

THE LOCATION

MOUNT LAVINIA

THE MOUNT is centrally located in Mount Lavinia on Old Quarry Road within 150 meters to Galle Road, leading to the city of Colombo and the south with access to prominent routes. With the completion of the Marine Drive project, owners will have the privilege to reach Colombo in a few minutes.

THE MOUNT is minutes away from convenient locations such as Supermarkets (Keells, Cargills Food City, Arpico, Family Super) the famous Mount Lavinia beach, S. Thomas' College, Hotels (Mount Lavinia Hotel, Berjaya Mount Royal, Anarva etc.), International Restaurant Chains (Mc Donalds, KFC, Burger King, Pizza Hut), Restaurants (Loon Tao, Shore by 'O, Haus Chandra, Chinese Dragon, Dinemore, Harpo's Pizza, The Fab, Family Bakers, Little Star, Casserole, Malay Restaurant etc..), Clothing stores (ODEL, Glitz, The Factory Outlet etc.), Banks & ATMS, Hospitals and other conveniences.



ABOUT THE PROJECT

Evercore Properties (Pvt) Ltd. is proud to introduce THE MOUNT, comprising of just 35 exclusive apartments offering an inclusive lifestyle in a highly residential area of Mount Lavinia. THE MOUNT is centrally located just 150 meters from Galle Road a few minutes away from Mount Lavinia Beach, Mount Lavinia Hotel, S. Thomas' College, supermarkets, restaurants, international fast food chains, hotels, hospitals, places of worship and other conveniences. This combined with the facilities at THE MOUNT including an infinity swimming pool, modern gymnasium, barbeque lounge, recreation area and club house on the rooftop, round the clock security, surveillance camera systems, dedicated parking with electric charging facility and other benefits, offer an inclusive lifestyle to its discerning owners.

THE MOUNT offers a few lucky individuals the opportunity to own their dream apartment and enjoy an inclusive lifestyle with modern facilities creating convenience & serenity simultaneously within close proximity to all amenities at a competitive price.



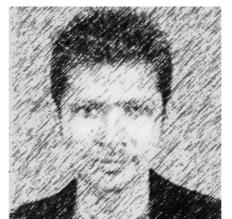
Evercore Properties (Pvt) Ltd. has been established to provide quality residential apartments and housing projects, with a commitment to enhancing the lifestyle of Sri Lankans. The Directors of Evercore Properties are top professionals who collectively possess more than 60 years of international experience in leading global multinational technology companies. They bring vast experience with international operational and design ideas through their engagements with large real estate developers across Asia Pacific . They focus on quality instead of quantity and providing something different but yet maintaining the local flavour.



The company's projects are being managed by Qualitas Associates (Pvt) Ltd. comprising of a team of Property Professionals, each having over two decades of industry experience, and cumulatively bringing on to the table their expertise, talent and insight in the areas of Residential, Commercial and Recreational Property Development, Design Consultancy, Engineering Services, Project Management, Sales and Transaction Management, Strategic Property Marketing, Project Feasibility, Technical Feasibility, Market Research, Property Management and Integrated Facilities Management. The team of qualified and experienced professionals is committed to consistently deliver levels of service and success beyond the clients' expectations.



The construction partner of THE MOUNT is the reputed building contractor L.H. Piyasena & Company (Pvt) Ltd. (LHP). With over five decades of experience, reputation and goodwill in the field of construction, LHP's name is synonymous with high quality building construction with strict adherence to consistent superior standards. LHP is an ICTAD C1 registered company with ISO 9001:2015 accreditation for unsurpassed quality management system in construction to acceptable global standards, it has to its credit over hundreds of successfully completed projects both locally and overseas. The company always focuses on construction processes that are environmentally friendly and resource efficient throughout the construction life cycle. LHP utilises its own modern equipment and machinery combined with its longstanding skilled work force equipment and machinery, to ensure customer satisfaction.



ARCHITECT UPULA CHANDRAKUMARA

BSc. Built Environ (Hons), MSc. Arch, AIA, BMus, MMus

Project Architect of THE MOUNT Upula Madhushanka Chandrakumara counts over 22 years experience in the practice as a Chartered Architect. Post-graduation, he left for Singapore and had tenures at AMC Architects and Architects 61; the latter being one of the leading practices in Singapore. During his tenure of 8 years in Singapore, he was involved in a variety of projects including apartments, a shopping complex, a mixed development project in Bandung - Indonesia, a marine species display expansion project at the Underwater World in Sentosa, a warehouse for a leading supermarket enterprise and many more notable projects. Upon his return,

he was responsible for designing a luxury housing project Wood Grove Villas and Fingate Apartments, both for F&G Property Developers, The Everest Apartments for Softlogic PLC, the Verdant Villas for Kelsey Homes, and many other private houses. He was the first recipient of the Geoffrey Bawa Trust Overseas Travel Award and is also a qualified Musician in the circuit.

DESIGN PHILOSOPHY

Ensuring maximum natural light to come in through seamless environment friendly architectural design, this complex will be a unique piece in the Mt. Lavinia neighborhood with its green balconies overlooking the sea view, making this a wise investment

Since the design allows maximum natural light to come in to the apartment that gives sufficient light during day time, a user doesn't have to depend on electricity that much. This helps both the energy conservation and household expenditure. The designs concentrates on not using flat straight lines and be unique by the use of unequal planes rising up the vertical length of the block resembling a facade that stands different, vibrant and elegant from the rest of the apartment building in the area.

These articulated asymmetrical patterned geometrical forms create a sense of presence while the green balconies & the provisions for troughs softens the hardscape infusing a sense of place, where you can call your home.







Infinity Swimming Pool

Gymnasium

Rooftop BBQ Lounge

Meeting Room / Function Hall

Rooftop Garden

24 Hour Security

CCTV in Common Areas

Entrance Lobby Lounge

Passenger / Service Elevators

Standby Generator

Spilt Level Car Parking

Electric Charging Points For Each Parking

Differently-abled Friendly Parking

Visitors Parking

Vehicle Washing Bay







TYPICAL APARTMENT FLOOR PLAN





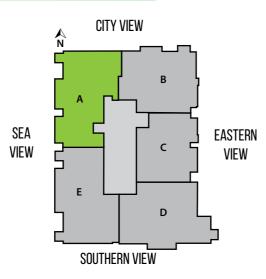
TYPE - A 1568 SQFT 3 BR

SEA VIEW



Total area of apartment : 1,568 Sqft
No of balconies : 04
Balconies Facing : Sea View

No of Bedrooms : 03 Utility / Maid's Room : Yes



TYPE - B 1380 SQFT 3 BR



SEA VIEW
SOUTHERN VIEW

Total area of apartment : 1,380 Sqft

No of balconies : 03

Balconies Facing : City View : Eastern View

No of Bedrooms : 03 Utility / Maid's Room : Yes N >

CITY VIEW

TYPE - C 1228 SQFT 2 BR

TYPE - D 1547 SQFT 3 BR

N>

N >

SOUTHERN VIEW



EASTERN VIEW

PANTRY

ROOM

ROOM

BATH

ROOM

BATH

ROOM

1380

BED ROOM

1380

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BATH

ROOM

1985

BATH

1985

BATH

ROO

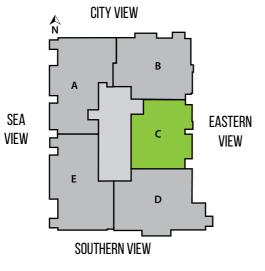
EASTERN VIEW

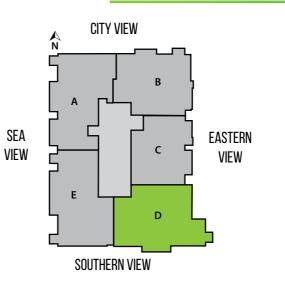
Total area of apartment : 1,228 Sqft

No of balconies : 02

Balconies Facing : Eastern View

No of Bedrooms : 02 Utility / Maid's Room : Yes





Total area of apartment : 1,547 Sqft

No of balconies : 04

Balconies Facing : Southern View : Eastern View

No of Bedrooms : 03 Utility / Maid's Room : Yes

TYPE - E 1561 SQFT 3 BR

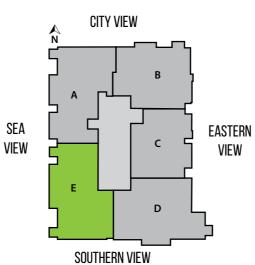
SEA VIEW



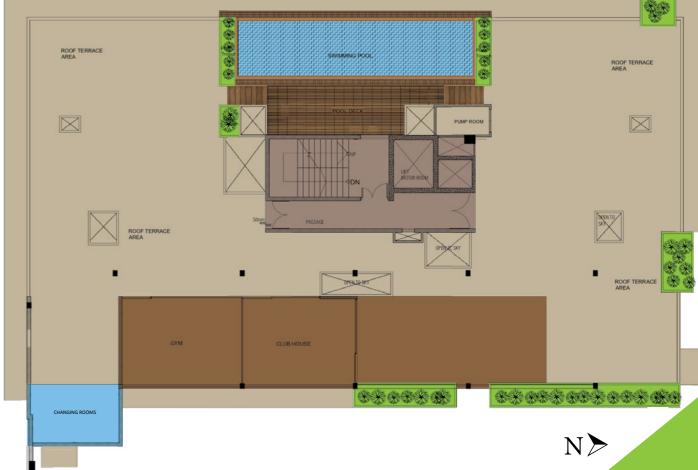
Total area of apartment : 1,561 Sqft

No of balconies : 04 Balconies Facing : Sea View

No of Bedrooms : 03 Utility / Maid's Room : Yes







Roof Top Includes,

- Infinity swimming pool
- Sunbeds by the pool
- Gymnasium
- Club House
- BBQ Lounge
- Landscaped garden

SPECIFICATIONS

Foundation and Superstructure

The foundation is cast in-situ reinforced concrete raft foundation. The super structure consists of reinforced concrete columns, beams, slabs and clay brick walls.

Floor Finish

900mm x 450mm Porcelain tiles in Living & Dining, 600mm x 600mm
Porcelain tiles in Bedrooms and Pantry (Rocell or equivalent) along with a
00mm high Porcelain tile skirting. 300mm x 600mm non-slip rustic Porcelain
tiles in balcony / utility areas.

Bathroom Finishes

Non-slippery mat finish 600mm x 600mm Porcelain floor tiles and Ceramic 600mm x 300mm wall tiles up to 2100mm height (Rocell or equivalent). The balance area to be painted with Dulux or equivalent paint in standard colors.

Pantry

Pantry cupboards in Mahogani with Granite counter top fitted with cooker hob. Chrome plated swan neck mixer tap and Teka or equivalent stainless steel single bowl, single drain sink. Central LP gas provided and metered.

Windows

Windows / French windows and fan lights in powder coated aluminum extrusions with necessary accessories and clear coat glass (Tinted glass in living / dining area).

Wall Finishes

The internal walls finished with smooth plaster and painted with Dulux or equivalent emulsion paint in standard colors.

The external walls finished with semi rough plaster and painted with Dulux or equivalent weather shield paint.

Ceiling

Skim coated soffit in apartment units and concealed dropped ceiling in lift lobbies finished with Dulux or equivalent emulsion paint.

Bathroom Fittings and Accessories

Rocell or equivalent toilet fittings. Rocell or equivalent tap fittings with 5 piece accessories set and showers for bathrooms including tempered glass open shower partition (frosted)

Doors

Main door - 1 ½" Mahogany paneling with stainless steel ironmongery.

Bedrooms - 1 ½" Engineering timber with stainless steel ironmongery.

Door locks - Union or equivalent and stainless steel ironmongery.

Bathrooms - 1 ½" Engineering timber with stainless steel ironmongery

Electricity Supply

National grid - Three phase, with back-up generator power.

Orange or equivalent accessories.

Air Conditioning

- AC Units : Split type air conditioner for the Master bedroom.

AC provisions in other areas.

- Ceiling fans for the living / dining area and all bedrooms.

Water Supply

Mains supply.

Hot water in master bathroom and pantry
(Geezer - Ariston or Equivalent)
and provisions for hot water for all other bathrooms
(excluding Maids bathroom).

TV System / Telephone / Internet

TV and Telephone socket outlets are provided in the Master bedroom and Living area.

Parking

One covered parking space for each apartment with electrical car charging point.

Elevator

12 passenger elevator.

Service elevator

Sewage and Waste Water Disposal

Sewage and waste water treatment plant.

Fire Protection and Detection System

As per Fire Department requirements and regulations.

Security

A 24-hour security.

CCTV cameras in common areas.

Intercom system.

Garbage Disposal

A temperature controlled common garbage collection point.

Common Amenities

Infinity Swimming pool / Fully equipped gymnasium
Sundeck at the roof terrace / Club house
Multi-functional covered area at the roof terrace
Lobby for visitors.

DISCLAIMER

This brochure contains conceptual illustrations & artist's impressions of the project, which may differ in design, style, colour, material or layout from the actu finished project. All floor layouts, information & specifications are subject to change and Evercore Properties reserves the right to make alterations as it deem necessary. Neither anything herein contained nor anything omitted herefrom may be construed as being a material representation resulting in a legal liability to the developer in any manner whatsoever.

Come home to THE MOUNT

