



ROCK RESIDENCIES (PVT) LTD.

mbo.



cies@gmail.com



13 100 983 | 113 169 488 | 113 146 050 | 112 131 765



42, Vivekananda Road,
Colombo - 06.

A project by:



What do we do?



We, ROCK RESIDENCIES (PVT) LTD, pride our selves on our refreshing and creative approach in every project to build high level client satisfaction by offering them the best homes.

Our proud brand name BLUE HILL RESIDENCES are designed by renowned Sri Lankan architects to confirm to international standards, using premium quality building materials and the best practice construction to deliver outstanding living spaces, Maximum priority has been given to views and also to fresh air circulations. Strategically - Located, they will give you a lifetime of pleasure.

As greater demands are being placed nowadays on the high quality delivered with tighter deadlines, We , Rock group are ready to face any challenges since we have highly professional, experienced staff and latest technology. Our group commits to deliver the highest quality, affordobale products according to the current architectural trends.

We are looking forward to entertain residents who value state of the art living in a contemporary setting with modern amenities.

We are looking forward to entertain residents by providing personalized services to suit every fantasies of luxury lifestyles.

We are confident that clients will respond to the new line of designer style homes and the ambience of our newest project as we meet all the criteria of the discerning oner or investor. Our clients already want to reserve apartemts in this architectural marvel so we don't want you to miss out !

COMPLETED PROJECTS



28, Frazer Avenue, Dehiwala



20, Initium Road, Dehiwala



52, Galle Road, Dehiwala

Welcome to.....



We, Rock Group welcomes you to an Original and inspiring development of contemporary luxurious apartments that will redefine your living standards and lifestyle.

This will be an exceptionally designed complex, comprising 10 stories with 24 luxurious apartment units. There is an alluring combination of three and four bedroom apartments (with seperate maid room and shower). Private balconies are standard in all apartments; giving the occupants an opportunity to capture mesmerizing views of Indian Ocean and the Colombo city.

Taking a bird-eye view of the floors, each typical floor has two units per floor with a moderate mix of Emerald & Sapphire categories, which consists of three bedrooms and a maid room with a seperate private shower. Also we offer customizable variations of Diamond, Crystal, Topaz and Opal categories too to accommodate the needs and preferences of our valuable clients, as we are ready to provide residents a comfortable luxurious lifestyle at reasonable values.

Our Blue Hills apartments are an epitome of luxury living coupled with safe living. Every home at Blue Hills is a testament of refined taste.

Live in a star class perfection. Celebrate luxury, class and sophistication each and every day.



ONGOING PROJECTS

28, Mary's Road, Colombo - 04.

22, Initium Road, Dehiwala.

42, Vivekananda Road, Colombo - 06.

Location

Matters....



Colombo is a multi cultural city and capital of this beautiful Island. There is always something to stimulate the sense. The city's possibilities are endless.

Our Blue Hills Residencies apartment is situated in the prestigious part of Colombo. It enjoys the excellent connectivity & social infrastructure making life absolutely comfortable for all residents.

We offer convenient accommodation not only minutes from popular schools, Banks, Local amenities, Hospitals, Fashion stores & Shopping centers but also in the vicinity of major circulation links such as Galle Road & Marine Drive.

Amenities around Blue Hills are superlative.

Places Near Us....

HOTELS

- Hotel Sapphire
- Global Towers Hotel
- Omega Regency
- OZO Hotel

CINEMA

- Majestic Ciniplex
- Savoy 3D Cinema
- Savoy Premiere
- Eros

BANKS

- Seylan
- Peoples
- PABC
- BOC
- Commercial
- Samph
- Standard Chartered
- HSBC
- Union

SCHOOLS

- St.Peters College
- Colombo Hondu College
- Muslim Ladies College
- Holy Family Convent
- Ramanathan Hindu Ladies College
- Hindu Ladies College

SUPER MARKETS

- Cargills
- Laugfs
- Arpico
- DAMRO

FAST FOOD

- KFC
- Pizza Hut
- Barista
- Chinese Dragon Cafe
- Yaal Restarant

HOSPITALS

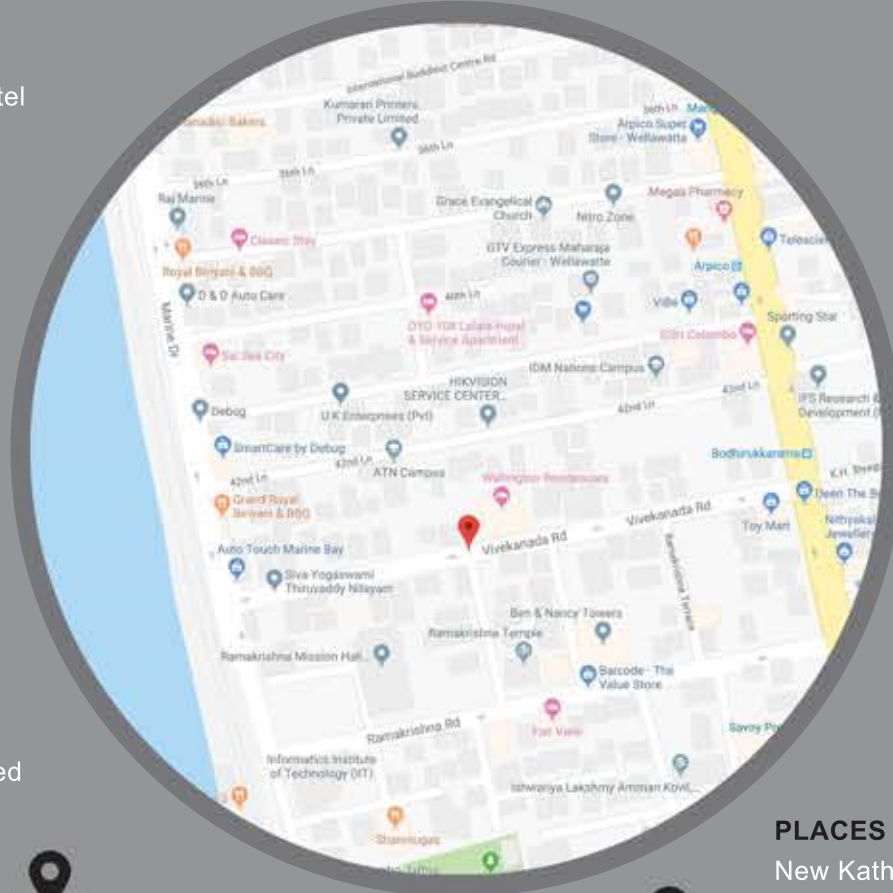
- Delmon Hospital
- Royal Hospital
- Asiri Hospital
- Lanka Hospital
- Durdans hospital

SHOPPING

- Majestic City
- ODEL
- Hameedia
- No Limit
- 7 Stories
- Romafour

PLACES OF WORSHIP

- New Kathiresan Kovil
- Vajira Pilliyar Kovil
- Sri Manikka Vinayagar Kovil
- St.Pauls Church
- St.Marys Church
- Sri Vajiraramaya Buddist Temple
- Wellawatte Jumma Mosque



Our Project Team



Architects:
Design Team (Pvt) Ltd.

Structural Engineer:
Eng. D.T.Rajasekaran
B.Sc (Eng) PG Dip (Struc), C.Eng.MIE(SL), MSSE(SI)

3D Visualisation :
Real Motions (Pvt) Ltd.



Blue Hills offers 24 uniquely conceptualised apartments spread across 8 floors, to suit your lifestyle's needs.

UNIT - A

1465 sq.ft



Master Bedroom
12'0 x 15'3

Bedroom 01
12'1 x 11'

Bedroom 02
11'1 x 12'1

Living & Dining
25'6 x 12'3

Kitchen
12'0 x 9'0

Common Bathroom
8'0 x 6'0

Attached Bathroom
12'0 x 4'3

UNIT - A

1465 sq.ft



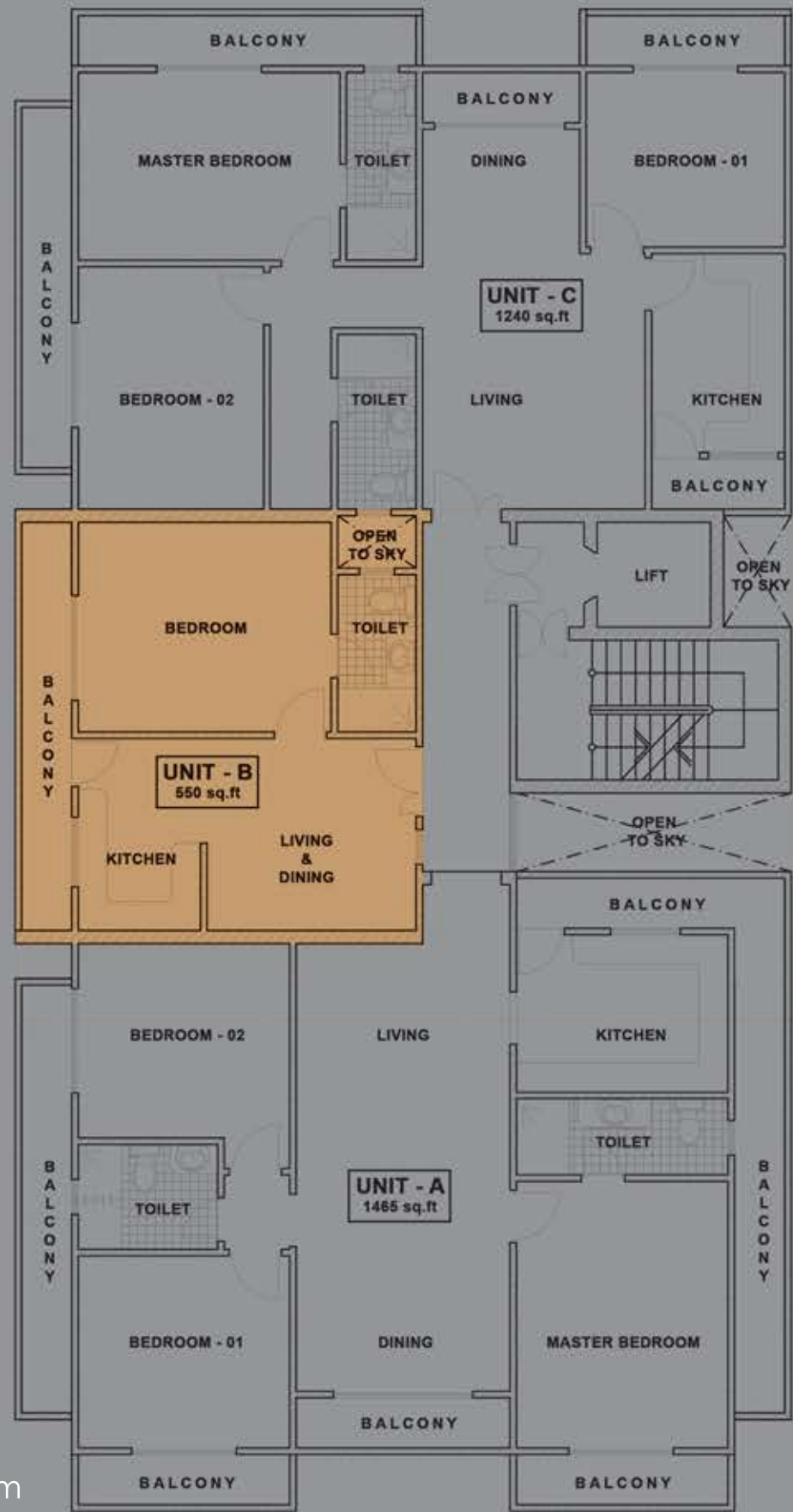
Features

Three Bedroom Unit

- Master Bedroom with Attached Bathroom
- Two Bedroom with Common Bathroom
- Living and Dining Room
- Pantry and Kitchen

UNIT - B

550 sq.ft



Bedroom
12'0 x 14'6

Living
11'11 x 11'0

Kitchen
7'0 x 11'0

Attached Bathroom
4'6 x 9'0

UNIT - B

550 sq.ft



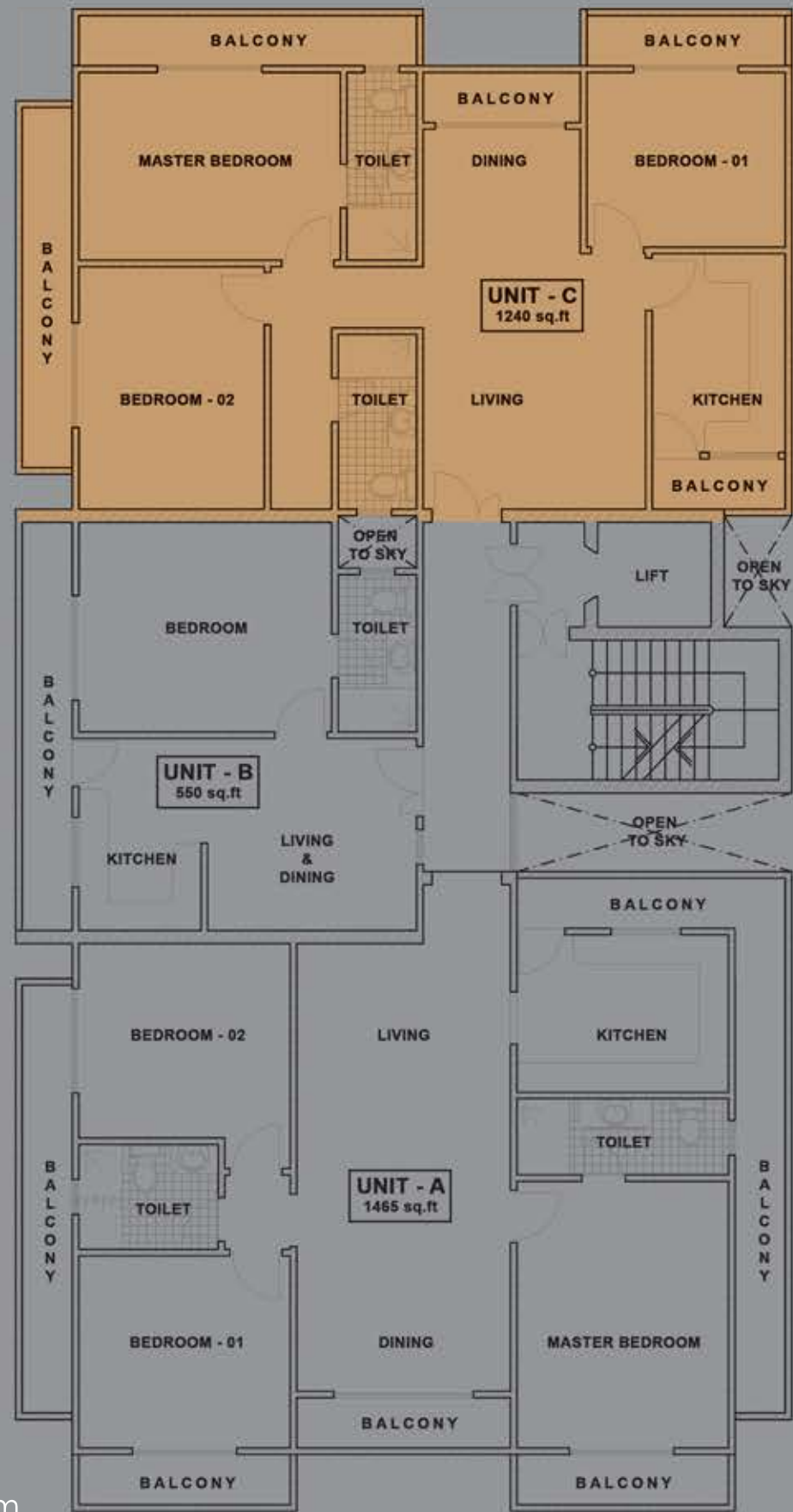
Features

One Bedroom Unit

- Bedroom with Attached Bathroom
- Living and Dining Room
- Pantry and Kitchen

UNIT - C

1240 sq.ft



Master Bedroom
15'0 x 10'9

Bedroom 01
11'1 x 10'0

Bedroom 02
10'7 x 13'10

Living & Dining
12'9 x 21'3

Kitchen
7'3 x 11'3

Common Bathroom
4'6 x 10'0

Attached Bathroom
10'9 x 4'0

UNIT - C

1240 sq.ft

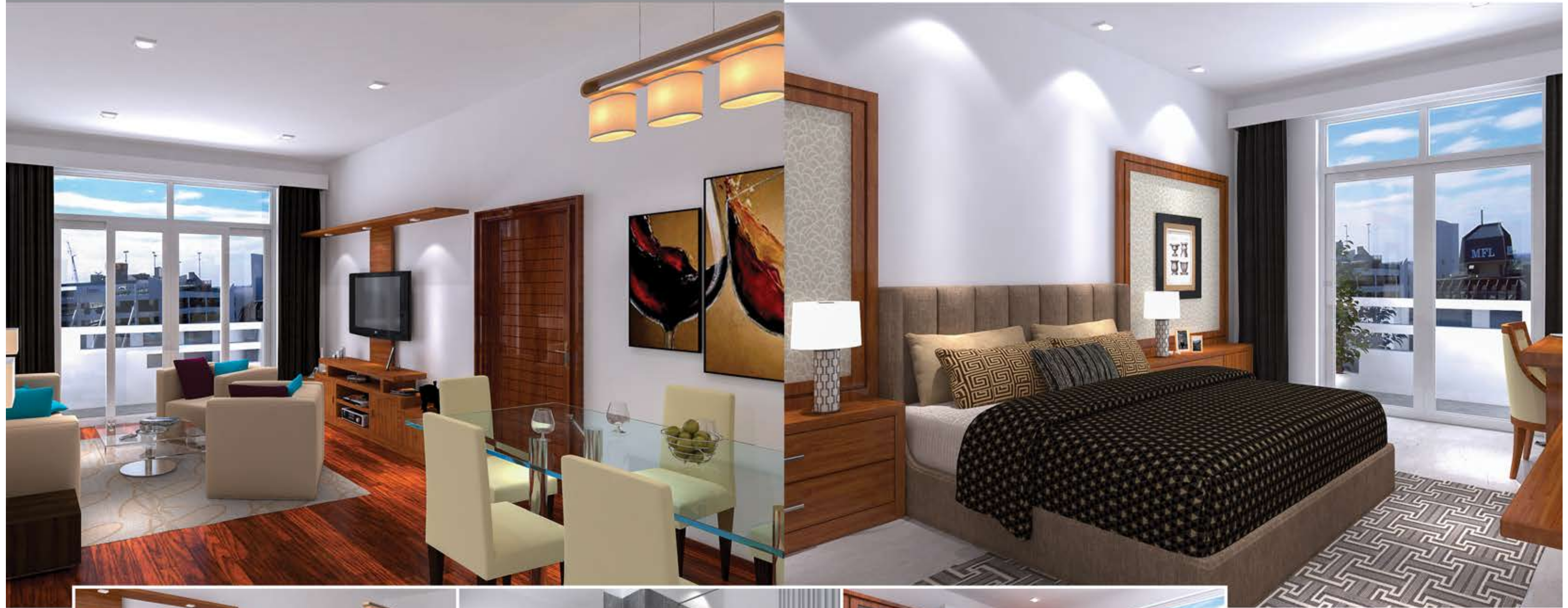


Features

Three Bedroom Unit

- Master Bedroom with Attached Bathroom
- Two Bedroom with Common Bathroom
- Living and Dining Room
- Pantry and Kitchen

“Owning a home
is a keystone of Wealth,
both financial affluence and emotional security”



Blue Hills is nothing short of a statement, Grace, Majesty opulence and style evident in every aspect

Roof Terrace



Car Park



Features

- Dedicated parking for each apartment in a 2 level car park
- Three phase electricity supply for each unit
- Standby electrical power backup generator
- High speed elevator servicing all levels up to roof top & staircase facility
- Air condition provision for all rooms
- Hot water provision for all Bathrooms
- Intercom & provisions for telephone facilities
- Living, Dining & Bedrooms are with private balconies
- Party facilities at rooftop level
- Safe lightning arrester system
- Fire protection according to Fire dept. requirements
- Air- Condition garbage area (Ground floor) as per CMC regulations
- Security hut at ground floor level & 24-Hour security with full CCTV coverage
- CableTV and Telephone out lets in Hall & Master Bedroom



FLOORING

Imported Polished porcelain tiles flooring in living & all bedrooms
(Upgradable to Solid timber flooring subject to additional cost)
Tiling for roof top and car park

WALL

Skim coat application with five coat paint finish

Kitchen

PANTRY

Built in European style Teak pantry cupboard with Granite finished top.
it consists of wall-mounted cupboard and floor cupboard with drawer

KITCHEN SINK & FAUCET

Stainless steel single bowel sink
Stainless steel tap

KITCHEN APPLIANCES

Cooker hob with electric burners and gas burners (Optional)
Cooker hood, Pantry walls with Porcelain glazed tiles

JOINERY

High quality solid timber (Teak) designed panel doors

Rust free powder coated 100mm sectional aluminium glazed windows

BATHROOM & TOILET

Floor	Porcelain matt-finish tiles
Wall	Porcelain glazed wall tiles
Door	Wooden Door (Water resistant)
Switch & Sockets	Shaving sockets, gang switch

Stylish Washbasin and mixture tap

Single lever shower mixer with rain shower and telephone shower

Hand bid spray

Close couple Water Closet

Stainless Steel towel rack, soap holder, tumbler holder, toilet paper holder,
robe hook, shaving mirror with light, stainless steel floor gully

LIGHT FIXTURE

LIGHTS

Standard ceiling mounted and Wall mounted LED tube lights
pendant light or Ceiling fans

SWITCH & SOCKET

Premium quality electrical switches,
Universal sockets, Cable TV Socket outlet, telephone socket outlet,
fiber broadband data socket outlet

Specifications