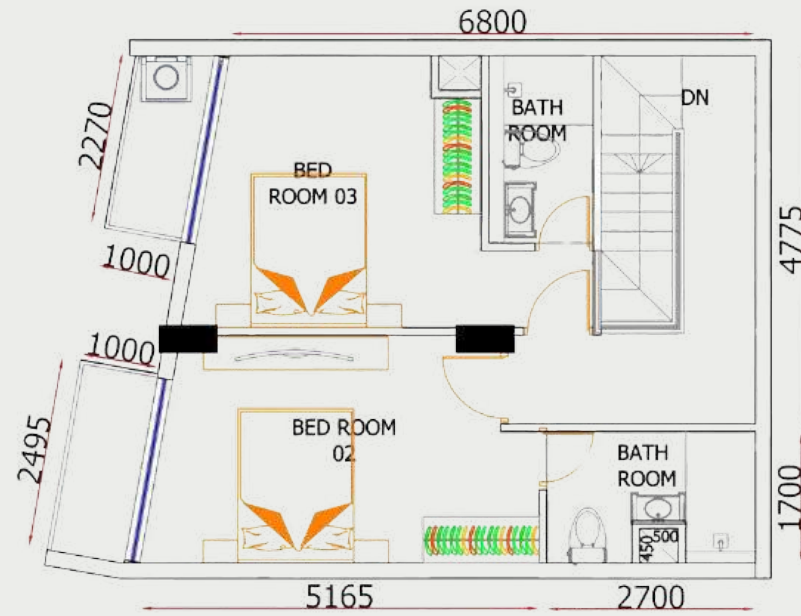
3 BEDROOM APARTMENTS - 1200SQFT

APARTMENT TYPE 08

AREA		1200	
<u>LOWER LEVEL</u>		<u>UPPER LEVEL</u>	
LIVING+DINING+KITCHEN	292	CORRIDOR WALKWAY	140
BALCONY L	35	MASTER BEDROOM	163
BEDROOM 1	173	BATHROOM 3	42
BATHROOM 1	46	BALCONY 3	30
BALCONY 1	34	BEDROOM 2	161
		BATHROOM 2	49
		BALCONY 2	34



FLOOR PLAN / TYPE 08 LOWER / 01 BED ROOM



FLOOR PLAN / TYPE 08 UPPER / 02 BED ROOMS



3 BEDROOM APARTMENTS - CROSS-SECTIONAL FLOOR PLANS

APARTMENT TYPE 08

AREA 1200

UPPER LEVEL

FAMILY LOUNGE	140
MASTER BEDROOM	163
BATHROOM 3	42
BALCONY 3	30
BEDROOM 2	161
BATHROOM 2	35
BALCONY 2	34

LOWER LEVEL

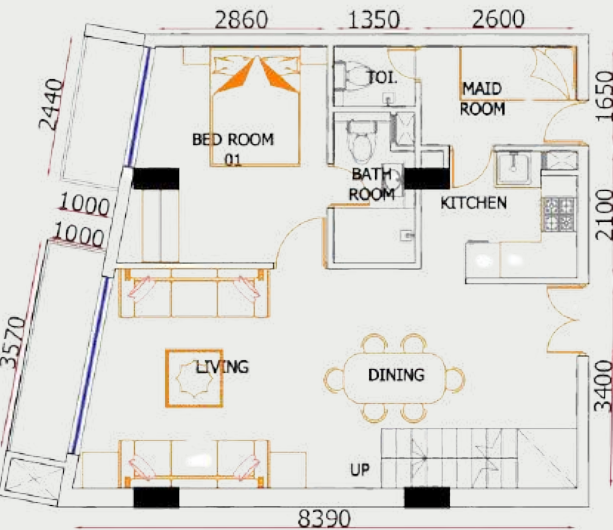
LIVING+DINING+KITCHEN	292
BALCONY L	35
BEDROOM 1	173
BATHROOM 1	46
BALCONY 1	34



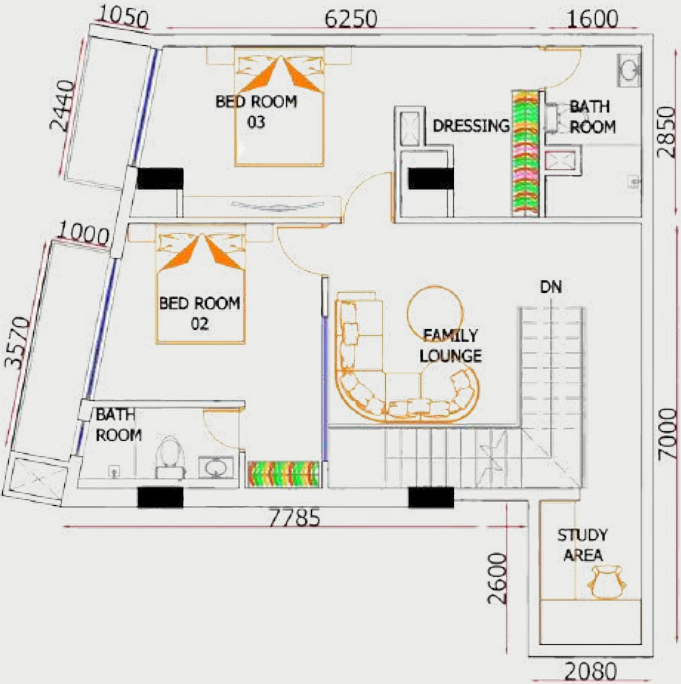
3 BEDROOM APARTMENTS - 1600SQFT

APARTMENT TYPE 09

AREA		1600
<u>LOWER LEVEL</u>		<u>UPPER LEVEL</u>
LIVING+DINING+KITCHEN	468	FAMILY LOUNGE+STUDY AREA 330
BALCONY L	41	BEDROOM 2 142
MASTER BEDROOM	131	BATHROOM 2 43
BATH ROOM 1	34	BALCONY 2 43
MAID ROOM	50	MASTER BEDROOM 192
TOILET	17	BATHROOM 3 48
BALCONY 1	30	BALCONY 3 30



FLOOR PLAN / TYPE 09 LOWER / 01 BED ROOM



FLOOR PLAN / TYPE 09 UPPER / 02 BED ROOMS



3 BEDROOM APARTMENTS - CROSS-SECTIONAL FLOOR PLANS

APARTMENT TYPE 09

AREA 1600

UPPER LEVEL

FAMILY LOUNGE+STUDY AREA	330
BEDROOM 2	142
BATHROOM 2	43
BALCONY 2	43
MASTER BEDROOM	192
BATHROOM 3	48
BALCONY 3	30



LOWER LEVEL

LIVING+DINING+KITCHEN	468
BALCONY L	41
MASTER BEDROOM	131
BATH ROOM 1	34
MAIDS ROOM	50
TOILET	17
BALCONY 1	30



APARTMENT TYPE 01

The image displays two architectural floor plans for a residential property, likely a duplex or a large house, showing the layout of rooms and their dimensions.

Left Floor Plan (Top View):

- Overall Dimensions:** 6000 mm (6.0m) wide by 3900 mm (3.9m) deep.
- Rooms and Features:**
 - LIVING:** Located in the top right corner.
 - DINING:** Adjacent to the living area.
 - KITCHEN:** Located in the bottom center.
 - BED ROOM 01:** Located in the bottom left.
 - BATH ROOM:** Two bathrooms are shown, one near the top left and one near the bottom left.
 - MAID ROOM:** Located near the top left.
 - TOILET:** Located near the top left.
 - UP:** Stairs leading up, located near the center.
- Dimensions (mm):**
 - Top: 1450, 2000, 6000
 - Left: 3900, 4525, 2500
 - Right: 4300, 850, 1550, 2700, 975
 - Bottom: 1900, 4215, 975

Right Floor Plan (Top View):

- Overall Dimensions:** 2650 mm (2.65m) wide by 2950 mm (2.95m) deep.
- Rooms and Features:**
 - STUDY AREA:** Located in the top left.
 - FAMILY LOUNGE:** Located in the top right.
 - BED ROOM 02:** Located in the center.
 - BED ROOM 03:** Located in the bottom right.
 - BED ROOM 04:** Located in the bottom left.
 - BATH ROOM:** Two bathrooms are shown, one near the center and one near the bottom right.
 - STORE:** Located near the top left.
 - BAR:** Located near the top left.
- Dimensions (mm):**
 - Top: 2650, 2400, 5430, 2350
 - Left: 0577, 0522, 0893
 - Right: 2950, 2250, 1550, 2700, 975
 - Bottom: 3810, 4215, 975

FLOOR PLAN / TYPE 01 UPPER / 03 BED ROOMS



4 BEDROOM APARTMENTS - CROSS-SECTIONAL FLOOR PLAN

APARTMENT TYPE 01

AREA 2300

UPPER LEVEL

FAMILY LOUNGE	556
STUDY AREA	73
BEDROOM 2	110
BATHROOM 2	46
BALCONY 2	81
MASTER BEDROOM	161
BALCONY 3	31
BEDROOM 4	157
BATHROOM 4	50
STORE	30

LOWER LEVEL

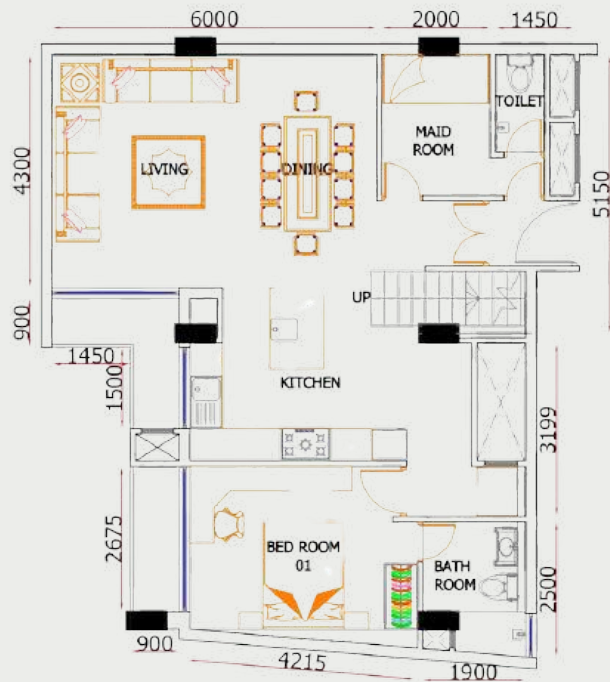
LIVING+DINING+KITCHEN	636
BALCONY L	45
MASTER BEDROOM	146
BATHROOM 1	50
BALCONY 1	31
MAIDS ROOM	72
TOILET	23



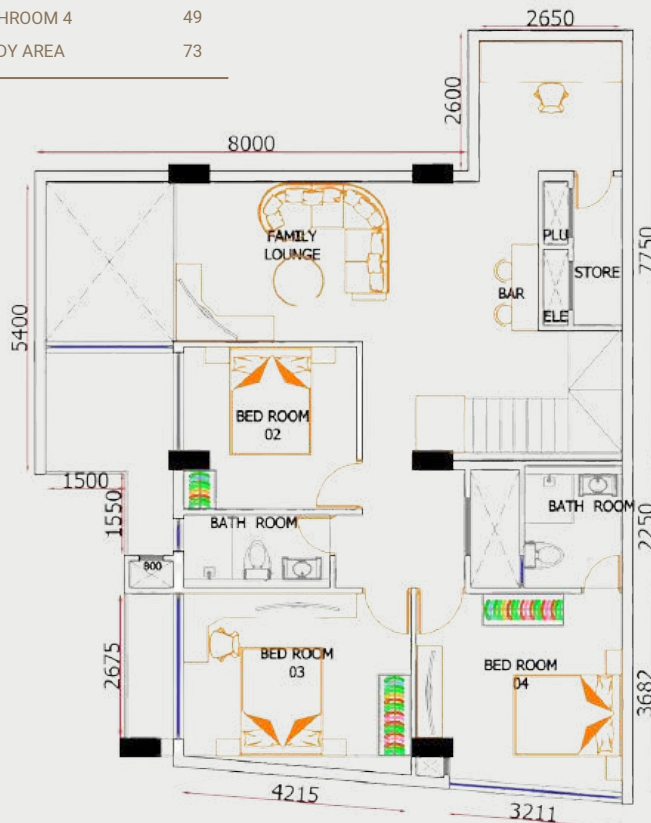
4 BEDROOM APARTMENTS - 2300SQFT

APARTMENT TYPE 10

AREA		2300	
<u>LOWER LEVEL</u>		<u>UPPER LEVEL</u>	
LIVING+DINING+KITCHEN	632	FAMILY LOUNGE	553
BALCONY 1	42	STORE	31
MASTER BEDROOM	156	BEDROOM 2	113
BATHROOM 1	49	BATHROOM 2	46
BALCONY L	33	BALCONY 2	81
MAIDS ROOM	72	MASTER BEDROOM	160
TOILET	23	BALCONY 3	31
		BEDROOM 4	155
		BATHROOM 4	49
		STUDY AREA	73



FLOOR PLAN / TYPE 10 LOWER / 01 BED ROOM



FLOOR PLAN / TYPE 10 UPPER / 03 BED ROOMS



4 BEDROOM APARTMENTS - CROSS-SECTIONAL FLOOR PLANS

APARTMENT TYPE 10

AREA 2300

UPPER LEVEL

FAMILY LOUNGE	553
STORE	31
BEDROOM 2	113
BATHROOM 2	46
BALCONY 2	81
MASTER BEDROOM	160
BALCONY 3	31
BEDROOM 4	155
BATHROOM 4	49
STUDY AREA	73

LOWER LEVEL

LIVING+DINING+KITCHEN	632
BALCONY 1	42
MASTER BEDROOM	156
BATHROOM 1	49
BALCONY L	33
MAIDS ROOM	72
TOILET	23



A modern interior space featuring a dining area with a long wooden table and blue chairs, a kitchen island with a white countertop, and a staircase with wooden steps. The room has a dark ceiling with recessed lighting and a large abstract painting on the wall.

SPECIFICATIONS

01. FOUNDATION & STRUCTURE

Up to the rock, the foundation is made of reinforced concrete piles that were cast in situ. The Super structure consists of reinforced concrete columns, beams, and slabs. The walls are done with cement hollow blocks to conform to SLS standards. The Structure's resistance to earthquakes is moderate.

02. INTERNAL WALL FINISH

All internal walls are finished with smooth plaster and painted with emulsion paint.

03. EXTERNAL WALL FINISH

External walls are finished with semi rough plaster and painted with a five-coat weather protective paint. The exterior is finished with the resemblance of a brick layout.

04. FLOOR FINISH

Living and dining area along with all the bedrooms will feature porcelain tile flooring. The Pantry will also be finished with imported porcelain tiles. Balconies and maids/utility rooms are finished with homogenous ceramic tiles. All bathroom floors will be finished with non-slippery glazed ceramic tiles.

05. CEILING FINISH

Living & dining, bedrooms, pantry, and balconies will have a concrete soffit fit with emulsion paint. Bathrooms, and Maid's room areas will have an emulsion paint finish and have an exposed grid cement board ceiling.

06. BATHROOM WALL FINISH

Bathroom walls are finished with glazed ceramic wall tiles up to ceiling height with matching border tiles.

07. DOORS

Solid timber doors with polished finish.

08. WINDOWS

All windows will be powder coated Aluminum glazed windows tiles.

09. MASTER BATHROOM

The following fittings are included:

- Shower mixer tap with shower.
- Bath tub could be provided at an additional cost.
- Water closet.
- Hand bidet shower.
- Vanity counter with granite top, wash basin, mixer tap and under counter fully fitted cupboard.
- Mirror and mirror light.
- Shaver socket.
- Hot water via geyser.

The accessories provided:

- Towel rail.
- Towel rack.
- Soap holder.
- Toilet paper holder.
- Tooth brush holder

10. COMMON BATHROOM

The following fittings are included:

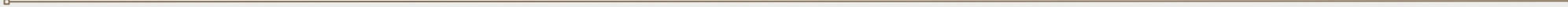
- Shower mixer tap with shower.
- Water closet.
- Hand bidet shower.
- Wash basin with mixer tap.
- Under counter cupboards.
- Mirror and mirror light.
- Shaver socket.
- Hot water via geyser.

The accessories provided:

- Towel rail.
- Towel rack.
- Soap holder.
- Toilet paper holder.
- Tooth brush holder

11. MAIDS BATHROOM

Fitted with water closet bidet shower, bid tap, shower, soap holder and towel rail.



12. PANTRY

Fitted with pantry cupboards which are water resistant, heat resistant, high pressure laminated, compressed wood. Work top and single drain 1 or 2 bowl stainless steel sink. Waste disposal is fixed to the sink. Hot water is supplied to sink via geyser.

The following accessories are provided:

- Microwave oven
- Cooker hob
- Cooker hood

LP Gas is supplied via central system. Space and socket outlet for integrated dish washer will be provided.
Dish washer is optional.

13. AIR CONDITIONING

Split type AC will be provided for living, dining areas and bedrooms.

14. TELECOMMUNICATION

Telephone socket outlets are provided for living area, pantry and master bedroom.

15. ELECTRICITY

Standard CEB, 3 phase 30A/230V/50Hz supply. Metered individually.
Standby generator to cater to the total power requirement.

16. WATER SUPPLY

Pipe borne water through NWS&DB, distributed from Sump and overhead tanks. Metered individually.

17. SEWERAGE & WASTE WATER DISPOSAL

Connected to Municipal main sewer line.

18. GARBAGE DISPOSAL

Through dumbwaiter to disposal point at each floor.

19. FIRE PROTECTION & DETECTION SYSTEM

Latest fire protection and detection systems to be installed in each apartment.

20. VERTICAL TRANSPORT SYSTEM

02, 15 Passenger Elevators. Fire exit staircase.

21. LP GAS SUPPLY SYSTEM

Central gas supply. Metered individually.

22. VENTILATION

Ceiling fans provided for living & dining areas, bedrooms and maid's rooms.

23. TELEVISION SYSTEM

Dish TV provided with individual decoder.

24. SECURITY SYSTEM

Intercom facility from apartment to central security control room.
24/7 security and surveillance with common security access point for 24 hours.

25. PARKING

One allotted parking slot allocated per apartment.

26. RECEPTION

Lobby area to receive visitors.

27. ROOF TOP

Rooftop Swimming pool with pool deck, BBQ area,
Sky garden and many other facilities.

28. SPORTS

Fully equipped Gymnasium.

OUR PROJECTS



**Trillium Residencies
Colombo 08**
300 Units
Completed - 2012



**Trillium Residencies
Colombo 07**
20 Units
Completed - 2018



**Trillium Havelock
Residencies Colombo 05**
40 Units
Completion - 2024



**Trillium Duplex
Residencies
Colombo 05**
60 Duplex Units
Completion - 2027



**Trillium Boutique City
Hotel
Colombo 07**
34 Rooms
Completed - 2018



**Trillium Tower
Colombo 05**
30,000 sqft
Completed - 2017



**Trillium Express
Colombo 07**
45 Rooms
Completion - 2024



**Trillium Villas
Embuldeniya**
16 Units
Completed - 2022



HEAD OFFICE



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