

TRILLIUM[®]
DUPLEX RESIDENCES





The First Of It's Kind: Duplex

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**.



EXPERIENCE THE
Warmth of a House



WITH THE
Convenience of an Apartment

Luxury That Lives Like A Home

For generations, **home has meant more than walls and ceilings** – it was the feeling of that childhood memory of racing up the stairs, the joy of entertaining guests without compromising your family's privacy, and the comfort of knowing that each space had its purpose. With **Trillium Duplex Residences**, we are reviving this **homely essence within the modern apartment lifestyle**.

*Because **true luxury** is having space for both **togetherness and privacy**.*





Project Consultants

ARCHITECT

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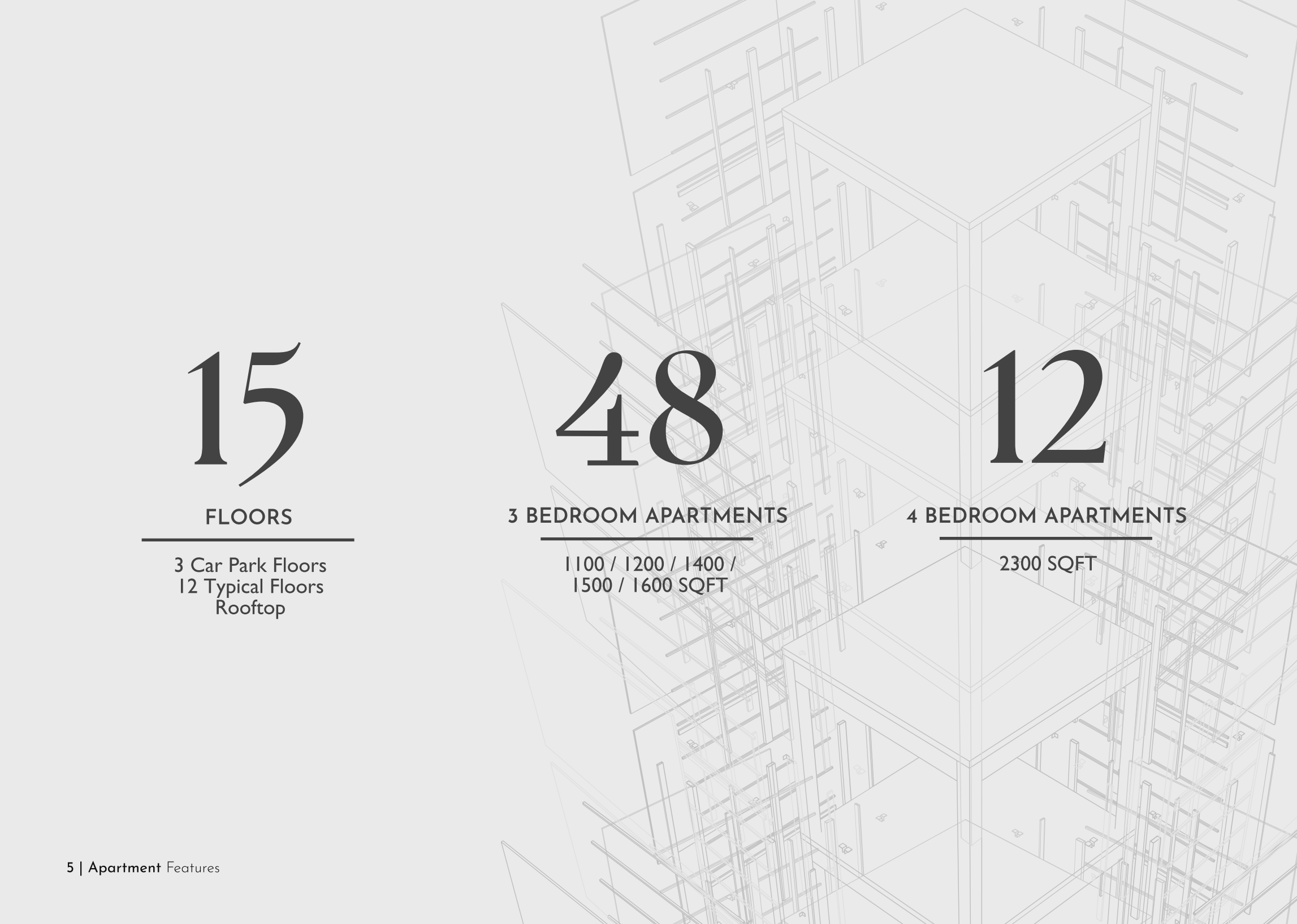
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15

FLOORS

3 Car Park Floors
12 Typical Floors
Rooftop

48

3 BEDROOM APARTMENTS

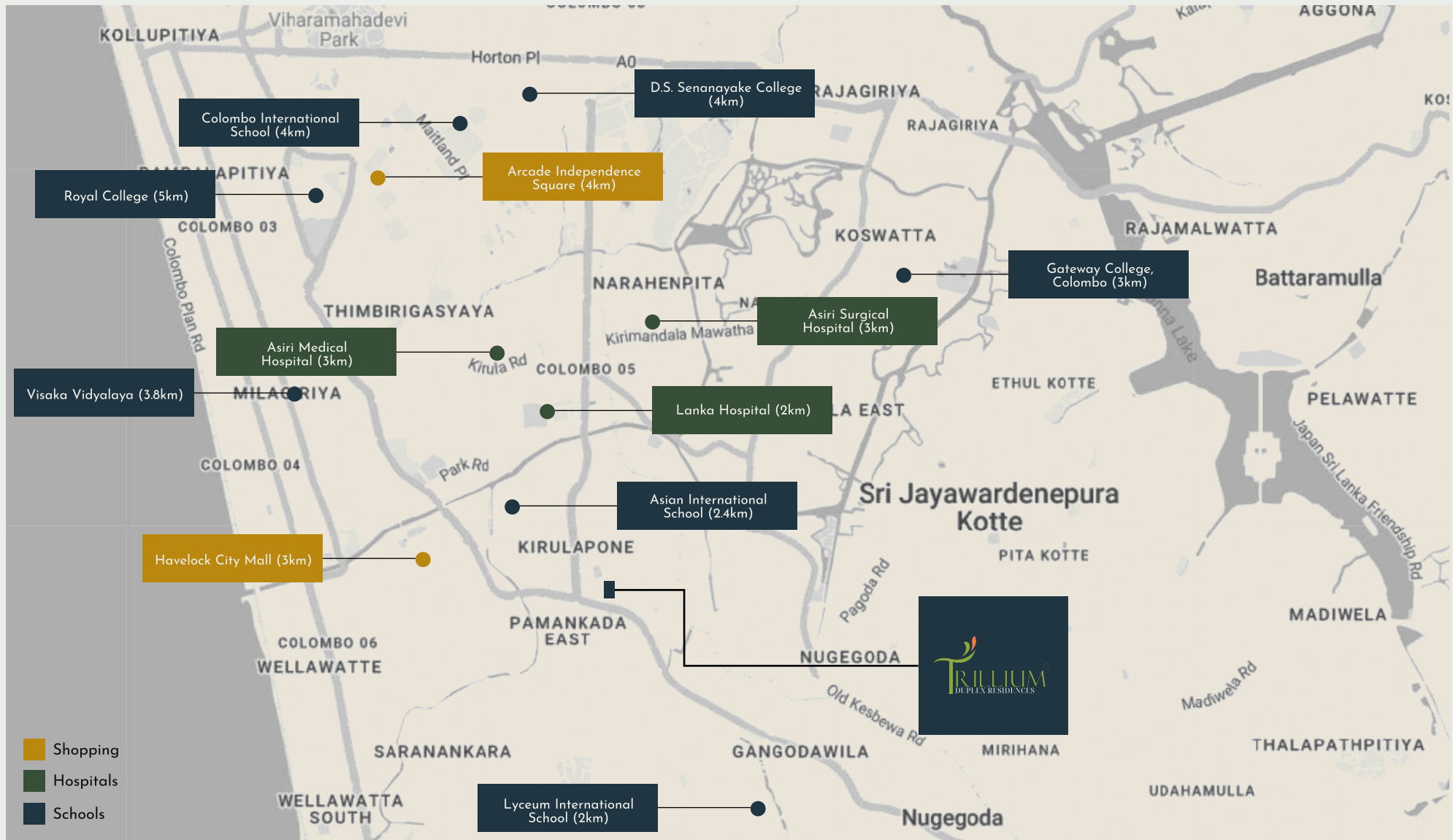
1100 / 1200 / 1400 /
1500 / 1600 SQFT

12

4 BEDROOM APARTMENTS

2300 SQFT

Life Within Reach



FLOOR PLANS



Bold & Balanced — The Designer 1600 Sqft Home

APARTMENT TYPE 02

 1600 Sq Ft  3  3

- Spacious, En-Suite Bedrooms With Architectural Design
- Two Upper-Floor Bedrooms For Added Privacy
- Semi-Closed Kitchen For Modern Practicality
- Maid's Room With Private, Lockable Access
- Cozy Upper-Floor Family Lounge
- Bonus Area For Study Or Storage



Cross-Sectional Floor Plan

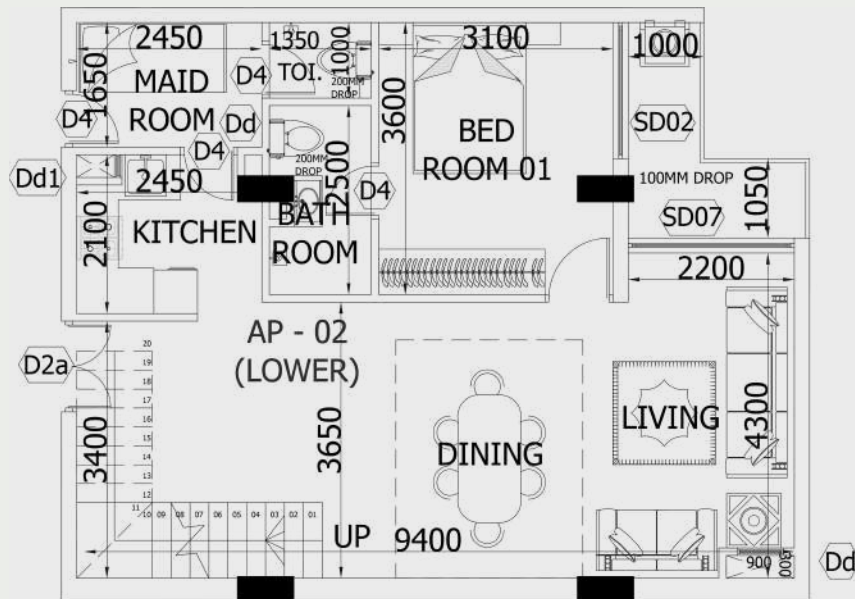
Floor Plan

AREA 1600 Sq Ft

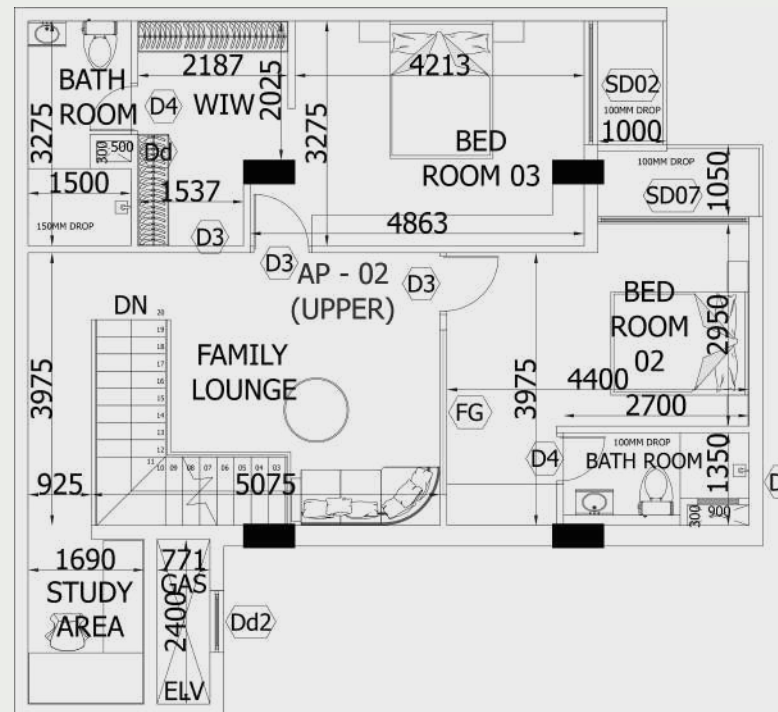
Lower Level

Upper Level

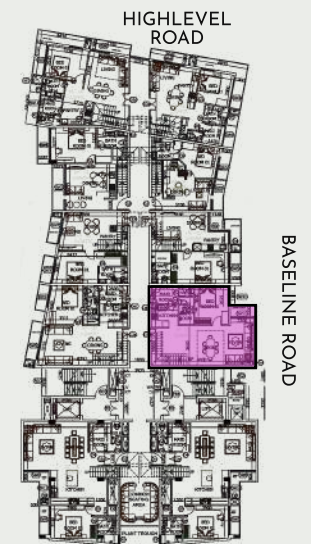
Dining + Living + Kitchen	480 Sq Ft	Family Lounge + Study Area	301 Sq Ft
Balcony 1	40 Sq Ft	Balcony 3	25 Sq Ft
Bedroom 1	130 Sq Ft	Bedroom 3	170 Sq Ft
Bathroom 1	38 Sq Ft	Bathroom 3	52 Sq Ft
Maid Room	43 Sq Ft	Balcony 2	25 Sq Ft
Maids Bathroom	15 Sq Ft	Master Bedroom	230 Sq Ft
		Bathroom 2	51 Sq Ft



Floor Plan / Type 02 Lower / 01 Bed Room



Floor Plan / Type 02 Upper / 02 Bed Rooms



Clever Comfort — The 1200 Sqft Urban Gem

APARTMENT TYPE 03



1200 Sq Ft



3



3

- Smart, Square Layout For Efficient Space Use
- Architect-Designed En-Suite Bedrooms
- Two Upper-Floor Bedrooms For Privacy
- Full-Height Windows For Natural Light
- Balconies Attached To All Bedrooms
- Open-Style Pantry For Functional Convenience



Cross-Sectional Floor Plan

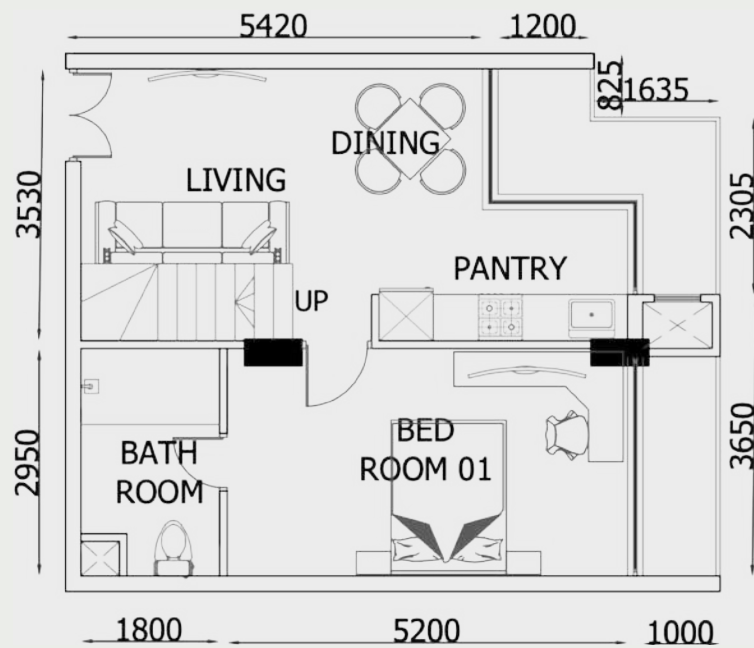
Floor Plan

AREA 1200 Sq Ft

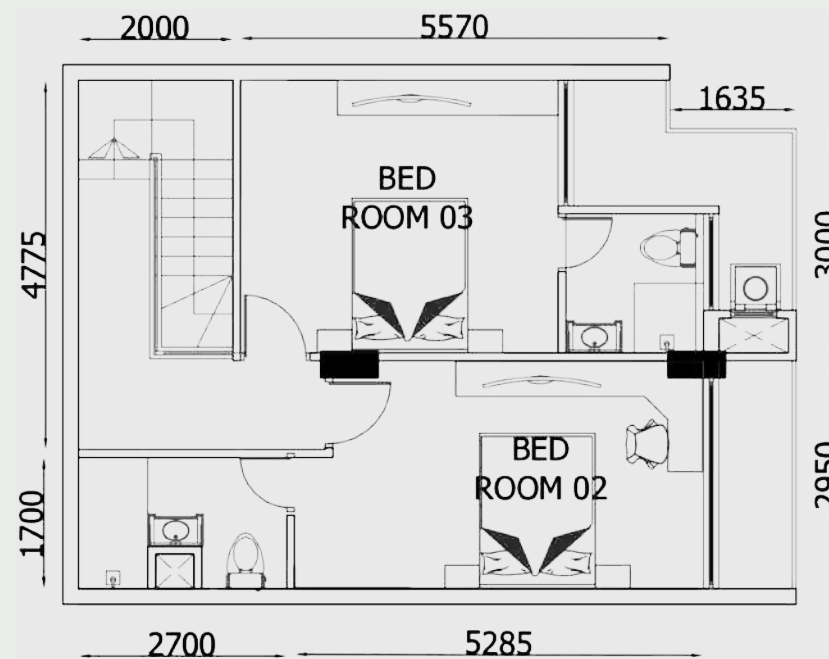
Lower Level

Upper Level

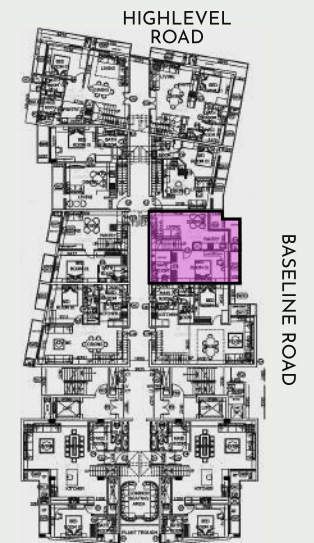
Dining + Living	274 Sq Ft	Family Lounge	140 Sq Ft
Balcony L	50 Sq Ft	Master Bedroom	160 Sq Ft
Bedroom 1	166 Sq Ft	Bathroom 2	51 Sq Ft
Bathroom 1	55 Sq Ft	Balcony 2	32 Sq Ft
Balcony 1	35 Sq Ft	Bedroom 3	146 Sq Ft
		Balcony 3	49 Sq Ft
		Bathroom 3	42 Sq Ft



Floor Plan / Type 03 Lower / 01 Bed Room



Floor Plan / Type 03 Upper / 02 Bed Rooms



Smart Space — 1100 Sqft of Flexibility

APARTMENT TYPE 04

 1100 Sq Ft  3  3

- Versatile 3BR Plan With Optional 2BR Conversion* (*Based On Construction Stage)
- Architecturally Designed En-Suite Bedrooms
- Two Upper-Floor Bedrooms For Privacy
- Dedicated Storage For Everyday Needs
- Semi-Closed Modern Kitchen
- Floor-To-Ceiling Windows For Light And Ventilation



Cross-Sectional Floor Plan

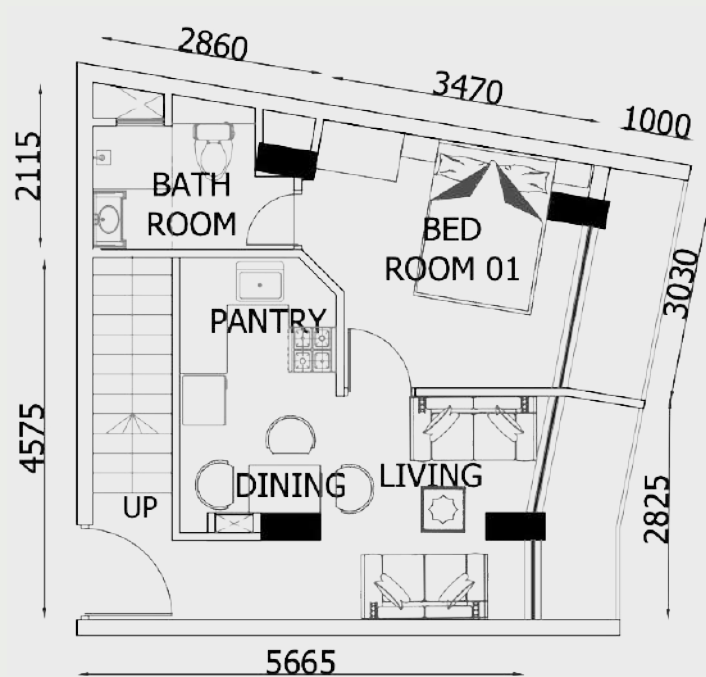
Floor Plan

AREA 1100 Sq Ft

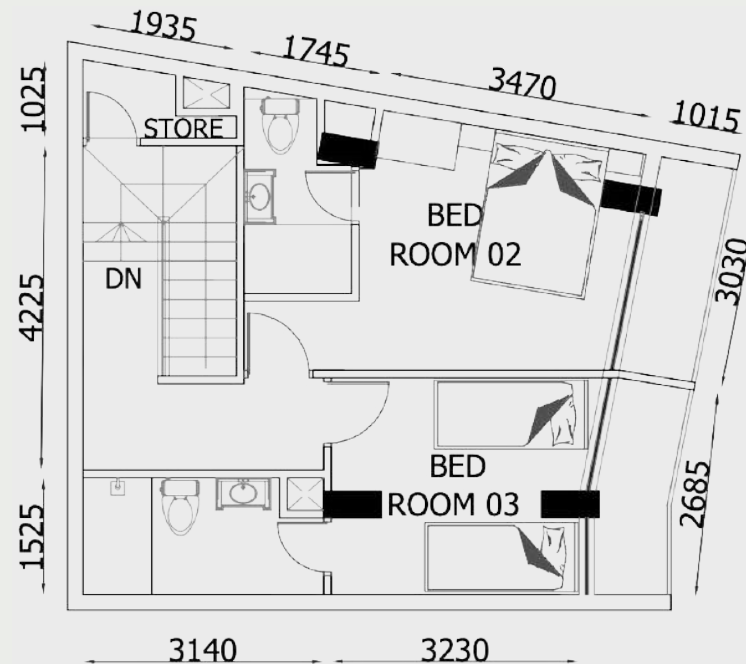
Lower Level

Upper Level

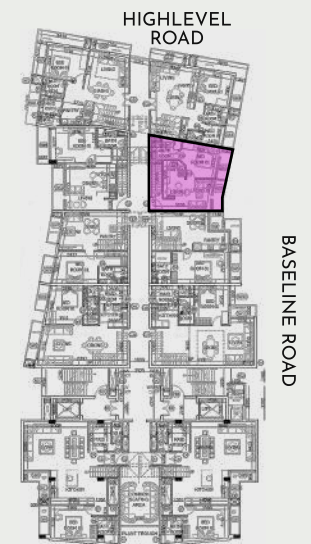
Living + Panty + Dining	226 Sq Ft	Family Lounge	117 Sq Ft
Balcony 1	54 Sq Ft	Balcony 1	54 Sq Ft
Bedroom 1	97 Sq Ft	Master Bedroom	170 Sq Ft
Bathroom 1	43 Sq Ft	Bathroom 2	45 Sq Ft
Balcony 2	43 Sq Ft	Balcony 2	43 Sq Ft
		Bedroom 3	150 Sq Ft
		Bathroom 3	43 Sq Ft
		Store Room	15 Sq Ft



Floor Plan / Type 04 Lower / 01 Bed Room



Floor Plan / Type 04 Upper / 02 Bed Rooms



Entertainers' Delight — Spacious & Stylish 1500 Sqft

APARTMENT TYPE 05

 1500 Sq Ft  3  3

- Two Upper-Floor Bedrooms For Privacy
- Balconies Throughout The Unit
- Rear-End Layout With Dual-Aspect Exposure
- Family Lounge On Upper Floor
- Dedicated Entertainment/Bar Lounge
- Maid's Room With Attached Bath



Cross-Sectional Floor Plan

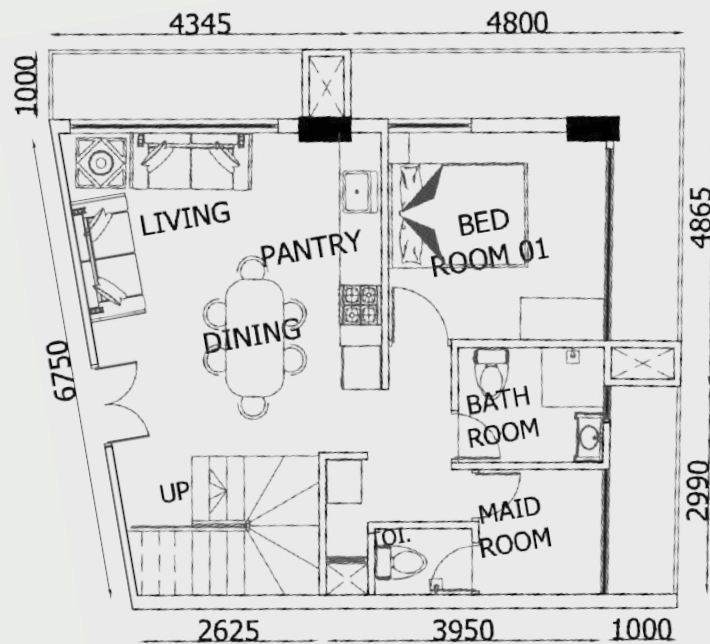
Floor Plan

AREA 1500 Sq Ft

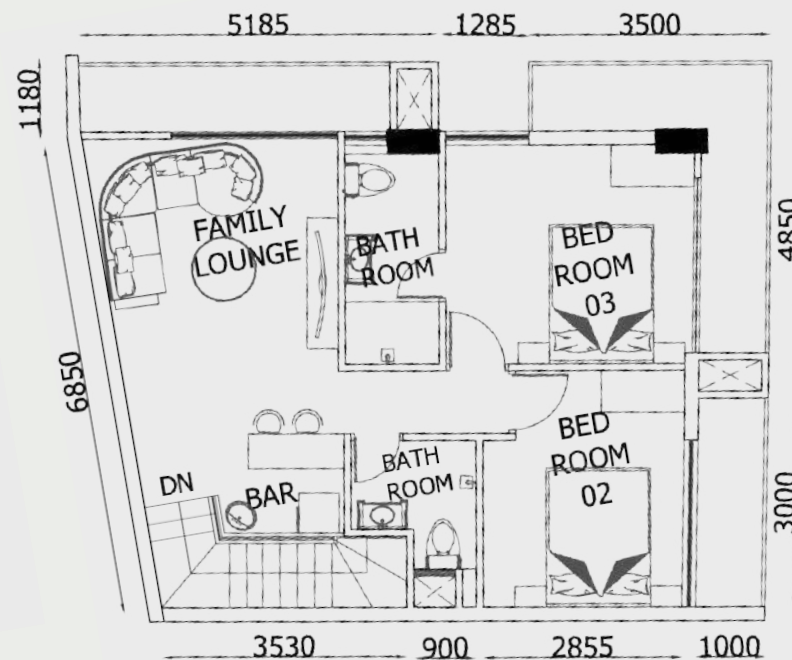
Lower Level

Upper Level

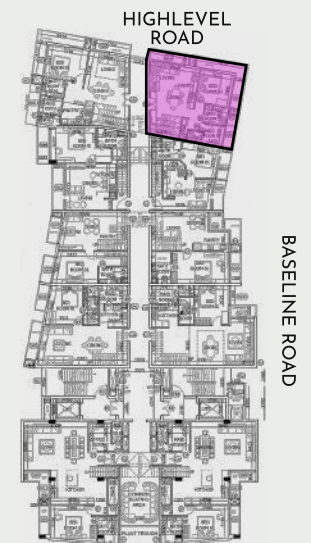
Living + Dining + Kitchen	358 Sq Ft	Family Lounge	278 Sq Ft
Balcony Living	47 Sq Ft	Lounge Balcony	57 Sq Ft
Balcony 1	95 Sq Ft	Bedroom 3	130 Sq Ft
Bedroom 1	108 Sq Ft	Bathroom 3	47 Sq Ft
Bathroom 1	44 Sq Ft	Balcony 3	70 Sq Ft
Maid Room	37 Sq Ft	Bedroom 2	110 Sq Ft
Maid Bathroom	20 Sq Ft	Bathroom 2	40 Sq Ft
Utility Balcony	35 Sq Ft	Balcony 2	38 Sq Ft



Floor Plan / Type 05 Lower / 01 Bed Room



Floor Plan / Type 05 Upper / 02 Bed Rooms



The Private Haven — Rear Facing 1600 Sqft Luxury

APARTMENT TYPE 06

 1600 Sq Ft  3  3

- Upper-Floor Bedrooms Ensure Privacy
- Maid's Room With Attached Bathroom
- Balconies Throughout For Fresh Air & Space
- Upper-Floor Family Lounge
- Rear Unit With Dual-Aspect Orientation
- Secluded Kitchen Space For Quiet Preparation



Cross-Sectional Floor Plan

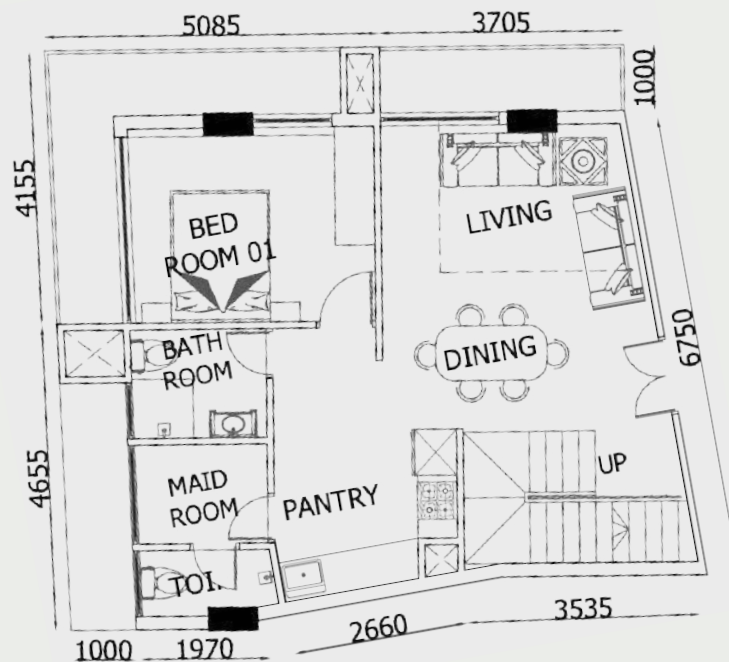
Floor Plan

AREA 1600 Sq Ft

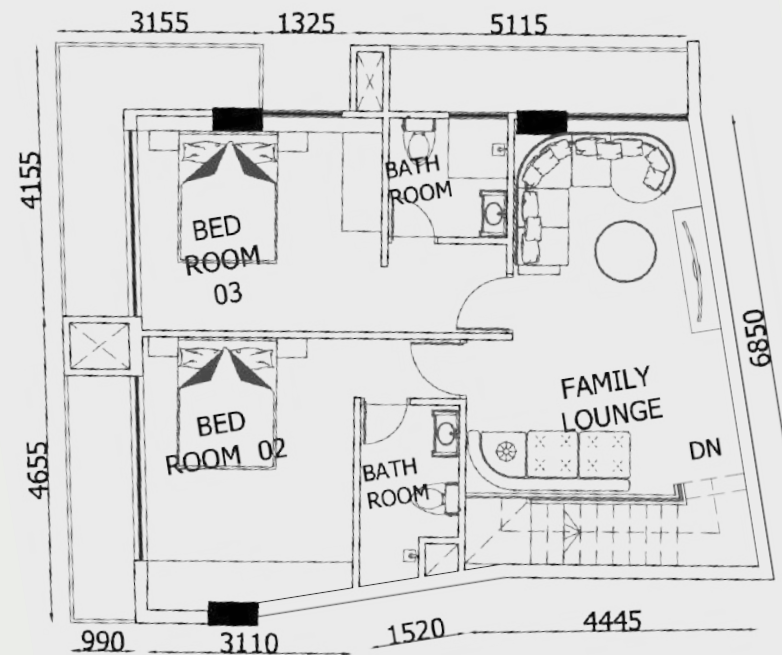
Lower Level

Upper Level

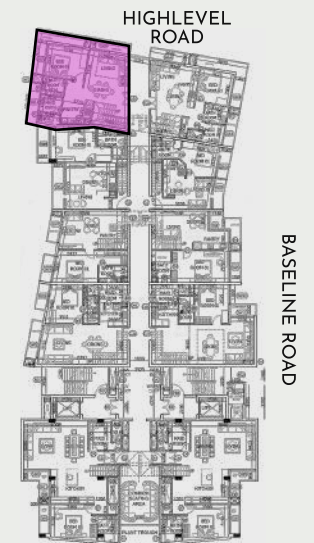
Living + Dining + Kitchen	383 Sq Ft	Family Lounge	315 Sq Ft
Balcony Living	40 Sq Ft	Balcony Lounge	50 Sq Ft
Bedroom 1	120 Sq Ft	Master Bedroom	150 Sq Ft
Balcony 1	80 Sq Ft	Master Balcony	60 Sq Ft
Bathroom 1	45 Sq Ft	Master Bathroom	40 Sq Ft
Utility Balcony	35 Sq Ft	Bedroom 2	137 Sq Ft
Maid Room	33 Sq Ft	Balcony 2	47 Sq Ft
Maid Bathroom	20 Sq Ft	Bathroom 2	45 Sq Ft



Floor Plan / Type O6 Lower / 01 Bed Room



Floor Plan / Type O6 Upper / 02 Bed Rooms



Everyday Elegance — 1400 Sqft with a Walk In Wow

APARTMENT TYPE 07

 1400 Sq Ft  3  3

- Architect-Designed En-Suite Bedrooms
- Two Upper-Floor Bedrooms For Privacy
- Master With Walk-In Wardrobe
- Balconies Throughout For Light & Leisure
- Full-Height Windows For Bright Interiors



Cross-Sectional Floor Plan

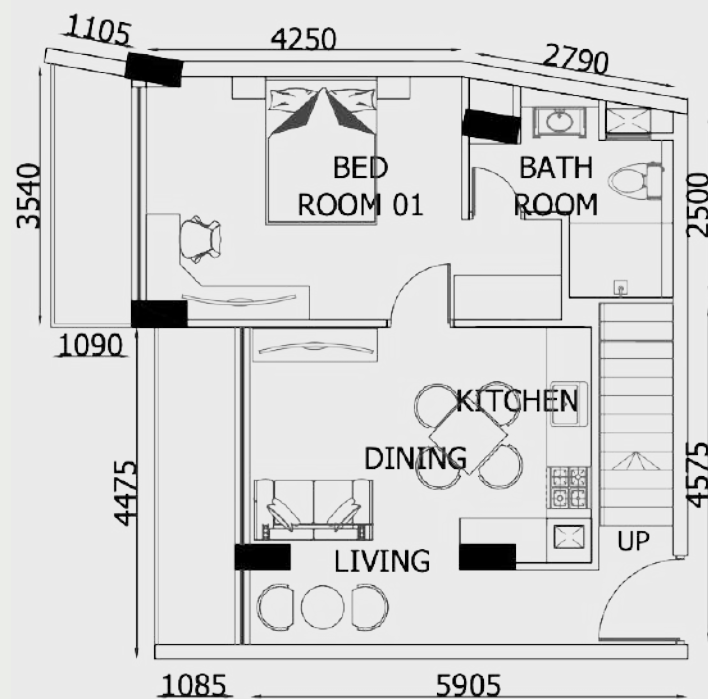
Floor Plan

AREA 1400 Sq Ft

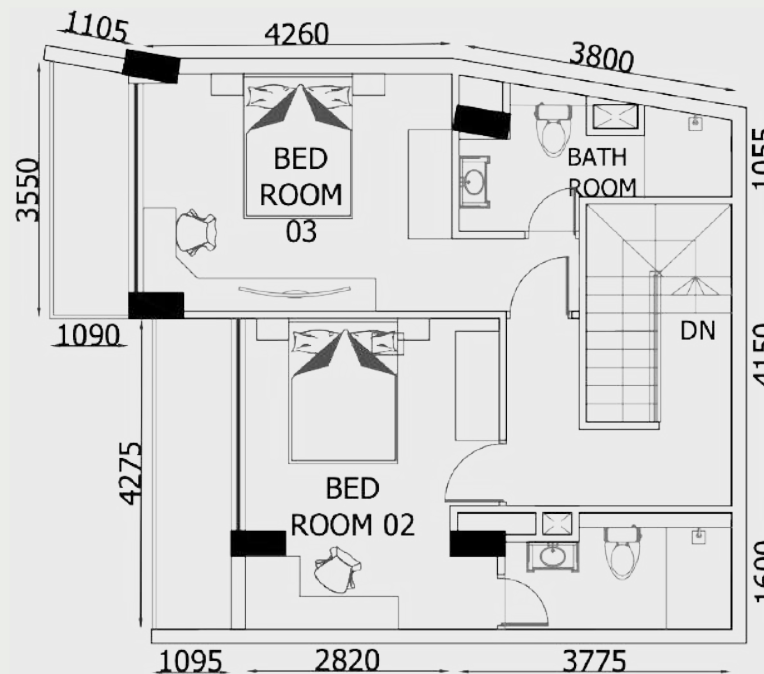
Lower Level

Upper Level

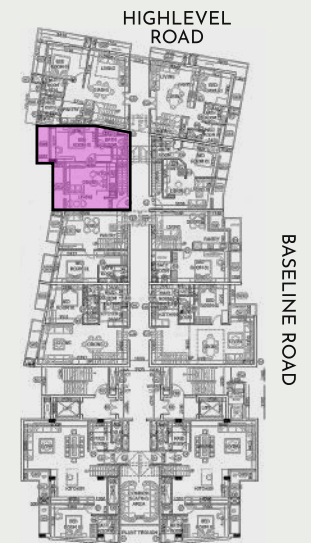
Living + Dining + Kitchen	302 Sq Ft	Corridor Walkway	130 Sq Ft
Balcony L	58 Sq Ft	Bedroom 2	170 Sq Ft
Bedroom 1	190 Sq Ft	Bathroom 2	65 Sq Ft
Balcony 1	43 Sq Ft	Balcony	50 Sq Ft
Bathroom 1	80 Sq Ft	Master Bedroom	190 Sq Ft
		Master Balcony	44 Sq Ft
		Bathroom 3	75 Sq Ft



Floor Plan / Type 07 Lower / 01 Bed Room



Floor Plan / Type 07 Upper / 02 Bed Rooms



Light, Layout & Lifestyle — All in 1200 Sqft

APARTMENT TYPE 08

 1200 Sq Ft  3  3

- Spacious En-Suite Bedrooms With Natural Flow
- Two Upper-Floor Bedrooms For Enhanced Privacy
- Master With Dedicated Walk-In Closet
- Balconies In All Bedrooms + Living Area
- Floor-To-Ceiling Windows For Daylight & Views



Cross-Sectional Floor Plan

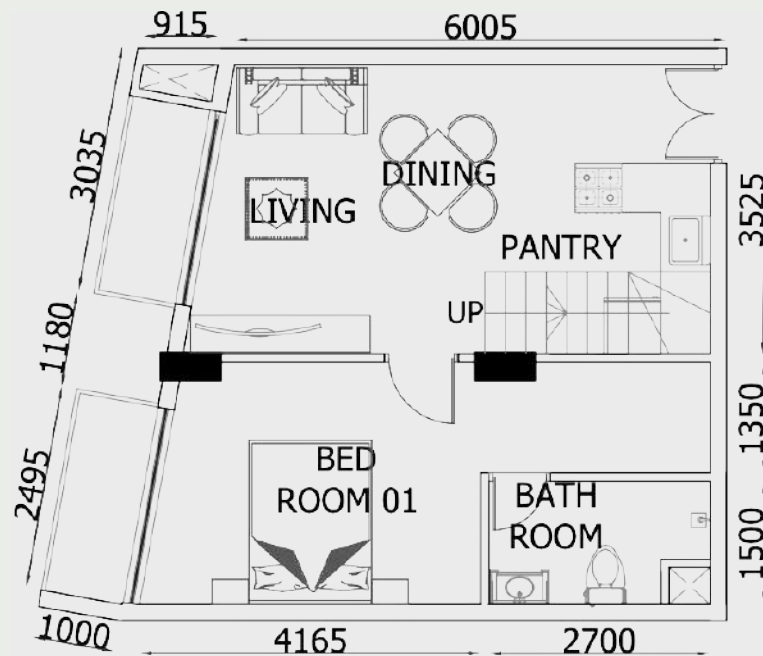
Floor Plan

AREA 1200 Sq Ft

Lower Level

Upper Level

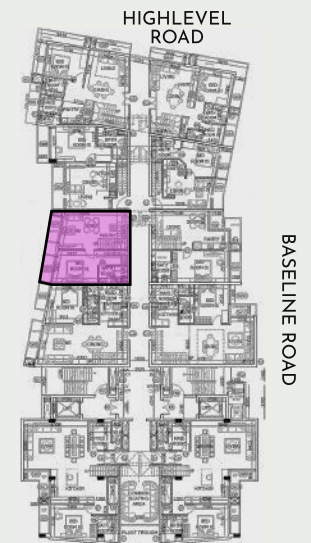
Living + Dining + Kitchen	292 Sq Ft	Corridor Walkway	140 Sq Ft
Balcony L	35 Sq Ft	Master Bedroom	163 Sq Ft
Bedroom 1	173 Sq Ft	Bathroom 3	42 Sq Ft
Bathroom 1	46 Sq Ft	Balcony 3	30 Sq Ft
Balcony 1	34 Sq Ft	Bedroom 2	161 Sq Ft
		Bathroom 2	49 Sq Ft
		Balcony 2	34 Sq Ft



Floor Plan / Type O8 Lower / 01 Bed Room



Floor Plan / Type O8 Upper / 02 Bed Rooms



Sophisticated Comfort — 1600 Sqft with Flair

APARTMENT TYPE 09

 1600 Sq Ft  3  3

- Two Upper-Floor Bedrooms For Privacy
- Closed Kitchen For Clean Separation
- Master With Walk-In Closet
- Maid's Room With Private Entrance
- Upper-Floor Lounge For Quiet Family Time
- Study/Storage Area Included



Cross-Sectional Floor Plan

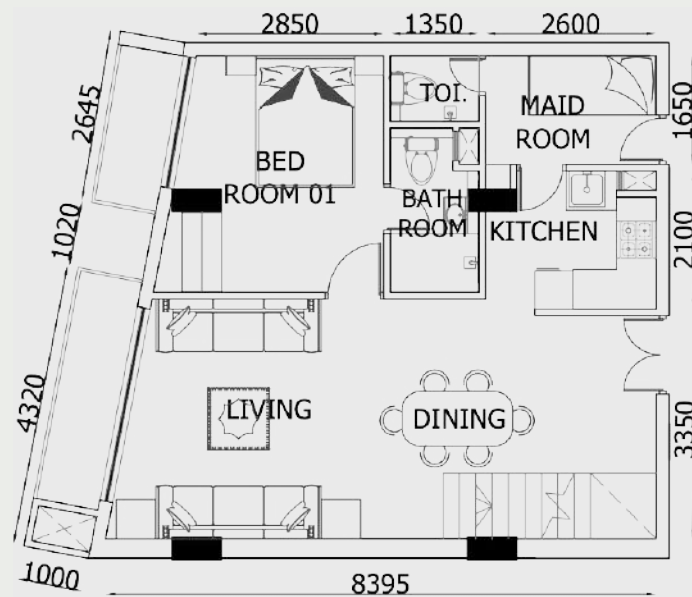
Floor Plan

AREA 1600 Sq Ft

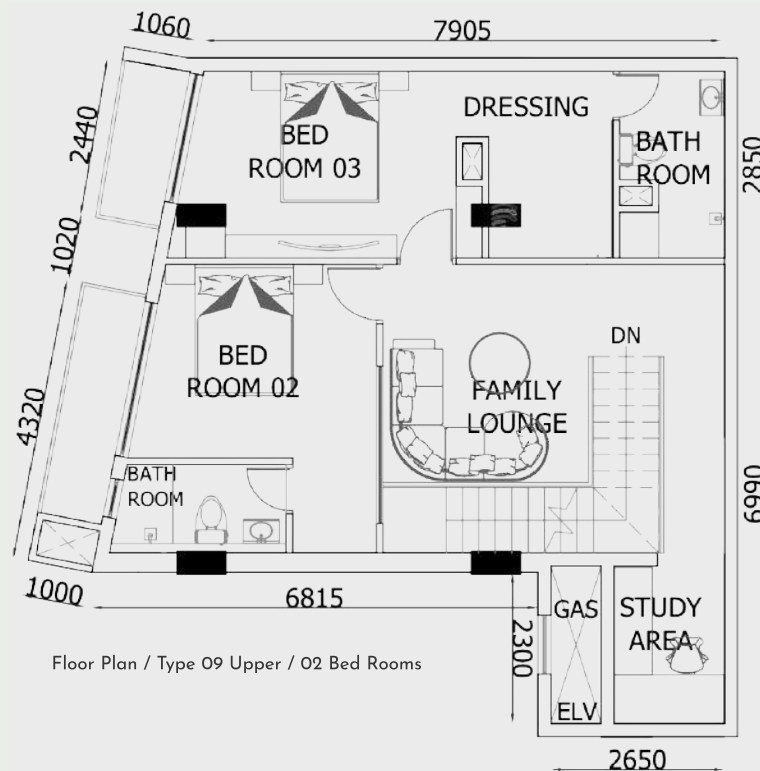
Lower Level

Upper Level

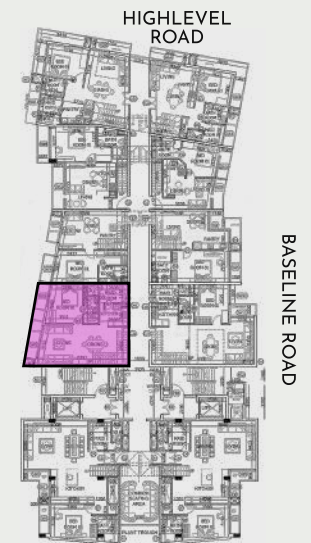
Living + Dining + Kitchen	468 Sq Ft	Family Lounge + Study Area	330 Sq Ft
Balcony L	41 Sq Ft	Bedroom 2	142 Sq Ft
Master Bedroom	131 Sq Ft	Bathroom 2	43 Sq Ft
Bathroom 1	34 Sq Ft	Balcony 2	43 Sq Ft
Maid Room	50 Sq Ft	Master Bedroom	192 Sq Ft
Toilet	17 Sq Ft	Bathroom 3	48 Sq Ft
Balcony 1	30 Sq Ft	Balcony 3	30 Sq Ft



Floor Plan / Type 09 Lower / 01 Bed Room



Floor Plan / Type 09 Upper / 02 Bed Rooms



Grand & Gracious — The Ultimate 2300 Sqft Duplex

APARTMENT TYPE 01



2300 Sq Ft



4



4

- Four Spacious Bedrooms ;Three Upper-Floor Bedrooms For Enhanced Privacy
- Open-Plan Living, Dining & Upstairs Family Lounge
- Dedicated Bar For Private Entertaining
- Large Kitchen With Central Island
- Separate Maid's Room With Lockable Entrance
- Dedicated Study And Ample Storage

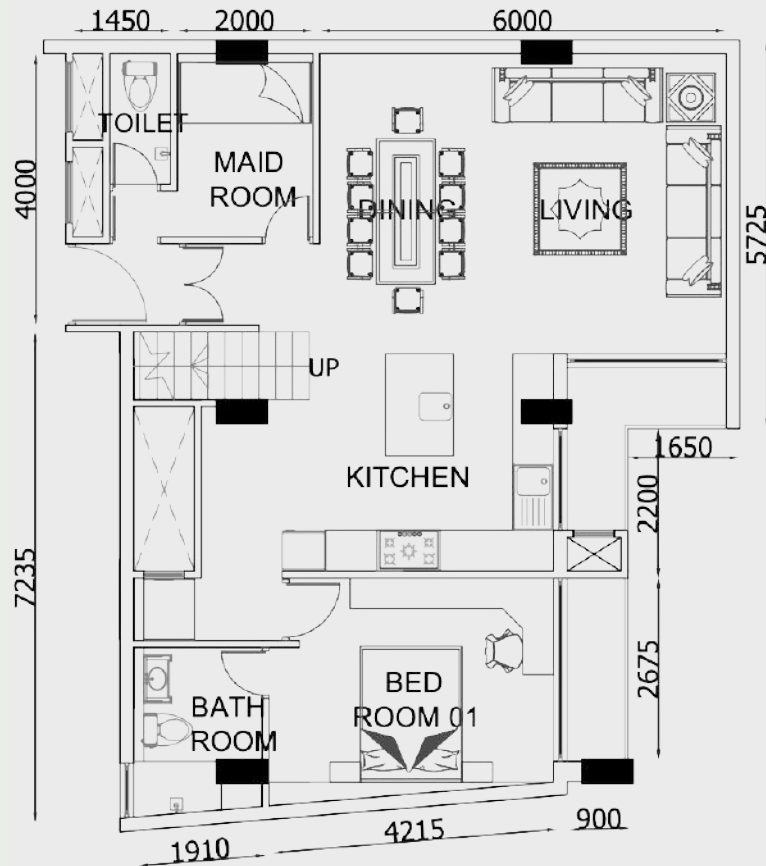


Cross-Sectional Floor Plan

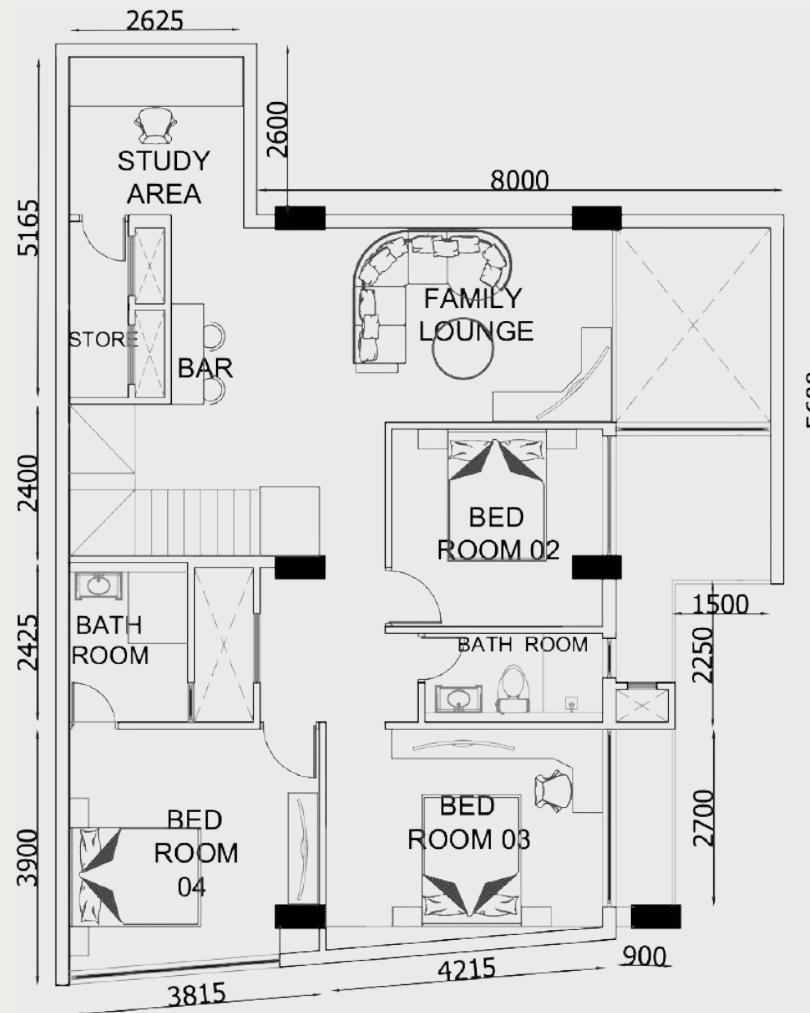


Floor Plan

AREA 2300 Sq Ft



Floor Plan / Type 01 Lower / 01 Bed Room



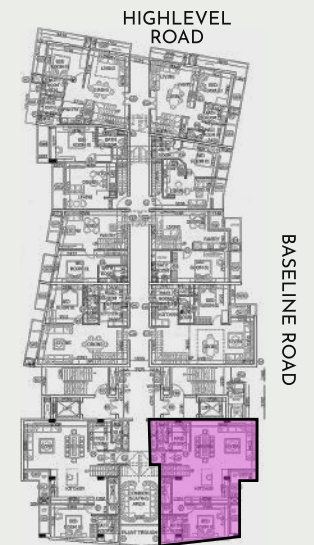
Floor Plan / Type 01 Upper / 03 Bed Rooms

Lower Level

Living + Dining + Kitchen	636 Sq Ft
Balcony L	45 Sq Ft
Master Bedroom	146 Sq Ft
Bathroom 1	50 Sq Ft
Balcony 1	31 Sq Ft
Maid Room	72 Sq Ft
Toilet M	23 Sq Ft

Upper Level

Family Lounge	556 Sq Ft
Study Area	73 Sq Ft
Bedroom 2	110 Sq Ft
Bathroom 2	46 Sq Ft
Balcony 2	81 Sq Ft
Master Bedroom	161 Sq Ft
Balcony 3	31 Sq Ft
Bedroom 4	157 Sq Ft
Bathroom 4	50 Sq Ft
Store	30 Sq Ft



The Alternate 2300 Sqft — Same Luxury, New Flow

APARTMENT TYPE 10

 2300 Sq Ft  4  4

- Four Spacious Bedrooms ;Three Upper-Floor Bedrooms For Enhanced Privacy
- Living, Dining, And Upper-Floor Family Lounge
- Entertainment-Ready Bar Space
- Central Island Kitchen With Ample Workspace
- Separate Maid's Room With Lockable Entrance
- Dedicated Study Area And Extensive Storage

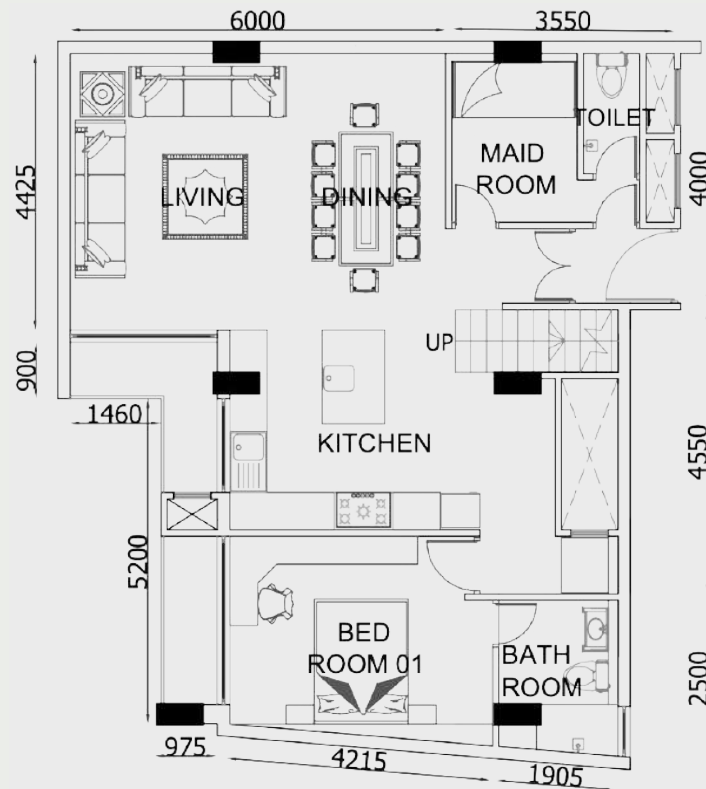


Cross-Sectional Floor Plan

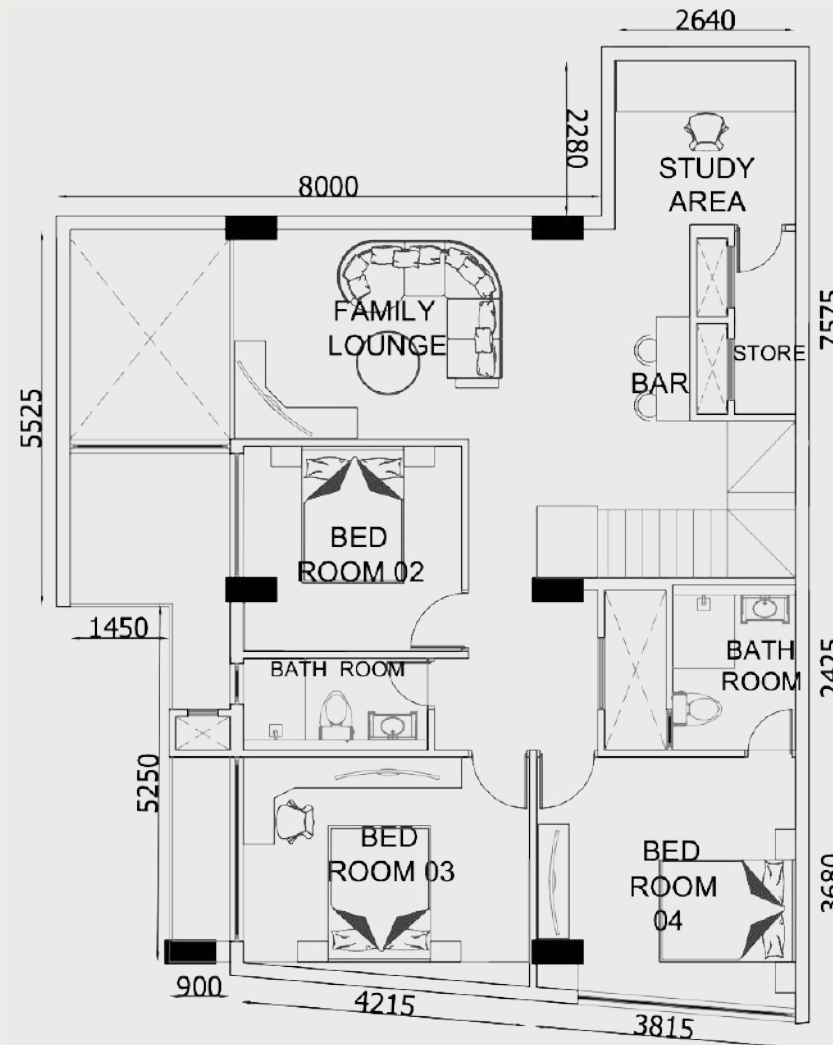


Floor Plan

AREA 2300 Sq Ft



Floor Plan / Type 10 Lower / 01 Bed Room



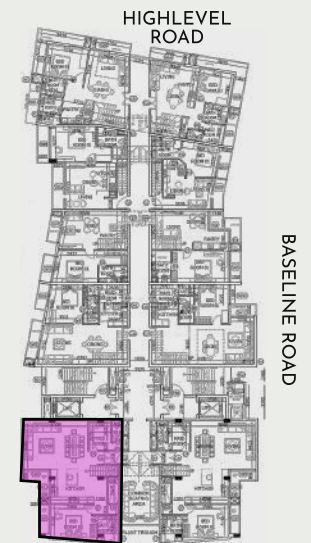
Floor Plan / Type 10 Upper / 03 Bed Rooms

Lower Level

Living + Dining + Kitchen	632 Sq Ft
Balcony 1	42 Sq Ft
Master Bedroom	156 Sq Ft
Bathroom 1	49 Sq Ft
Balcony L	33 Sq Ft
Maid Room	72 Sq Ft
Toilet	23 Sq Ft

Upper Level

Family Lounge	553 Sq Ft
Store	31 Sq Ft
Bedroom 2	113 Sq Ft
Bathroom 2	46 Sq Ft
Balcony 2	81 Sq Ft
Master Bedroom	160 Sq Ft
Balcony 3	31 Sq Ft
Bedroom 4	155 Sq Ft
Bathroom 4	49 Sq Ft
Study Area	73 Sq Ft



Amenities



- 1 Infinity Swimming Pool With A Kids Pool
- 2 Resident's Lounge / Recreation Room
- 3 Versatile Space
- 4 Refreshment Zone
- 5 Restroom
- 6 Business Lounge
- 7 Kids Room And Kids Play Area
- 8 Fitness Center
- 9 Interactive Lounge
- 10 Leisure Lounge With Bar & Pool Table
- 11 Restroom
- 12 Table Tennis Room
- 13 Guest Lounge

Amenities



- ① Jogging Path
- ② Pickleball Court
- ③ Squash Court
- ④ Steam Room 01
- ⑤ Zen Deck
- ⑥ Steam Room 02

Specifications

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.

Internal Wall Finish

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

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.

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.

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.

Doors

Solid timber doors with polished finish.

Windows

All windows will be powder-coated aluminum glazed windows.

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

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.
- Toothbrush holder

Maids Bathroom

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

Bathroom Wall Finish

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



Pantry

Fitted with pantry cupboards which are water resistant, heat resistant, high pressure laminated, compressed wood. Worktop 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.

Dishwasher is optional.

Air Conditioning

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

Telecommunication

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

Electricity

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

Water Supply

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

Sewerage & Waste Water Disposal

Connected to Municipal main sewer line.

Garbage Disposal

Through dumbwaiter to disposal point at each floor.

Fire Protection & Detection System

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

Vertical Transport System

02, 15 Passenger Elevators. Fire exit staircase.

LP Gas Supply System

Central gas supply. Metered individually.

Ventilation

Ceiling fans provided for living, dining areas and bedrooms.

Television System

Dialog TV with individual decoder.

Broadband System

Equipped with a fibre-optic internet connection

EV Charging

Each parking slot include an EV charging point

Security System

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

Parking

One allotted parking slot allocated per apartment.

Reception

Lobby area to receive visitors.



Past Projects



Trillium Residences
Colombo 08

300 Units



Trillium Duplex Residences
Colombo 05

60 Duplex Units



Trillium Havelock
Residences Colombo 05

40 Units



Trillium Residences
Colombo 07

20 Units





Trillium Express
Colombo 07

45 Rooms



Trillium Tower
Colombo 05

30,000 Sqft



Trillium Boutique City Hotel
Colombo 07

34 Rooms



Trillium Villas
Embuldeniya

16 Units



Trillium Villas,
Melder Place

10 Units



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www.trillium.lk

PROJECT DETAILS



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