



CAPITOL

TWINPEAKS



A SLICE OF LIFE'S  
FINEST TO CALL  
YOUR OWN

—  
IN COLOMBO  
CITY'S TRENDIEST  
NEIGHBOURHOOD



CAPITOL  
TWINPEAKS



# LIFE AT ITS PEAK

An **icon of magnificence** in the growing urban skyline of **Colombo**. Igniting the city from within.

The oceanic city of Colombo, **commercial capital of Sri Lanka** - a blend of old colonial charm, rich heritage and soaring skyscrapers.



**PINNACLES OF LUXURY.  
LINEAR IN FORM.  
CONNECTED IN STYLE.**

Surrounded by triple views of the ocean, **Beira lake** and the city, **Capitol TwinPeaks** is strategically designed to provide as many units with a slice of the expansive skyline.

The spiralling towers breathe life inside and out from its lower ground facilities, podiums and decks, topping off with a magnificent sky lounge at its peak.



## ELEVATED LIVING.

Fronted by an arresting façade, the **182m high interlocking cubic silhouette** is an edgy introduction to form and function.

Envisioned by the **renowned Singaporean firm, P&T Architects**, its cool tones and contrasting textures encase an internal master planning that is intelligent and synergized.

Allocating an impressive ratio between green spaces, communal hotspots and private homes, Capitol TwinPeaks is comparable to none.





**A UNIFIED INVESTMENT  
OF QUALITY LIVING.  
BUSINESS OPPORTUNITIES.  
SUPERIOR RESPITE.**

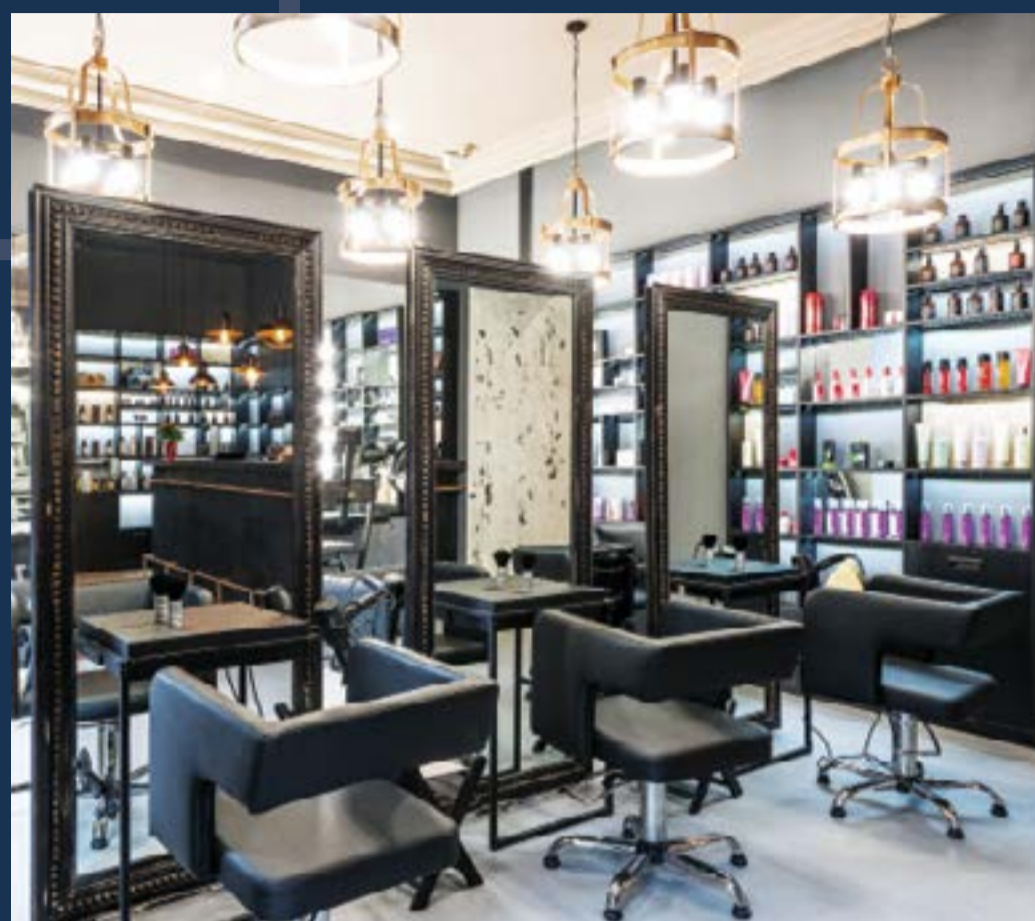
Desirably nestled in the epicenter of Colombo's thriving business centre, convenience and accessibility are merely a given.

Footsteps away from medical services, dining and shopping outlets, places of worship and schools. Landmarks such as Galle Face Green, Viharamahadevi Park, Beira Lake, Colombo Racecourse, Colombo Port City and the World Trade Centre are all in the vicinity. The residences are also well served with great transport networks that link to major highways, the airport and the harbour.



Discover  
a simply **extraordinary**  
lifestyle.

# BE SPOILT **FOR CHOICE** WITH A BEVY OF **FACILITIES**



**Multi-functional lifestyle services** include a concierge service, mini-mart with pharmacy, salon and spa, and laundry collection.



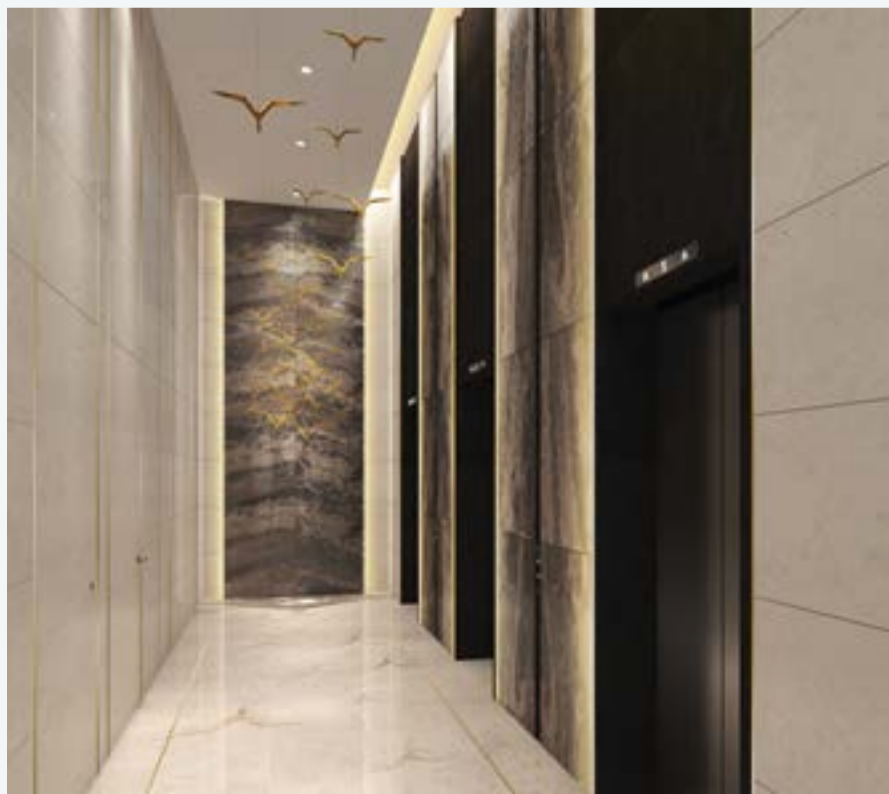
## **Peace of mind matters.**

The urban paradise of Capitol TwinPeaks ensures just that with gated entries and multi-tiered security from ground up.



## LEVEL 1

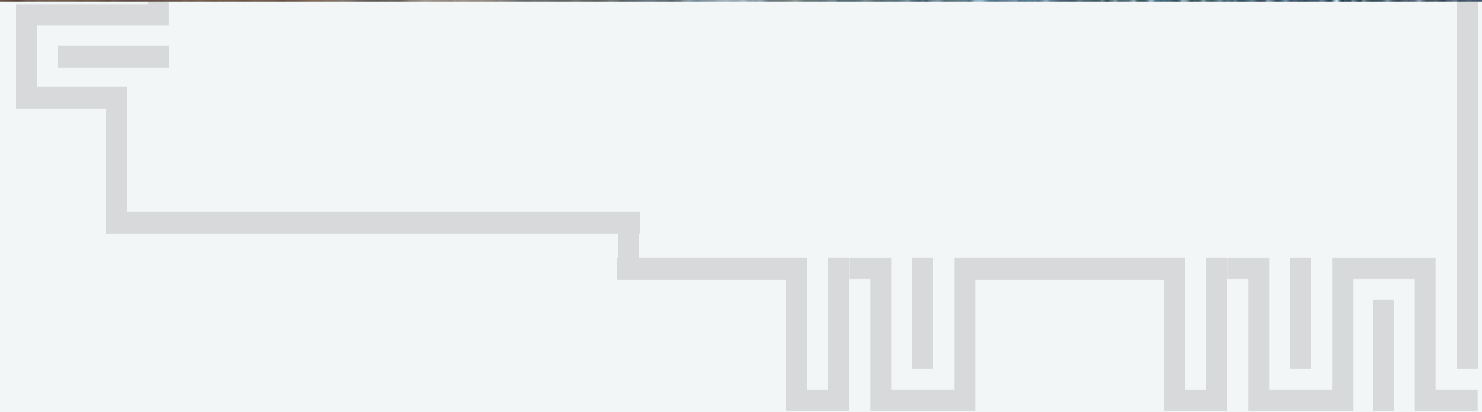
Welcome your guests at the **grand entrance lobby**, complete with a **Peaks cafe** and **concierge services**.





## LEVEL 8

Bask and frolic in privacy at the pool deck that overlooks the infinite skyline, leaving you refreshed, recharged, and revitalized.





### Level 8 Map Legend

- 1. Spa Seat 2. Bubbling Pool 3. 25m Pool 4. Water Bed
- 5. Outdoor Living Room 6. Party Lounge 7. Function Room
- 8. Sensory Garden 9. Alfresco Dining 10. BBQ Pit 11. Chill Out Bar
- 12. Main Pool Deck 13. Aerobic/Dance Studio 14. Kids' Play Area
- 15. Games Room 16. Business Centre 17. Reading Corner 18. Gym



Understanding the need to balance work and wellbeing, Capitol TwinPeaks has created layers of facility decks for every resident to experience.

On level 8, multi-purpose decks, studios, pools, therapeutic gardens, to name a few, give you access to that much needed workout, work space, or quiet space.



**LEVEL 50**

Characterising the Colombo skyline.



# SKY LOUNGE

Indeed, the crowning jewel at the apex of Capitol Twinpeaks, the Sky Lounge is a sight to behold against the backdrop of the panoramic cityscape. Creating a bubble of warmth and comfort, residents can gather for a private soiree right at home on the 50<sup>th</sup> level of the twin towers.



Toast to a night of memorable events on the decks of Capitol TwinPeaks' Sky Lounge. Overlooking the horizon, cocktails by sunset is possibly the best way to close that busy work week.



Residents at Capitol TwinPeaks are nestled right within the metropolis hub of Colombo, yet up and away from the hustle and bustle.

With a sunset bar, roof gardens housing specially chosen plant species, and pockets of indoor and outdoor seating spaces, the sky lounge is indeed the crown jewel of Capitol TwinPeaks.



## Level 50 Map Legend

1. Zen Garden
2. Outdoor Dining
3. Outdoor Bar
4. Private Dining Area



5. Lantern Bridge
6. Skyhill Top Lounge
7. Lantern Court
8. F&B Space
9. Sky Dining
10. Sky Lounge

Creating your own  
piece of sky in the heart  
of the city.

# MEANINGFUL SPACES WITH MODERN SENSIBILITY

Wholesome community  
living starts here.





Urban charm  
in your private abode.

Confidently modern,  
the quintessence of a quality home.



High ceilings, full-glass windows and functional layouts allow for natural light permeation, giving each unit warmth and personal privacy.



With four different unit types to consider, the unique mix suits both couples and multi-generational families. Every home comes furnished with branded sanitary fittings and quality finishes.





With cool, yet earthy tones and marble finishes, the understated palette exudes a polished, elegant character that is sophisticated yet functional to the modern family.



Whip up a storm in the spacious kitchen equipped with quality cabinets and appliances.

Extra storage space concealed throughout the space layout ensures there is always enough to host dinner parties and intimate gatherings with guests.



## SITEPLAN

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>01.</b> Drop Off           | <b>09.</b> Bar Lounge          |
| <b>02.</b> BBQ Area           | <b>10.</b> Outdoor Living Room |
| <b>03.</b> Sky Dining         | <b>11.</b> Pool Deck           |
| <b>04.</b> Gourmet Dining     | <b>12.</b> Lap Pool            |
| <b>05.</b> Sky Lounge         | <b>13.</b> Spa Seat            |
| <b>06.</b> Chill Out Bar      | <b>14.</b> Zen Garden          |
| <b>07.</b> Sky Bridge         | <b>15.</b> Sunset Bar & Dining |
| <b>08.</b> Skyhill Top Lounge | <b>16.</b> Private Dining Area |





## CAPITOL DEVELOPERS

A member of **Sanken** Group

Your home at Capitol TwinPeaks is built on a distinguished reputation and assured of the finest livability, superior quality and design excellence delivered at the promised time.

With our serious commitment to quality and the highest standards, Capitol Developers are renowned for excellence and impressive developments. These includes Capitol Residencies on Dharmapala Mawatha, HR Residencies in Colombo 5, Capitol 7 on Rosmead Place, Capitol Elite on Horton Place, Tulasi Mahal in Jaffna and the Successful City Hotel project Cinnamon Red.

The quality of our products is due to the strong combination of Developer and Contractor. Both these well reputed parties belong to the renowned Sanken Group, which is the leader in Sri Lanka's high-rise construction industry, mainly responsible for changing Colombo's skyline and is famed for landmark projects.

Capitol TwinPeaks will be situated in the epicenter of Colombo in a beautiful location with every imaginable convenience in the vicinity. It is undoubtedly going to be a magnificent place to live in or invest in. You could maximize the potential of your investment by renting it out. You would be privy to a very rare combination of a special location and a prestigious neighbourhood which will enhance the value of your Investment.

Our satisfied clients are our strongest brand ambassadors.

**SPECIFICATIONS**

Foundation	Concrete piles, generally and/or concrete pad footing for lightweight structures	
Superstructure	Cast in-situ reinforced concrete and/or precast concrete and/or prestressed concrete structure	
Walls	External walls	Cast in-situ reinforced concrete walls and/or curtain wall system and/or window system
	Internal walls	Masonry wall (concrete blocks and/or lightweight blocks) and/or precast and/or cast in-situ reinforced concrete
Ceiling	Living, Dining, Kitchen, Bedrooms and Study	Skim coat and/or gypsum plasterboard with emulsion paint
	Bathroom, Powder Room, Balcony, Utility	Skim coat and/or moisture-resistant plasterboard with emulsion paint
Roof	Reinforced concrete flat roof with appropriate heat insulation and waterproofing system	
Finishes	Wall (for Apartments)	Living, Dining, Kitchen, Balcony, Bedroom, Study and Utility – Plaster and/or skim coat (where applicable) with emulsion paint
		Master Bathroom – Porcelain tile and/or smooth plastered surface with emulsion paint
		Common Bathroom / Powder Room - Porcelain tile and/or smooth plastered surface with emulsion paint
		Kitchen, Yard, Balcony – Selected tiles and/or plaster and/or skim coat with emulsion paint up to false ceiling height and exposed surfaces only
	Wall (for Common Areas)	Lift Lobbies at Ground, Podium Deck and Roof Top – Selected porcelain tile and/or stone and/or plaster and/or skim coat with emulsion paint
		Typical Storey – Plaster and/or skim coat with emulsion paint finish
		Staircase – Plaster and/or skim coat with emulsion paint finish
	Floor (for Apartments)	External walls – Plaster and/or skim coat with exterior paint finish
		Living, Dining, Kitchen – Marble-looking porcelain tile with tile skirting and/or timber skirting
		Master Bedroom, Other Bedrooms and Study Rooms – Engineered timber flooring and/or porcelain tile
Floor (for Common Areas)	Master Bathroom, Common Bathrooms, Powder Room, Balcony, Yard – Non-slip porcelain tiles	
	Lobbies at Ground, Podium Deck and Roof Top – Granite or marble flooring and/or marble-looking porcelain tile	
	Lobbies and Corridor at typical floors – Porcelain tiles	
	Car Park Areas – Concrete power trowel and/or raked concrete finish	
Windows	General	Aluminum-framed windows and/or curtain walling with clear and/or tinted glasses
	Doors (Apartments)	Fire-rated timber door
Doors (Apartments)	Bedrooms and Bathrooms	Timber doors
	Balcony and Yard	Aluminum-framed door with glazing
	Utility	Timber door and/or aluminum door
	Selected locksets and ironmongery to doors	
	Sanitary Wares and Fittings	Master Bathroom and Common Bathroom
Powder Room		Water closet, wash basin, basin mixer, paper holder and towel holder, bidet
Electrical Installation	All electrical wirings are concealed wherever possible except for electrical wiring in conduits/trunking/cable tray exposed above false ceiling and above distribution board.	
	Refer to Electrical Schedule for detail	

Electrical Schedule	Description \ Unit Type	Type – 2BR	Type – 3BR	Type – Combined Units
	Lighting points	20	26	44
	Power point	14	19	34
	Television point	2	2	3
	Telephone point	2	2	2
	Data point	2	2	3
	Bell point	1	1	1
	Intercom	1	1	1
	Fan points	5	6	8
Lightning Protection	Lightning protection system shall be provided in accordance with IEC 62305:2006 and BS EN 62305			
Painting	External walls	Exterior paint to designated areas		
	Internal walls	Emulsion paint		
Waterproofing	Waterproofing shall be provided at basement levels, Bathrooms, Powder rooms, Yard, Common Area Planters, Swimming Pools, Roof Deck and Landscape Decks.			
Recreation Facilities	Spa & Salon			
	Mini Mart with integrated Pharmacy			
	Coffee Shop			
	Laundry Collection Point			
	Swimming Pool & Kids Pool			
	Party Deck by the poolside			
	Reading Corner with spaces for reading, discussions and internet browsing			
	Steam Rooms			
	BBQ Pavilion			
	Outdoor Dining			
	Gym			
	Aerobic Studio and Yoga Pavilion			
	Games Room			
	Function Room			
	Kids Play Area			
	Business Centre			
Lush Greenery				
Party Lounge				
Sky Lounge & Sky Garden				
Chill-Out Bar				
Sky Bridge				
Other Items	Kitchen Cabinets	High and low cabinets with solid work top provided to all Kitchens		
	Kitchen Appliances	Cooker hood and hob, and stainless steel sink with mixer		
	Air-Conditioning	Ducted air-conditioning system to Living and Dining		
		Single/multi-split air-conditioning system to all Bedrooms		
	Security	24-hour CCTV surveillance in common areas		
	Central gas system for apartment units			
Standby generator power				
Passenger & Service Elevators				
Vehicle Parking Facilities	For two-bedroom and three-bedroom apartments – 1 Parking Slot			
	Combined Apartment Units – 2 Parking Slots			



DESIGNED FOR  
LIVEABILITY,  
BUILT WITH  
COMMITMENT

For Enquiry:

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