



Groundworth Realtors

LAKE ROAD BATTARAMULLA

Set on a **10-perch** land with **3,500 sqft** of refined living space, this elegant home combines comfort and functionality.

It features a **250 sqft** garden, entertainment lobby, spacious pantry, closet, maid's room and bathroom, and a private terrace on the second floor, perfect for modern family living in a prime Battaramulla location.



4 Bedrooms



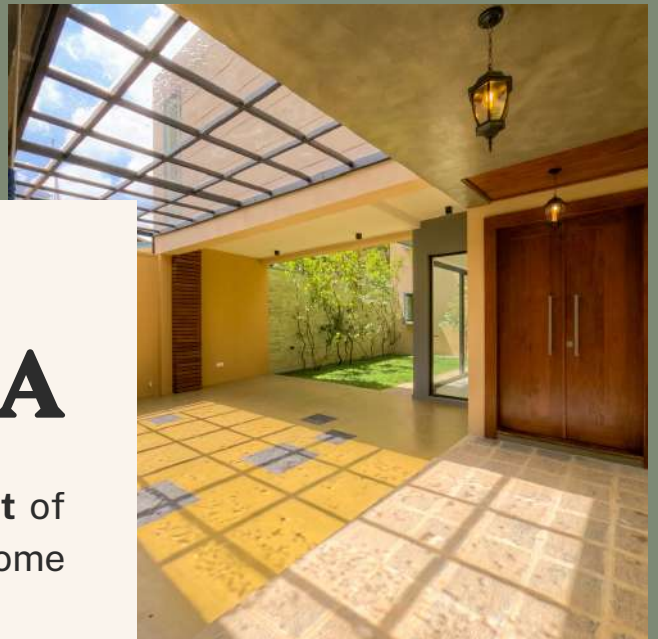
3 Bathrooms



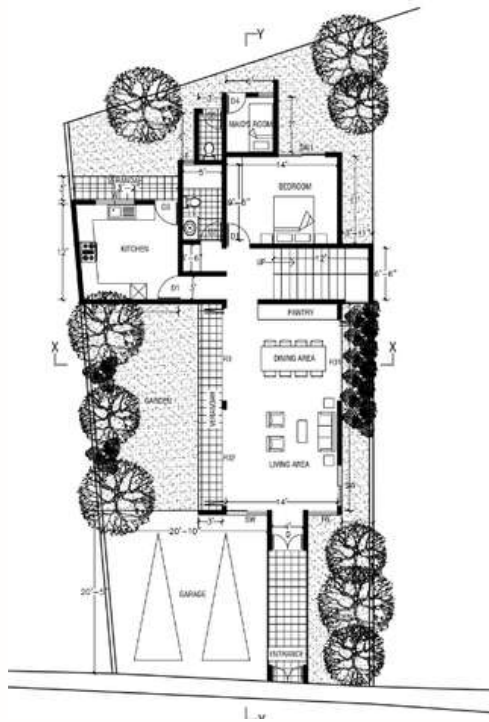
2 Garages

Offered At

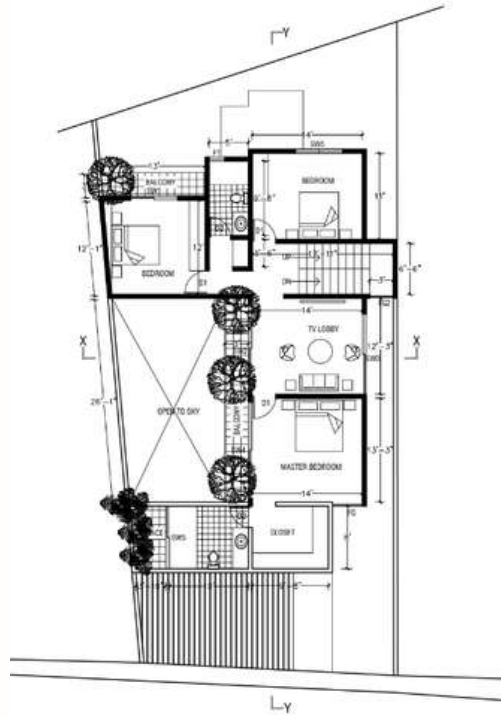
120 Million



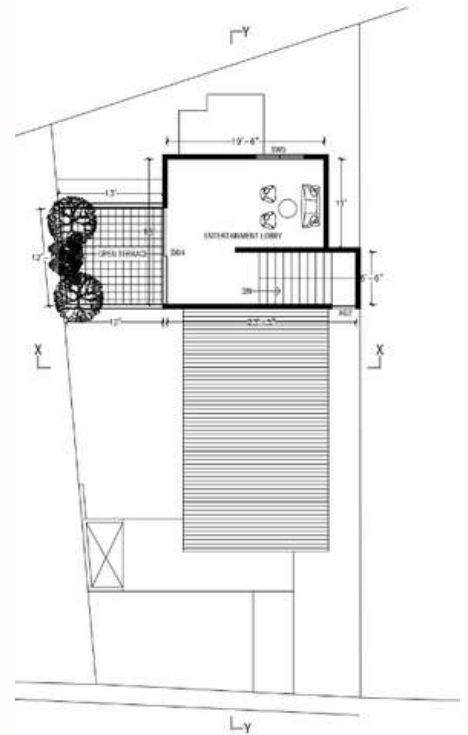
FLOOR PLANS



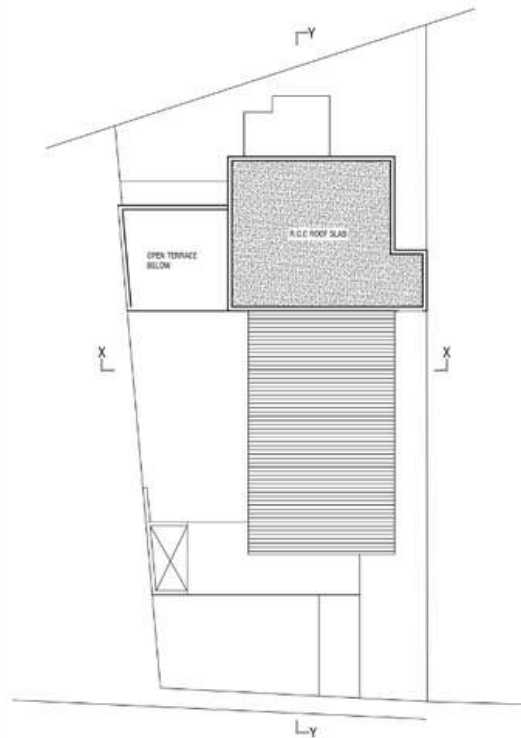
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOFTOP

Specifications

Item	Material	Brand
House Walls	Red Bricks	Generic
Cement	SLS 107/ SLS 1247	Cerified Brand
Steel	SLS 375	Cerified Brand
Sand	River Sand	Generic
Paint	N/A	Nippon/Causway
Floor Tiles	2x4 Tiles	
Balcony Tiles	2x2 Tiles	Rocell
Bathroom Tiles	2x2 Tiles	
Tile Mota	N/A	Tokyo Super
Water Base	N/A	JAT
Kitchen Appliance	Cooker	Beko
	Hob	Beko
	Oven	Hafele
	Commode	Rocell
Bathroom Accessories	Washbasin	Rocell
	Mixer Shower Kit	Rocell
	Switches	Kevilton
	Wiring	Kelani
Electronic Appliances	Fans	KDK
	Solar Hot Water	Solar Therm
	Down Lights	Generic
	Spot Lights	Generic
Light Fittings	Mirror Lamps	Generic
	Pendant Lamps	Generic
	Surface Lights	Generic
	Step Lamps	Generic
	Outdoor Lamps	Generic
	Wood Ceiling	Lunumidella
	Roof Covering	Corrugated Roofing Sheet
Roof		
Doors	Teak	Generic
Windows	Aluminium	Swisstek
Stair Way	Wood	N/A
Roller Gate	N/A	Elcardo
Pipe	N/A	Zlon
Water Tank	N/A	Arpico



Groundworth Realtors

CONTACT US

+94 77 731 3377
realtors@groundworthgroup.com

1112/3A, Level 03
Hasthanayake Building
Pannipitiya Road
Thalangama, Battaramulla
Sri Lanka