



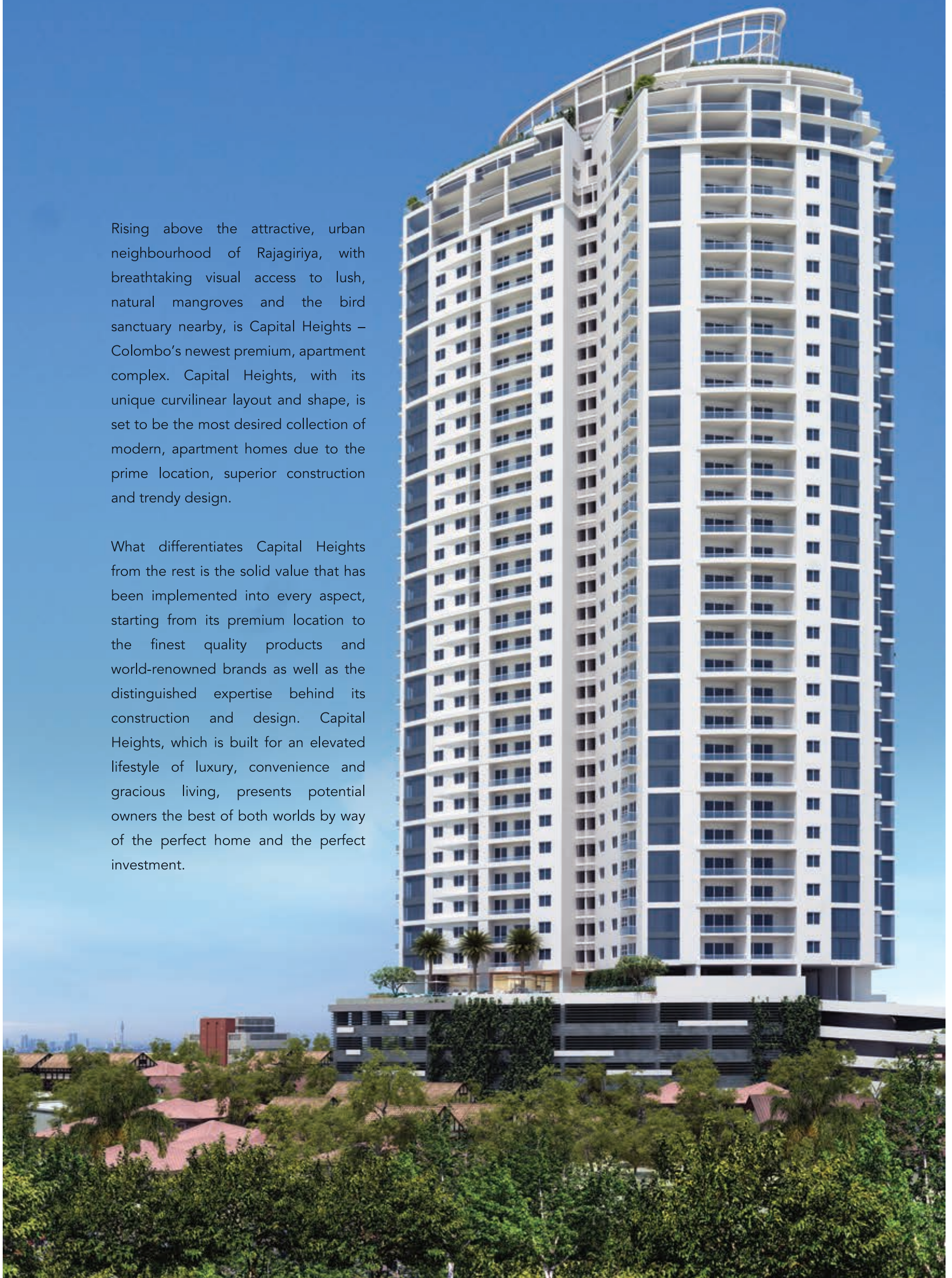
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An Access Engineering PLC Venture

Rising above the attractive, urban neighbourhood of Rajagiriya, with breathtaking visual access to lush, natural mangroves and the bird sanctuary nearby, is Capital Heights – Colombo's newest premium, apartment complex. Capital Heights, with its unique curvilinear layout and shape, is set to be the most desired collection of modern, apartment homes due to the prime location, superior construction and trendy design.

What differentiates Capital Heights from the rest is the solid value that has been implemented into every aspect, starting from its premium location to the finest quality products and world-renowned brands as well as the distinguished expertise behind its construction and design. Capital Heights, which is built for an elevated lifestyle of luxury, convenience and gracious living, presents potential owners the best of both worlds by way of the perfect home and the perfect investment.





AN EXQUISITE HOME



A SUPERLATIVE INVESTMENT

Make your home, your life's greatest investment. Capital Heights Rajagiriya now presents the perfect opportunity to make the perfect investment at an exclusive address in what is set to be one of Colombo's most desired suburbs.

Discover pure value in every aspect of this awe-inspiring residential apartment project, from its quintessential location to its state-of-the-art architecture, magnificent design and spellbinding interiors.



All images are for the purpose of illustration only and are not an exact representation. Furniture and extras will not be provided with the apartment.

A woman and a child are seen from behind, swimming in an infinity pool. The pool's edge is perfectly aligned with the horizon of a dense city skyline, creating the illusion that the water extends to the city. The sky is a pale blue with soft, wispy clouds. In the foreground, the water of the pool is a deep blue with gentle ripples. A faint, light blue line graph is overlaid on the left side of the image, showing an upward trend. The text 'CAPITAL HEIGHTS - INVEST TODAY. REAP REWARDS FOREVER' is written in a clean, sans-serif font in the lower-left quadrant.

CAPITAL HEIGHTS -
INVEST TODAY.
REAP REWARDS FOREVER

Capital Heights is a unique and unparalleled real estate venture by Access Engineering PLC – one of Sri Lanka's top-end, blue chip companies with portfolios of world-class standards and numerous successful

real estate and engineering projects. Comprising 242 elite apartments that adds prestige and value to everyday life, Capital Heights is so much more than a highly residential apartment complex.



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SRI LANKA -
THE EMERGING HUB
OF THE FUTURE

Sri Lanka, a land blessed with thousands of years of rich history, now proudly faces a prosperous future as South Asia's next emerging economy. With its geographically perfect location in the Indian Ocean, Sri Lanka is set to be South Asia's next, major, global logistics hub, with its doors wide open for trade,

investment, communications and financial services. This development offers great potential for overseas investors to reap the rewards of this island nation's promising future.



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RAJAGIRIYA -
COLOMBO'S MOST
DESIRED SUBURB

A beautiful location instantly uplifts the value and the look of your home. Capital Heights, is scenically located on Buthgamuwa Road, in the quiet but steadily developing residential town of Rajagiriya, which is a part of Sri Jayawardenepura Kotte, the administrative capital of Sri Lanka.

Rajagiriya has recently been transformed into a beautiful 'lake city' replete with quiet, cozy neighbourhoods, landscaped parks, serene waterways and a natural bird sanctuary. Capital Heights has the privilege of these peaceful surroundings that belie its close proximity to the city.



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VALUE - ADDED FEATURES

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- 242 exquisitely designed homes complete with all amenities and comforts.
- 2 BR & 3 BR Apartments and 10 Penthouses.
- Breathtaking views of the city, Waters Edge and a bird sanctuary.
- Just 3km from Colombo – 10-15 minutes to the city.
- A beautiful, picturesque location close to natural surroundings.
- Large infinity swimming pool, separate kids' pool and pool deck overlooking the lake.
- Fully equipped gym & fitness centre, with changing rooms.
- Function room for all residents on the 5th level (Podium Level).
- Sky Garden & Roof Terrace on the 40th level, with a stunning 360° view.
- Grand entrance foyer, spacious reception lobby and waiting lounge.
- Management Corporation Office.
- Decorative elevator lobby.

- 03 x 15 passenger high-speed elevators, including service elevator/ fireman's elevator.
- Garbage storage room per floor and garbage elevator.
- Mechanical plants such as sewer treatment plant, water storage tanks, pumps, solid waste unit, generator for standby electricity, transformer, central gas supply, furniture ramp, stretcher elevator access to lobby, building management system, etc.
- Multi split air conditioning.
- Maid's quarters with attached toilet.
- Utility Entrance
- Ground, 02 Mezzanines and four dedicated levels for parking.
- Car parking space for each unit.
- Disabled-friendly parking.
- Parking area for visitors.



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ACCESS ENGINEERING PLC

Access Engineering PLC is one of the foremost entities in the Civil Engineering and Construction industry in Sri Lanka. The company was incorporated as a Public Limited Liability Company and has received accreditation from the National Construction Association of Sri Lanka (NCASL) as one of the country's foremost, specialist contractors. Access Engineering PLC was established in the year 2001 and is one of the foremost entities in the Civil Engineering and Construction Industry in Sri Lanka.

The company has been the force behind many multidisciplinary infrastructure projects across the country. The company's areas of expertise span across residential developments, bridges and flyovers, roads and highways, harbors, water treatment plants and water supply projects, land drainage and irrigation schemes and telecommunication infrastructure projects. With a track record of over 100 major projects, Access Engineering PLC is a premier Civil Engineering firm listed in the Colombo Stock Exchange.



Construction of metal arched bridge by Access Engineering PLC



VALUE IN EVERY ASPECT

Indulgence Backed by Expertise

The best raw materials in the world must end up in the right hands for something truly magical to materialise; and that's why Access Projects (Pvt) Ltd with a reputation for construction and design in Sri Lanka, renowned for interior design sophistication in several large-scale projects, have Partnered

together with the China State Construction Engineering Corporation Ltd. The China State Construction Engineering Corporation is one of the largest property developers in China and is ranked 24th among Fortune 500 companies worldwide..



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Live, grow and be surrounded by beauty that's all your own. We believe in creating well laid out living spaces that are comfortable, beautiful, spacious and a joy to live in. Our expert designers have gone all

out and made maximum use of the stunning views all around along with natural light and ventilation. All you do is inhale peace of mind and surround yourself with beauty and elegance in this breathtaking place you call, home.



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Capital Heights is strategically located close to important places and institutions, offering convenience to residents.

The Parliament of Sri Lanka.
Overseas School of Colombo.
Gateway College Colombo
Water's Edge Hotel and Convention Centre.

Sports ground with well-turfed walkways, playgrounds and recreational areas.
Diyatha Uyana - Water Sports & Leisure Park Centre.
State administrative complexes.
Religious places.
Restaurants, cafes and shopping malls, such as, McDonalds, Pizza Hut, Burger King,
Beverly Street, Fashion Bug, Odel, Hameedias and much more.



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6 Spacious Elevators
10ft driveway
Ample car parking
Hot water
Provision for closet space

Air conditioning
Telephone security system
Balcony
Large terrace space
Drying yard

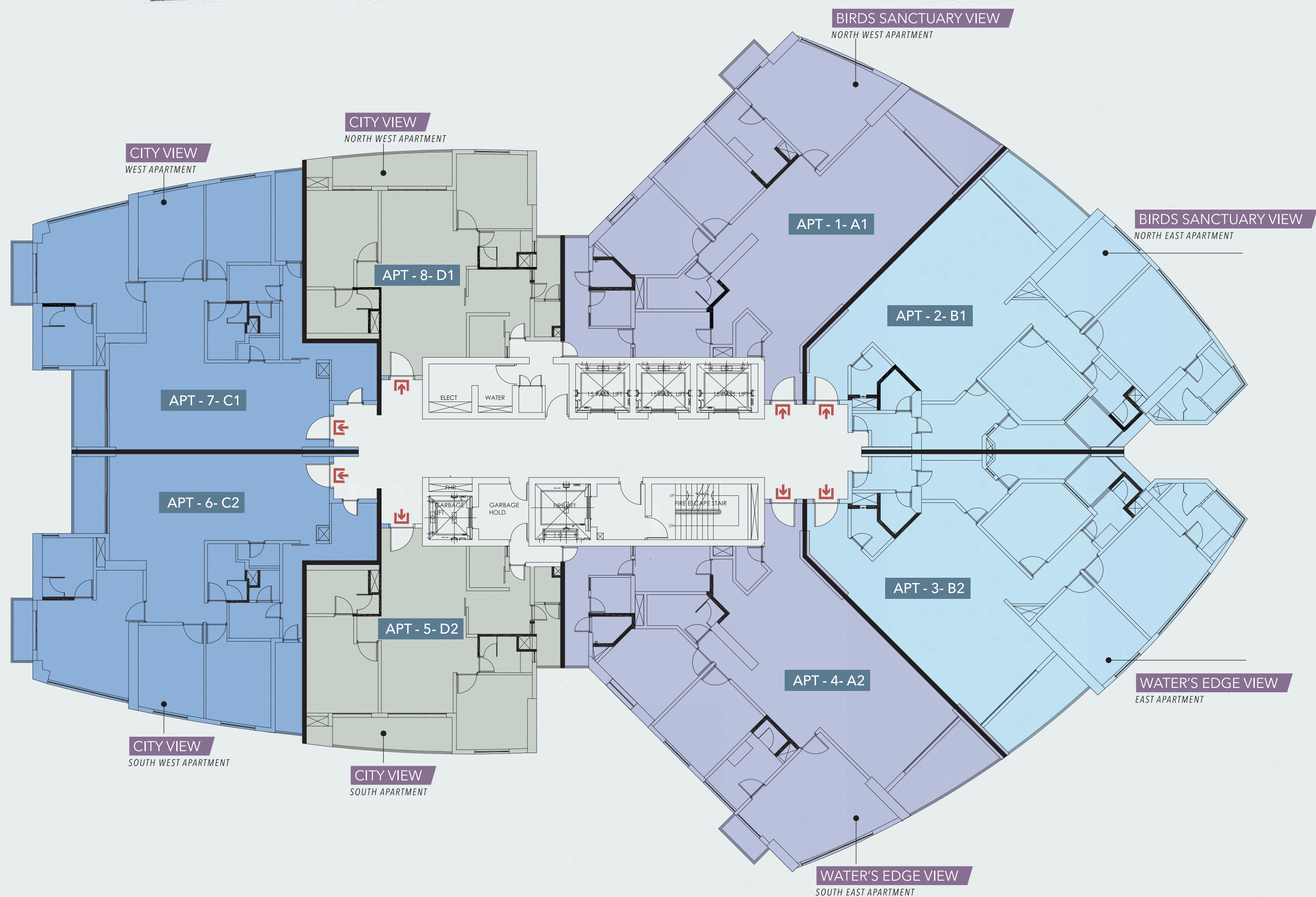
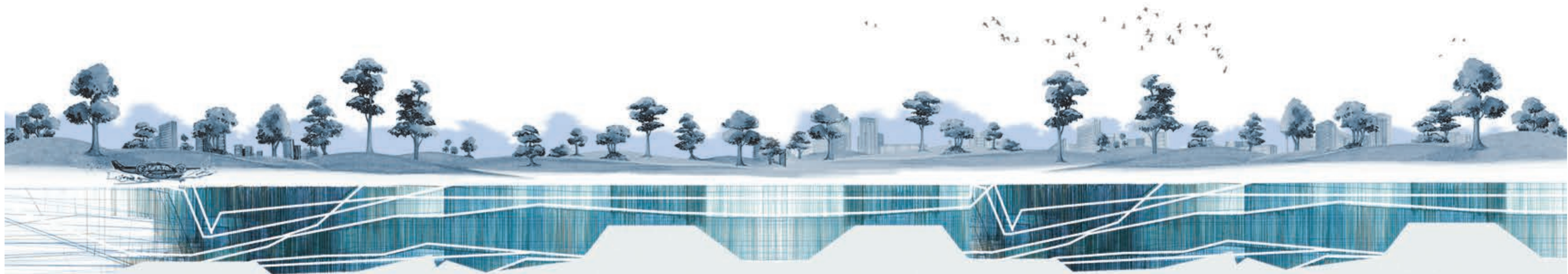


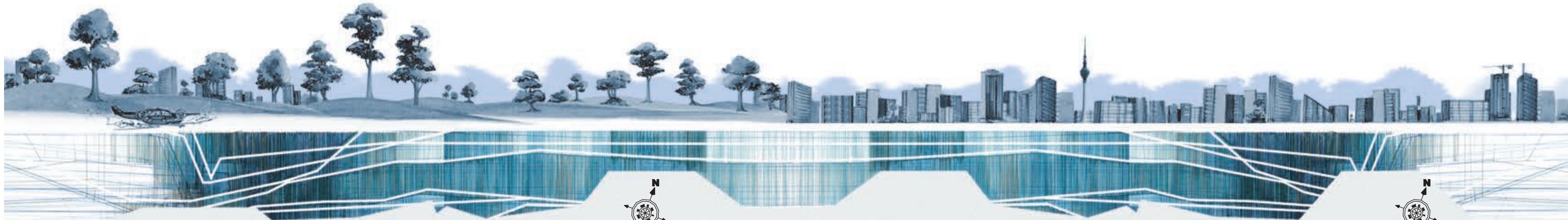
"Owning a home
is a keystone of wealth...
both financial affluence
and emotional security"

SUZE ORMAN - Writer & Financial Advisor



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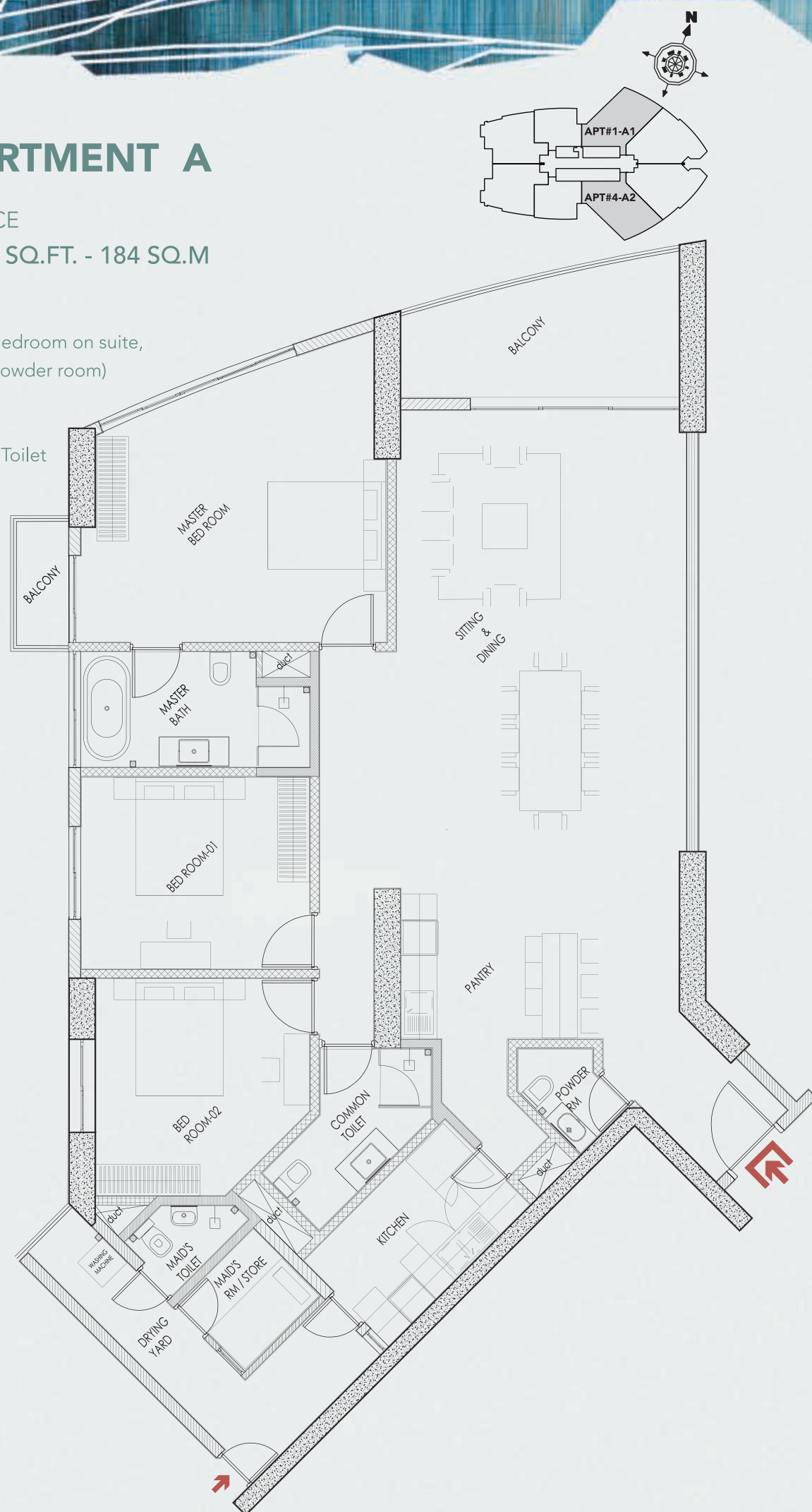
TYPE - APARTMENT A



MAIN ENTRANCE

1. Type A – 1980.58 SQ.FT. - 184 SQ.M

- Living/Dining
- 3 Bedrooms
- 3 Bathrooms (Master Bedroom on suite,
1 Common toilet & 1 Powder room)
- Pantry
- Kitchen
- Maid's Room & Maid's Toilet
- Terrace
- Balcony
- Drying Yard



TYPE - APARTMENT B

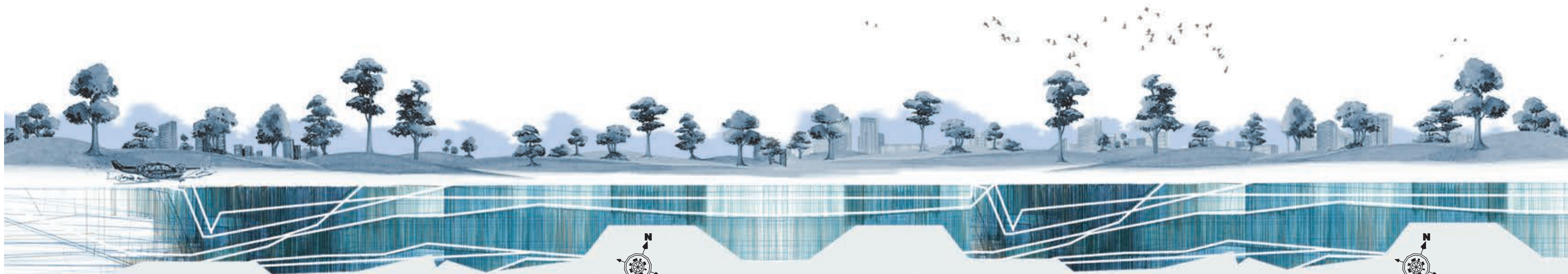


MAIN ENTRANCE

2. Type B – 1872.94 SQ.FT. - 174 SQ.M

- Living/Dining
- 3 Bedrooms
- 3 Bathrooms (Master Bedroom on suite,
1 Common toilet & 1 Powder room)
- Pantry
- Kitchen
- Maid's Room & Maid's Toilet
- Terrace
- Drying Yard
- Court Yard





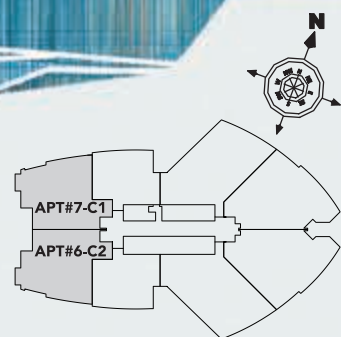
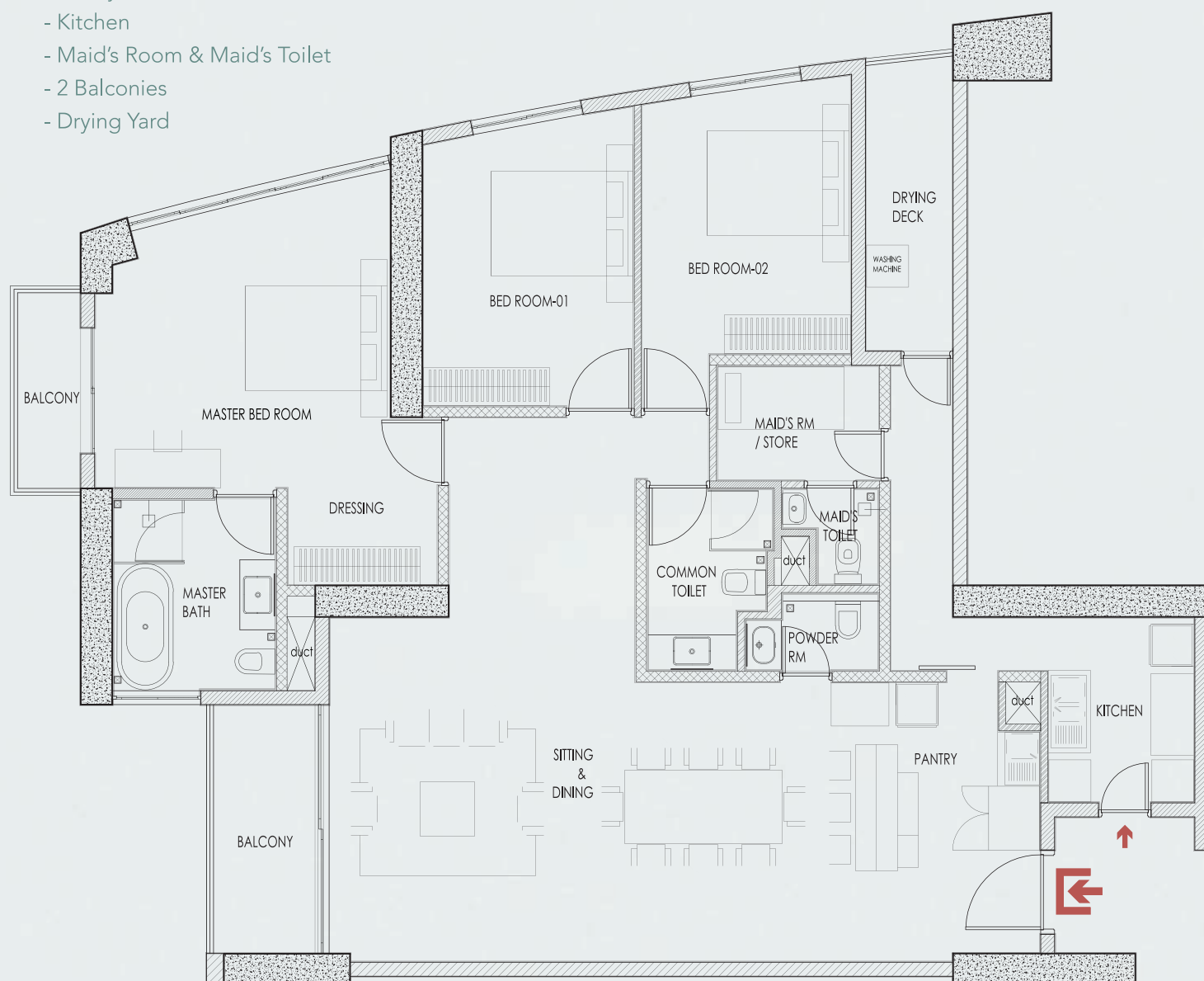
TYPE - APARTMENT C



MAIN ENTRANCE

3. Type C – 1679.18 SQ.FT. - 156 SQ.M.

- Living/Dining
- 3 Bedrooms
- 3 Bathrooms (Master Bedroom on suite,
1 Common toilet & 1 Powder room)
- Pantry
- Kitchen
- Maid's Room & Maid's Toilet
- 2 Balconies
- Drying Yard



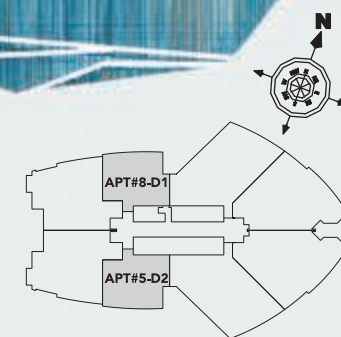
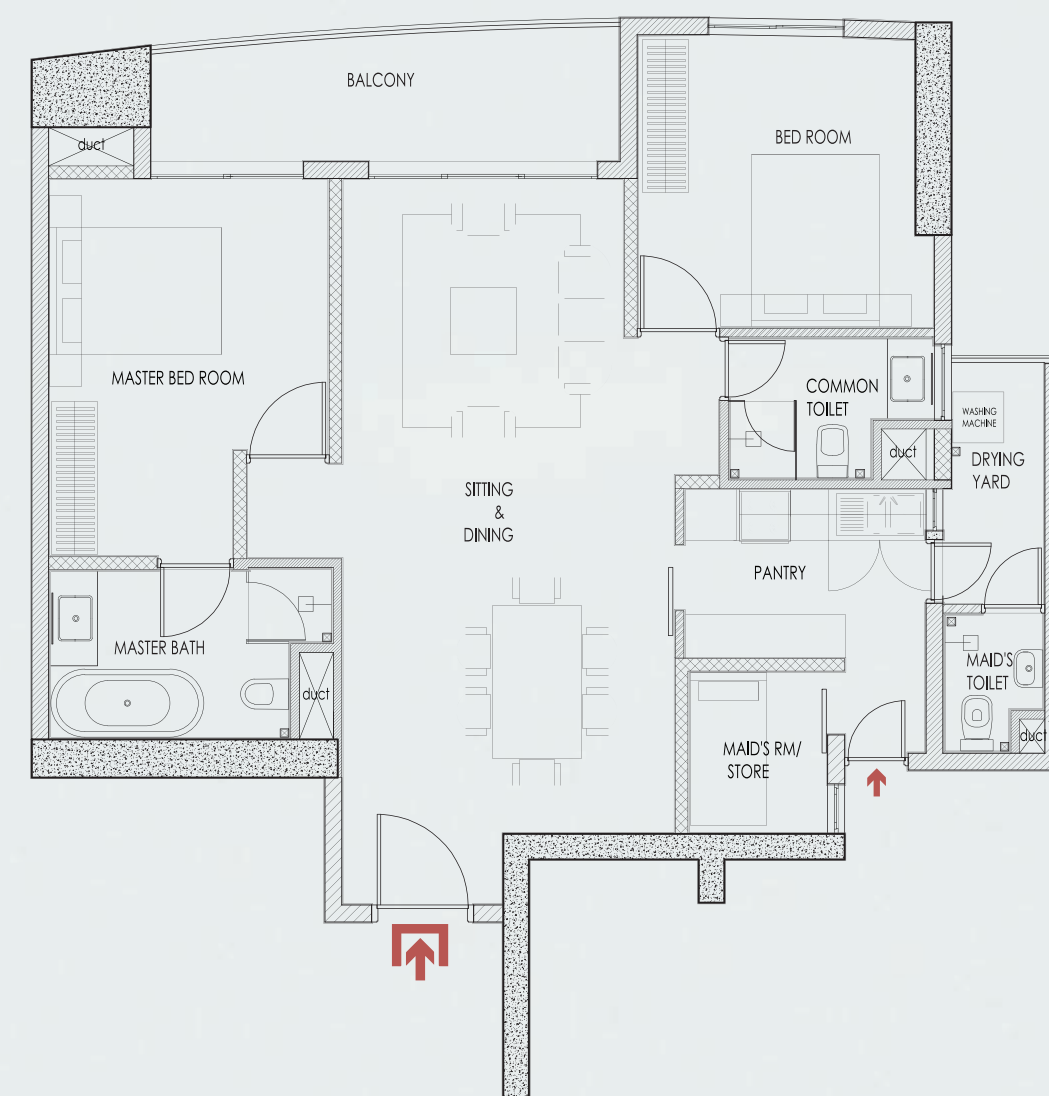
TYPE - APARTMENT D



MAIN ENTRANCE

4. Type D – 1108.69 SQ.FT. - 103 SQ.M

- Living/Dinning
- 2 Bedrooms
- 2 Bathrooms (Master Bedroom on suite,
1 Common toilet)
- Pantry
- Kitchen
- Maid's Room & Maid's Toilet
- Terrace
- Drying Yard

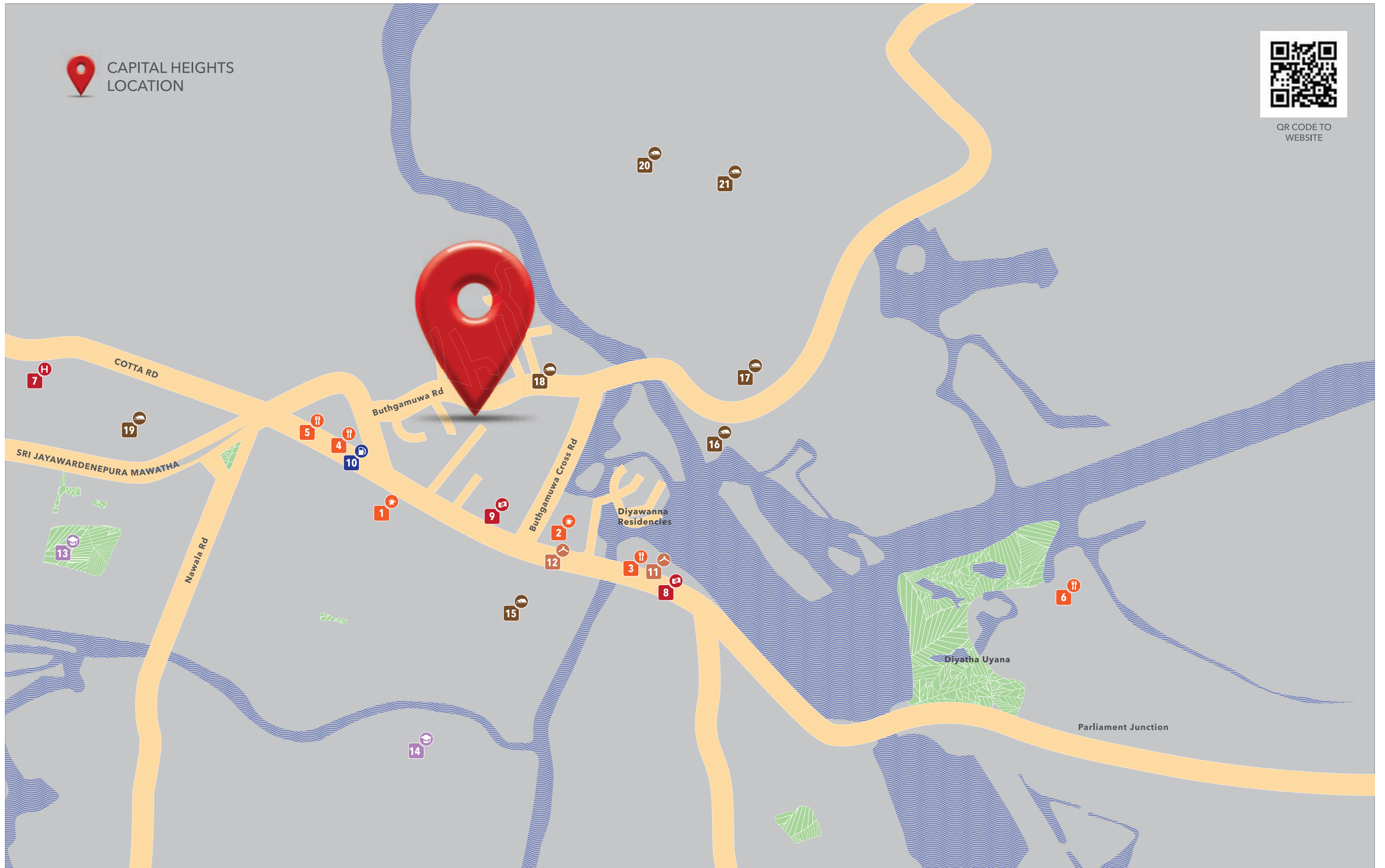




CAPITAL HEIGHTS LOCATION



QR CODE TO
WEBSITE



CAFES

- 1 BREADTALK
- 2 CAFE BEVERLY



RESTAURANTS

- 3 KFC
- 4 PIZZA HUT
- 5 KOREAN BARBECUE KBQ
- 6 WATER'S EDGE



HOSPITALS

- 7 CHILD EYE



BANKS

- 8 NDB BANK
- 9 HSBC GLOBAL SERVICE CENTER COLOMBO



UTILITIES

- 10 RAJAGIRIYA FILLING STATION



SHOPPING

- 11 HAMEEDIA
- 12 BEVERLY STREET



SCHOOLS

- 13 PRESIDENT'S COLLEGE
- 14 GATEWAY COLLEGE



ESTABLISHMENTS

- 15 AMW WORKSHOP & SERVICE COMPLEX
- 16 FAIRWAY RESIDENCIES
- 17 THE ELEMENTS
- 18 NIPPON PAINT LANKA
- 19 DEPARTMENT OF OFFICIAL LANGUAGES
- 20 FAIRMOUNT APARTMENTS
- 21 SKY GARDENS

EXEMPTION CLAUSE

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