



No. 245/1, Galle road, ( Hill House Garden) Dehiwala.





# The Company

Rock Constructions - What we do



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

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

As greater demands are being placed nowadays on the highest quality delivered with tighter deadlines, We, Rock Group are ready to face any challenges since we have highly professional, experienced staff and the latest technology. Our group commits to deliver the highest quality, affordable 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 promise to serve the needs of every resident 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 home and the ambience of our newer project as we meet all the criteria of the discerning owner or investor. Our clients already want to reserve apartments in this architectural marvel, so we don't want you to miss out !

# The Project

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

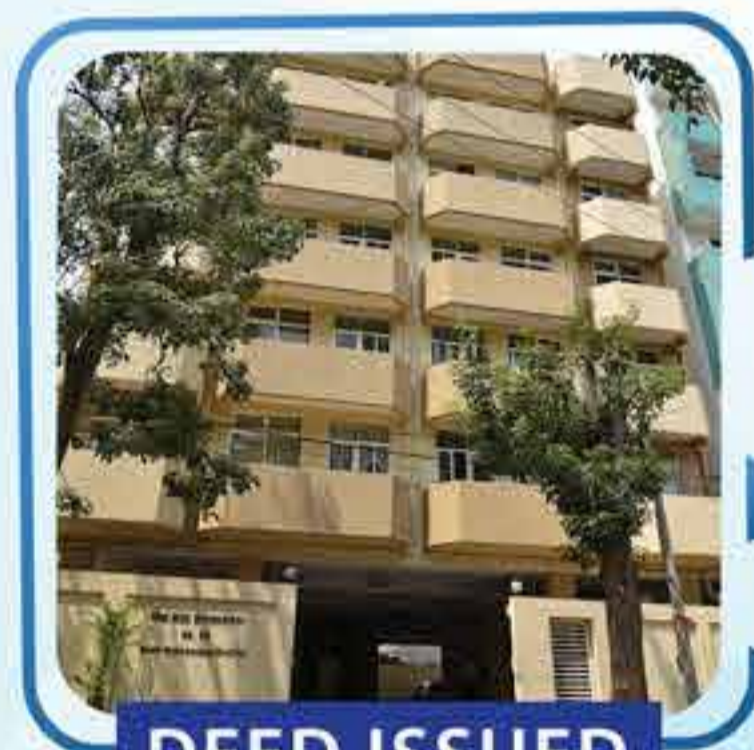
This will be an exceptionally designed complex, comprising 8 storeys with 40 luxurious apartments. There is an alluring combination of three and two bedroom apartments. Balconies are standard in all apartments giving the occupants an opportunity to capture mesmerizing view of the Indian Ocean.

Taking a bird-eye view of the floors, 1st - 8th floors have five units per floor with a moderate mix categories.

The apartment are an epitome of luxury living coupled with safe living. Entrust with proving a high quality service, we are ready to provide residents a comfortable lifestyle at reasonable values

BLUE HILLS RESIDENCIES IS MORE THAN A RESIDENCE; IT'S A LIFE STYLE

## Completed Projects



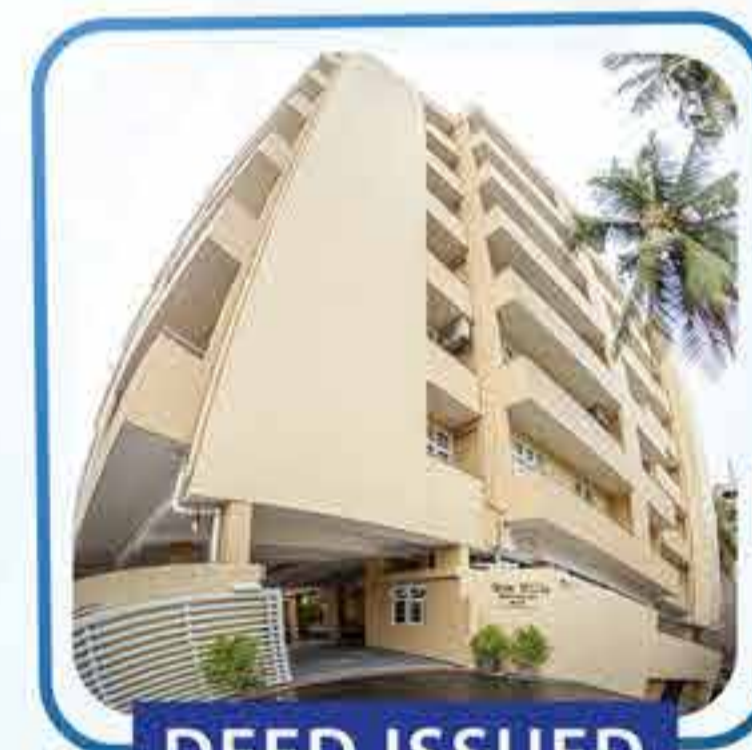
**DEED ISSUED**

No 28, Frazer Avenue,  
Dehiwala.



**DEED ISSUED**

No 20, Initium Road,  
Dehiwala.



**DEED ISSUED**

No 52, Galle Road,  
Dehiwala.



**DEED ISSUED**

No 22, Initium Road,  
Dehiwala.



No 28, Mary's Road,  
Colombo 04

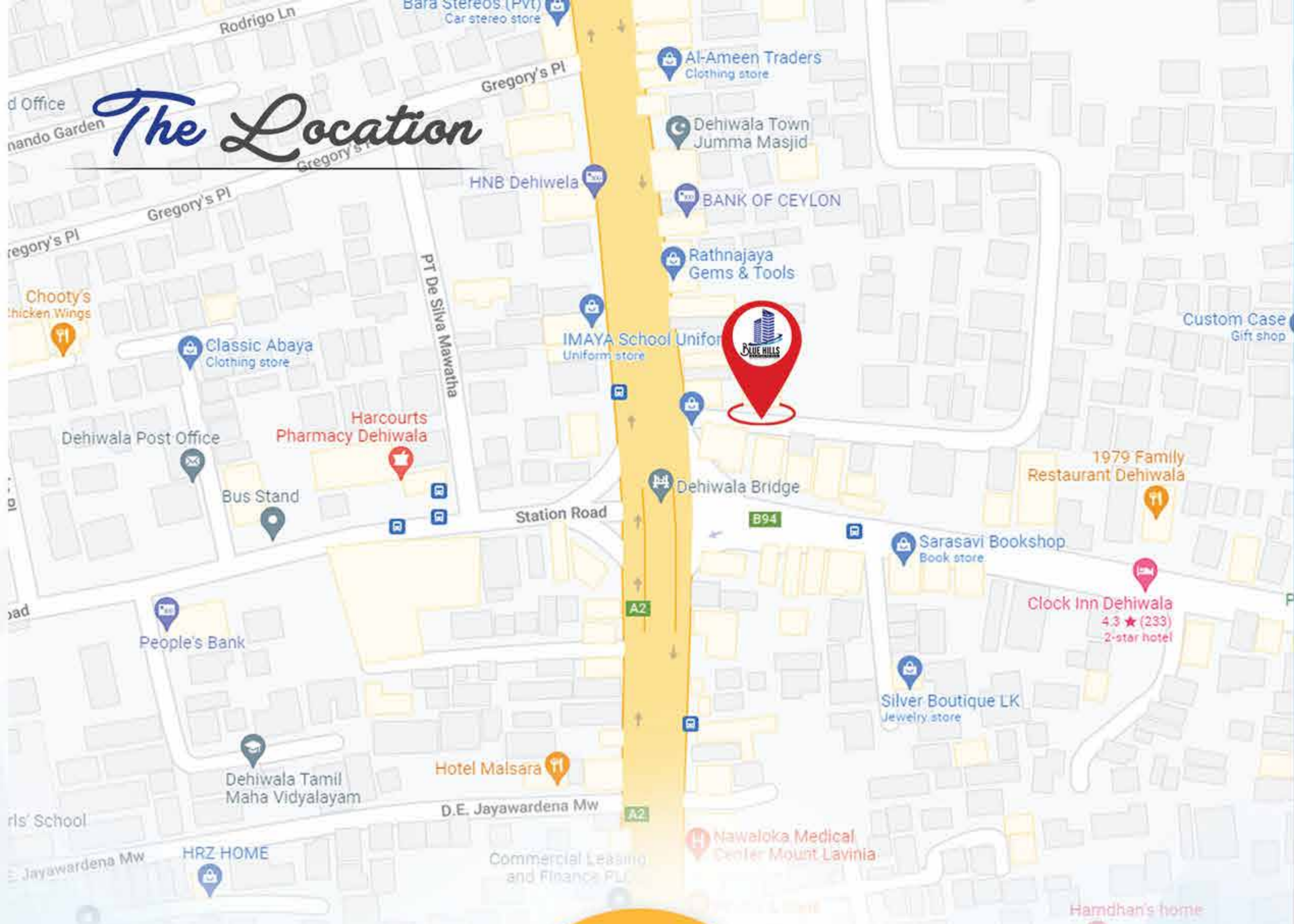
## Ongoing Projects



No 44, Vivekananda Road,  
Colombo 06.



# The Location



# Our Project Team

- ARCHITECTS**  
Design Team (Pvt)Ltd
- STRUCTURE DESIGN**  
D.T. Rajasekaran  
B.sc(Eng),PG DIP (Struc.), C.Eng.MIE(SL), MSSE(SL)
- 3D VISUALISATION**  
Reset Space(Pvt)Ltd









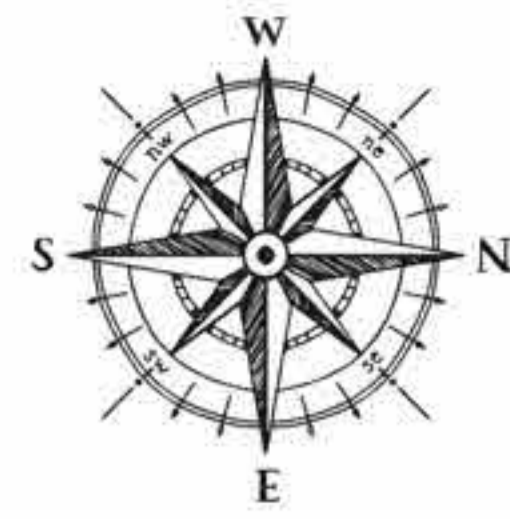


BLUE HILLS  
RESIDENCES  
24511

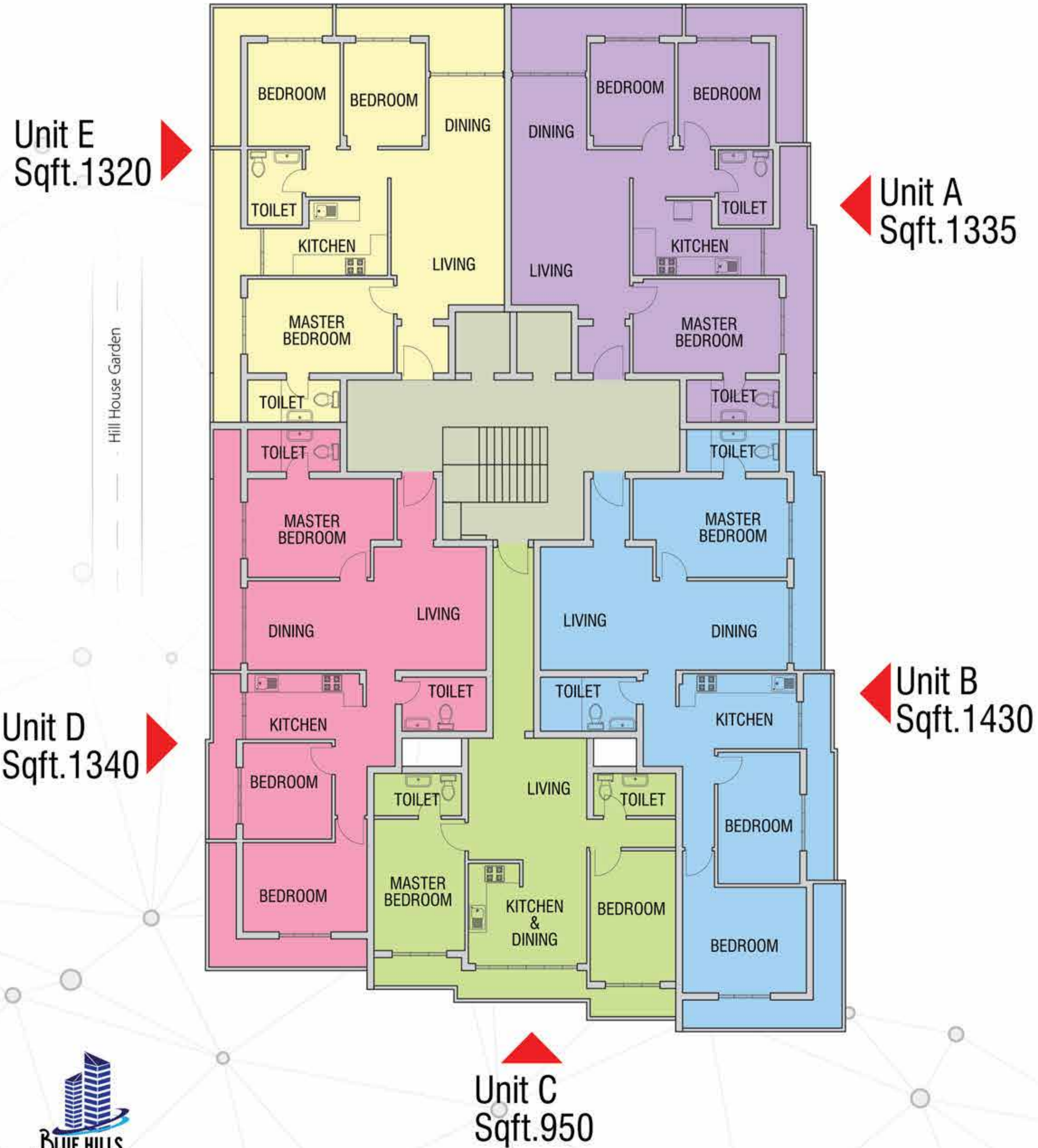


# 2D Typical Floor Plan

1st to 8th Floor

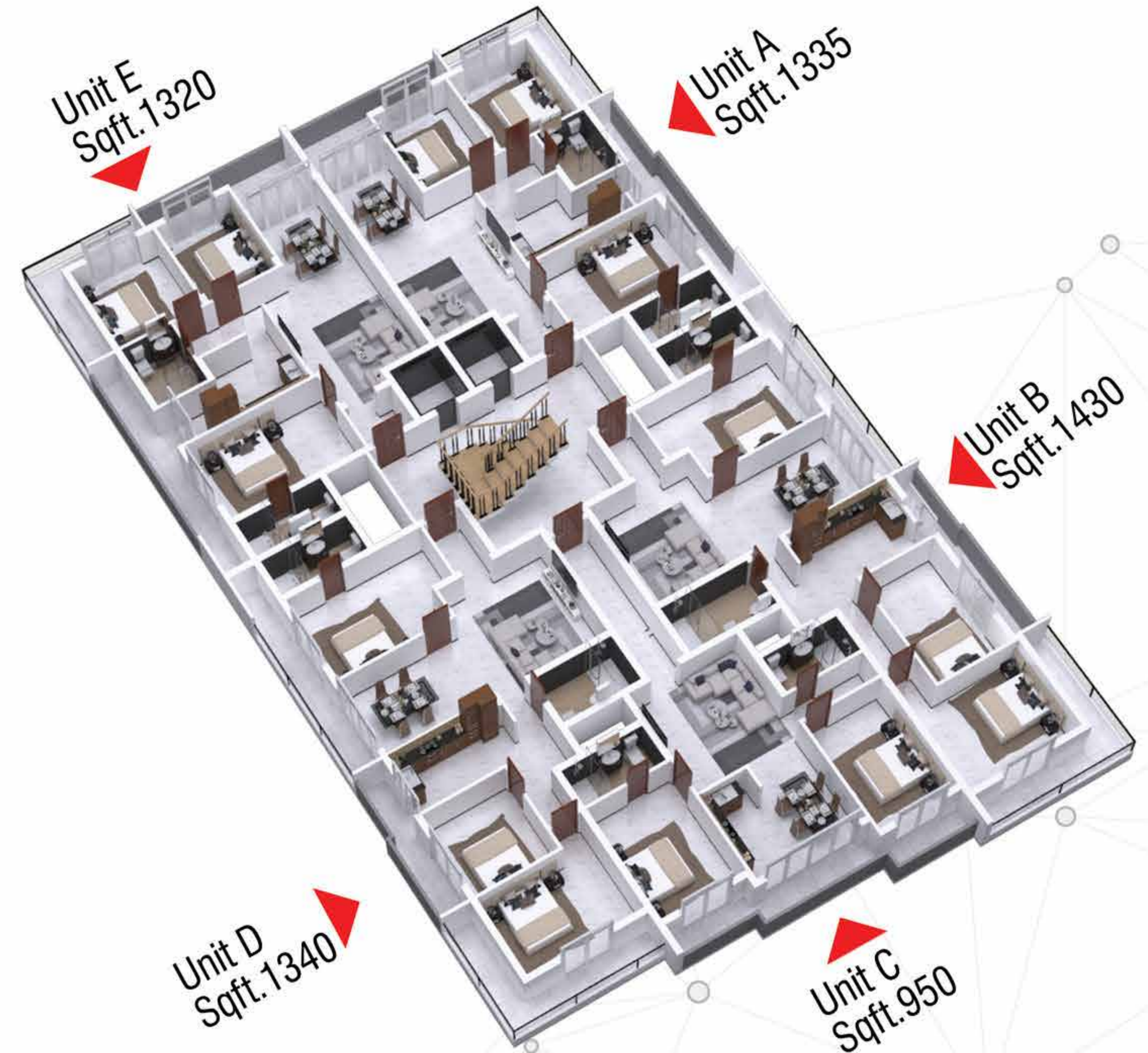
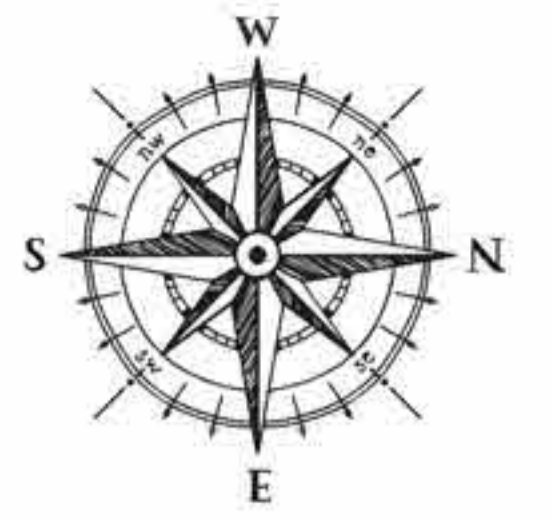


Galle Road View



# 3D Typical Floor Plan

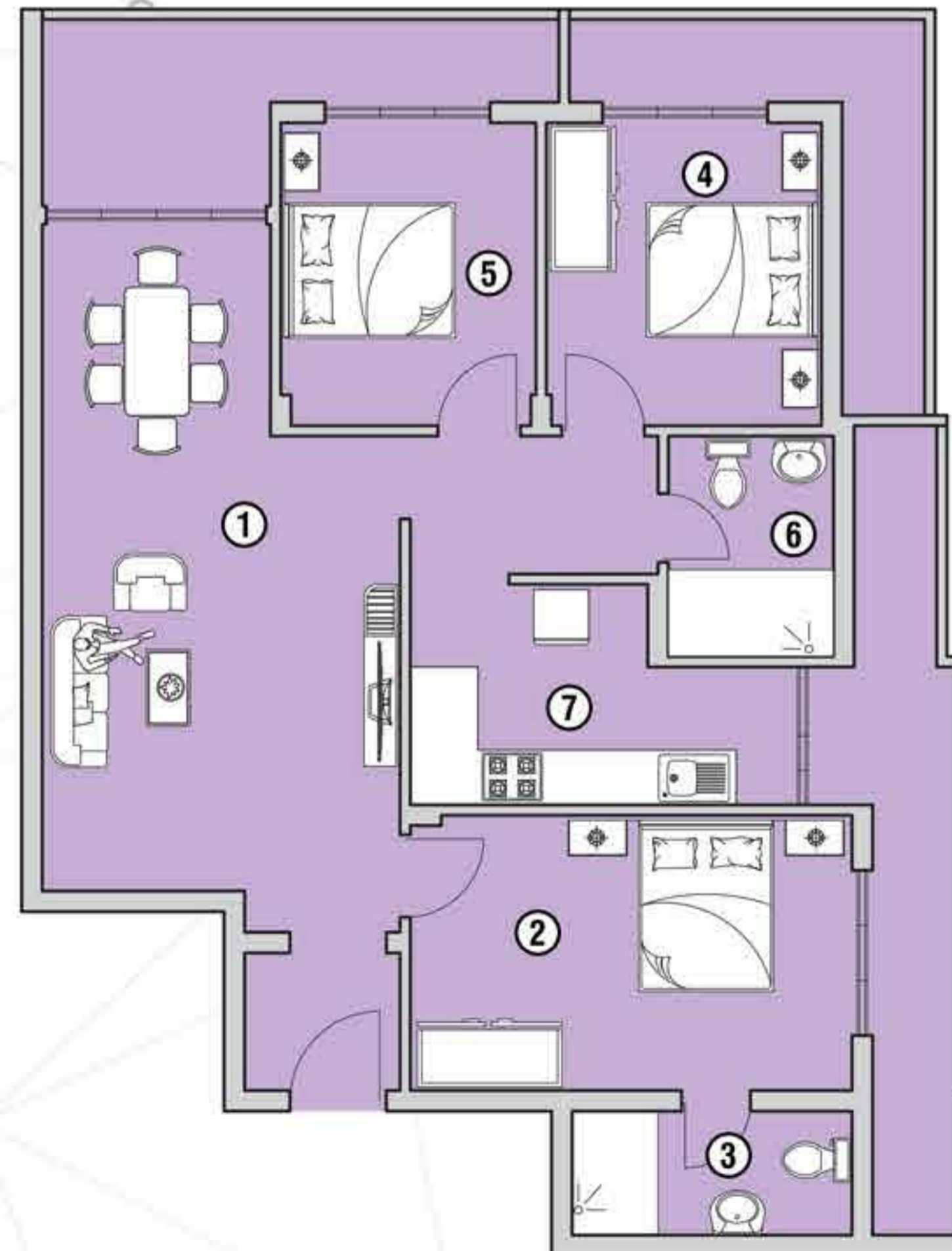
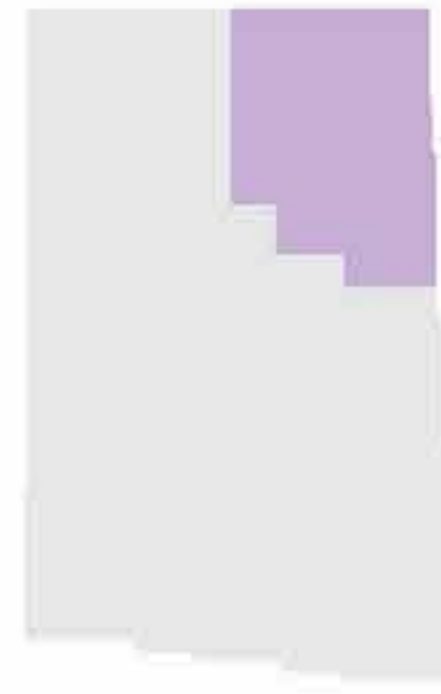
1st to 8th Floor





# UNIT - A 1335 sq.ft

BEDROOM 03, BATHROOM 02

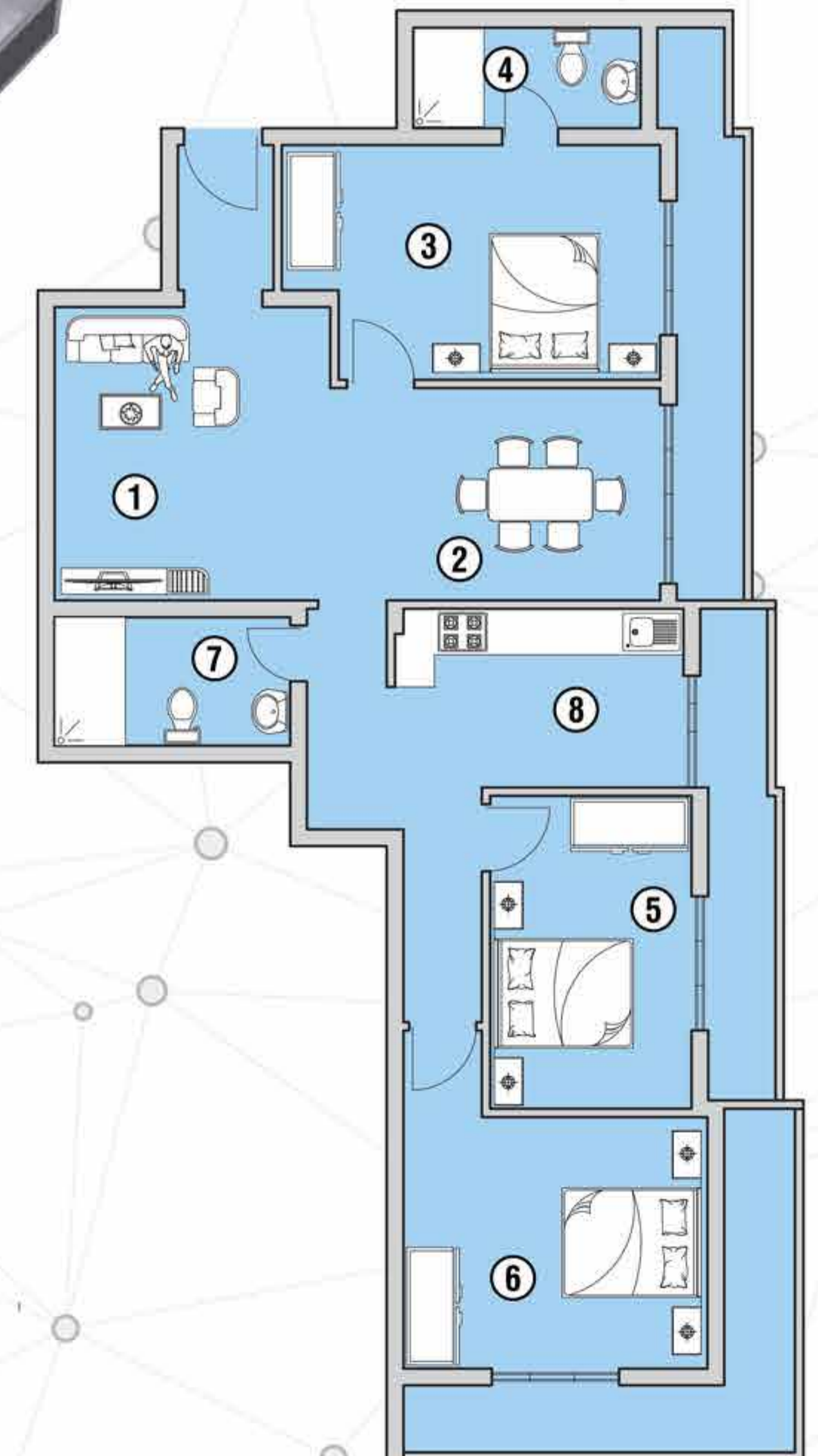
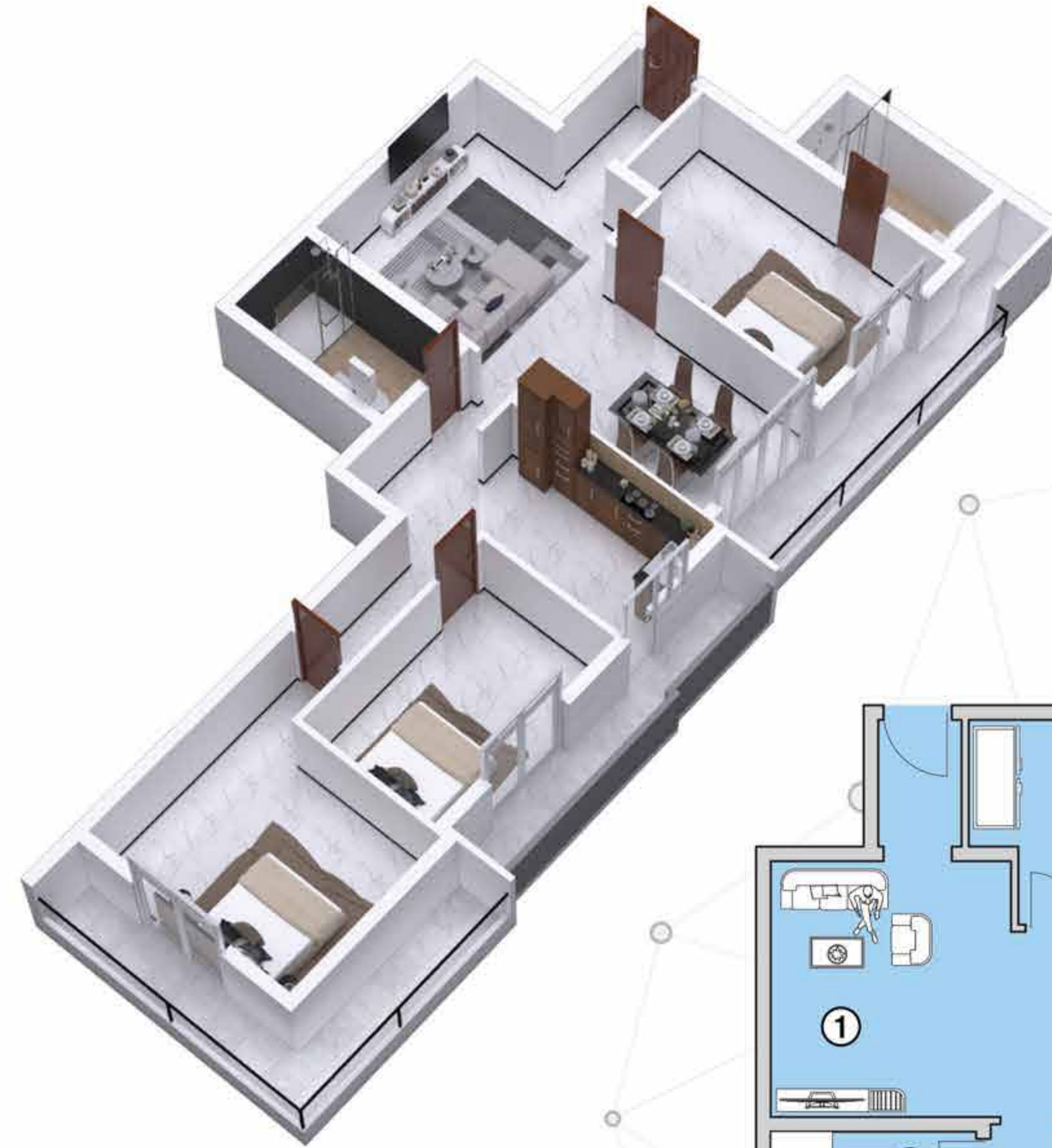


- 01. Living Dining 24' 02" X 13' 00"
- 02. Master Bedroom 10' 00" X 16' 00"
- 03. master Toilet 04' 06" X 10' 02"
- 04. Bedroom 11' 00" X 10' 00"
- 05. Bedroom 11' 00" X 09' 03"
- 06. Common Toilet 08' 00" X 06' 00"
- 07. Kitchen 08' 00" X 16' 11"

**3** BEDROOMS | **2** BATHROOMS

# UNIT - B 1430 sq.ft

BEDROOM 03, BATHROOM 02



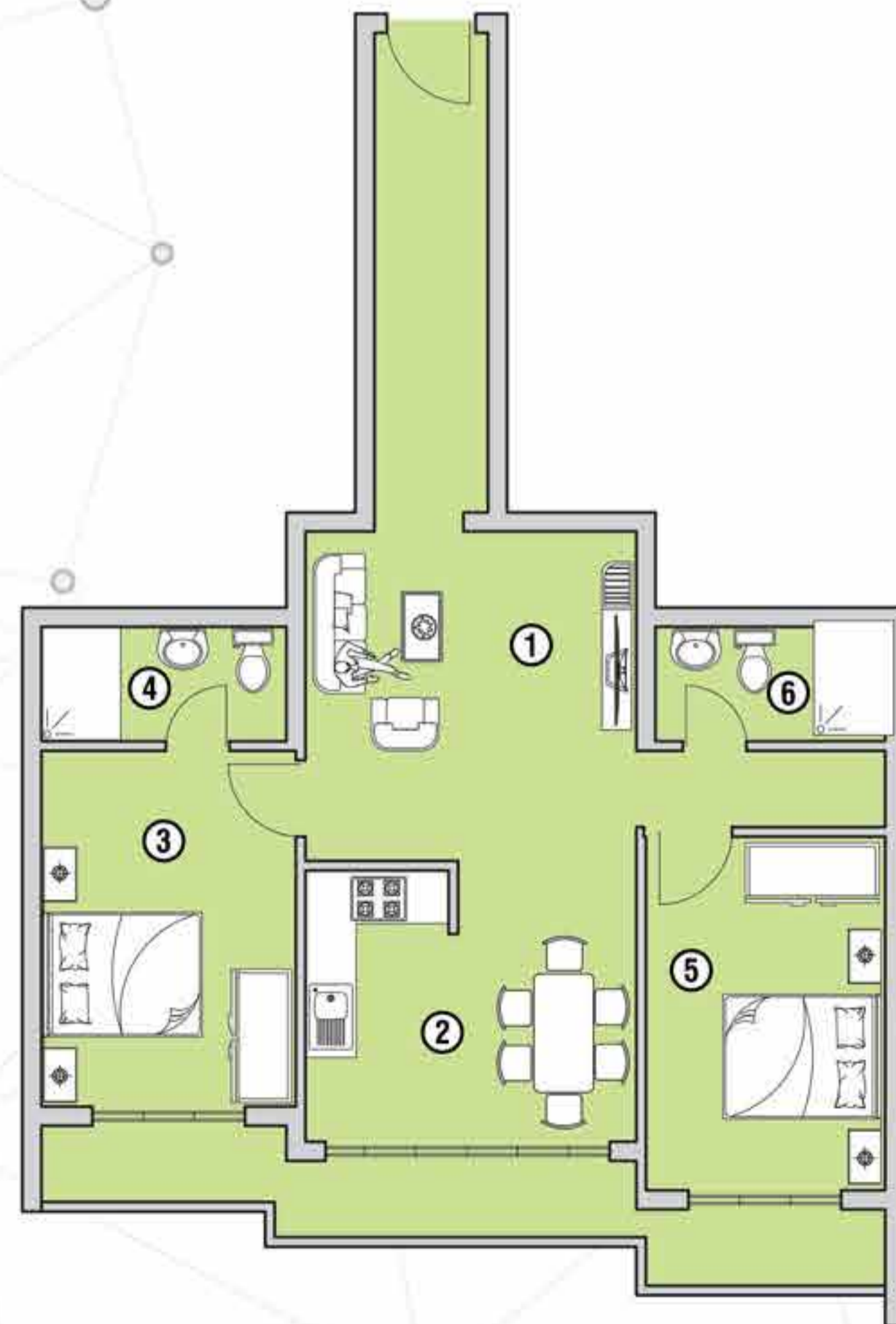
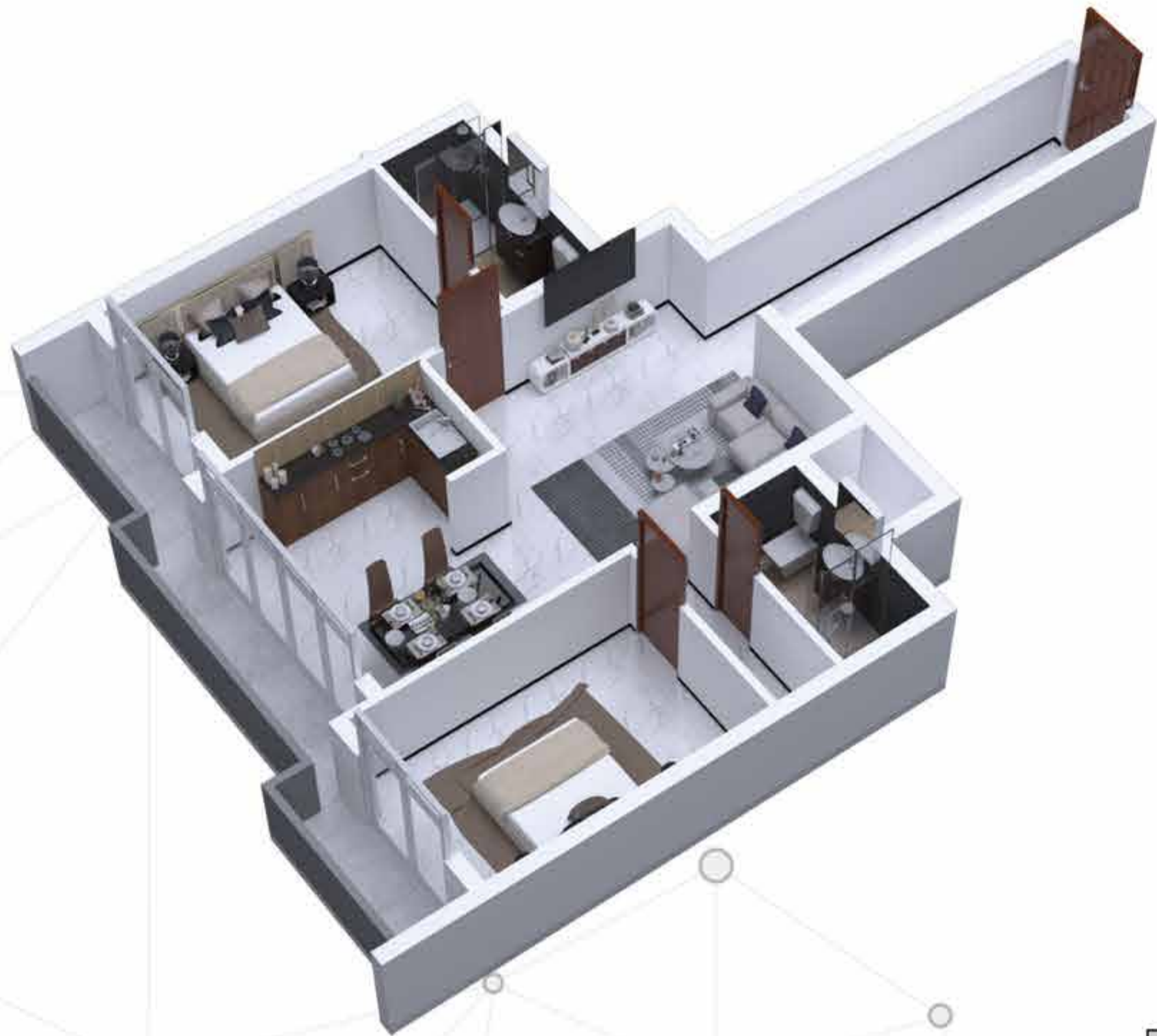
- 01. Living 12' 01" X 12' 04"
- 02. Dining 09' 06" X 12' 10"
- 03. Master Bedroom 10' 06" X 16' 00"
- 04. master Toilet 04' 06" X 10' 02"
- 05. Bedroom 14' 00" X 09' 00"
- 06. Bedroom 10' 06" X 12' 10"
- 07. Common Toilet 05' 09" X 09' 06"
- 08. Kitchen 08' 00" X 12' 10"

**3** BEDROOMS | **2** BATHROOMS



# UNIT - C 950 sq.ft

BEDROOM 02, BATHROOM 02

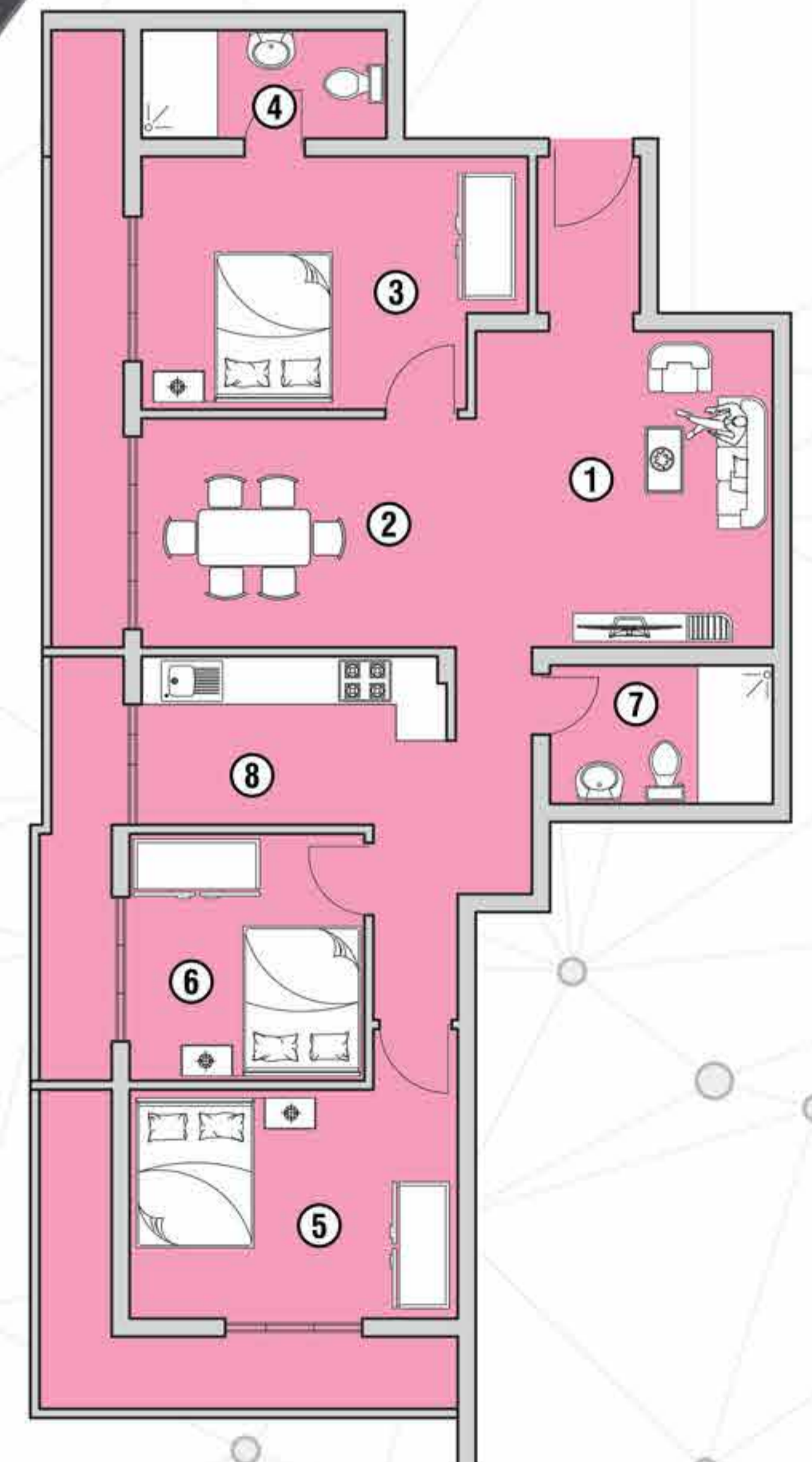
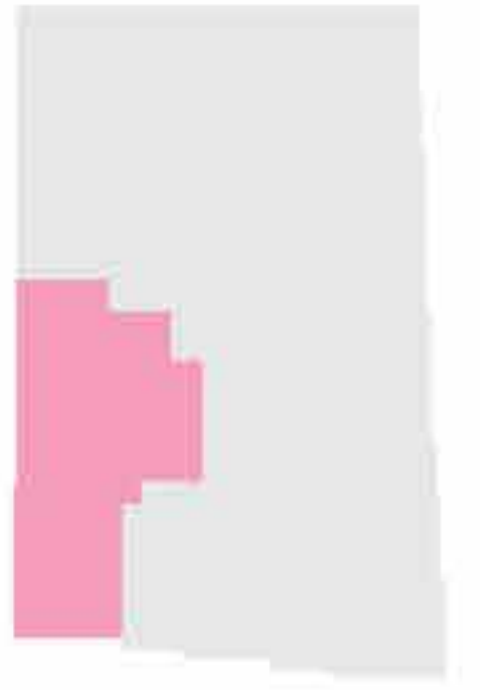
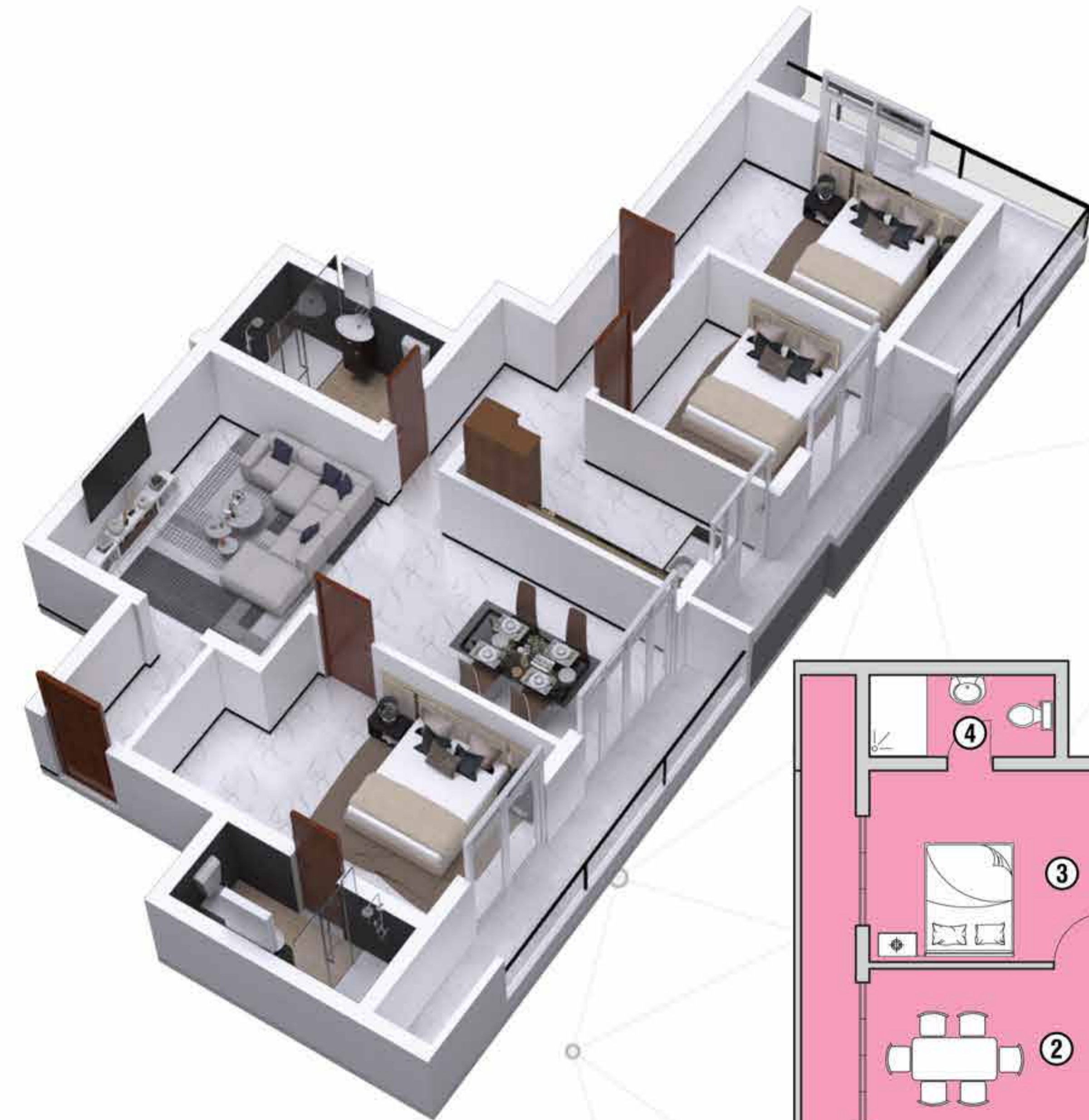


- 01. Living 13' 03" X 13' 00"
- 02. Dining & Kitchen 13' 00" X 12' 04"
- 03. Master Bedroom 14' 00" X 10' 00"
- 04. master Toilet 04' 06" X 09' 07"
- 05. Bedroom 13' 11" X 09' 05"
- 06 Common Toilet 04' 06" X 09' 00"

**2** BEDROOMS | **2** BATHROOMS

# UNIT - D 1340 sq.ft

BEDROOM 03, BATHROOM 02



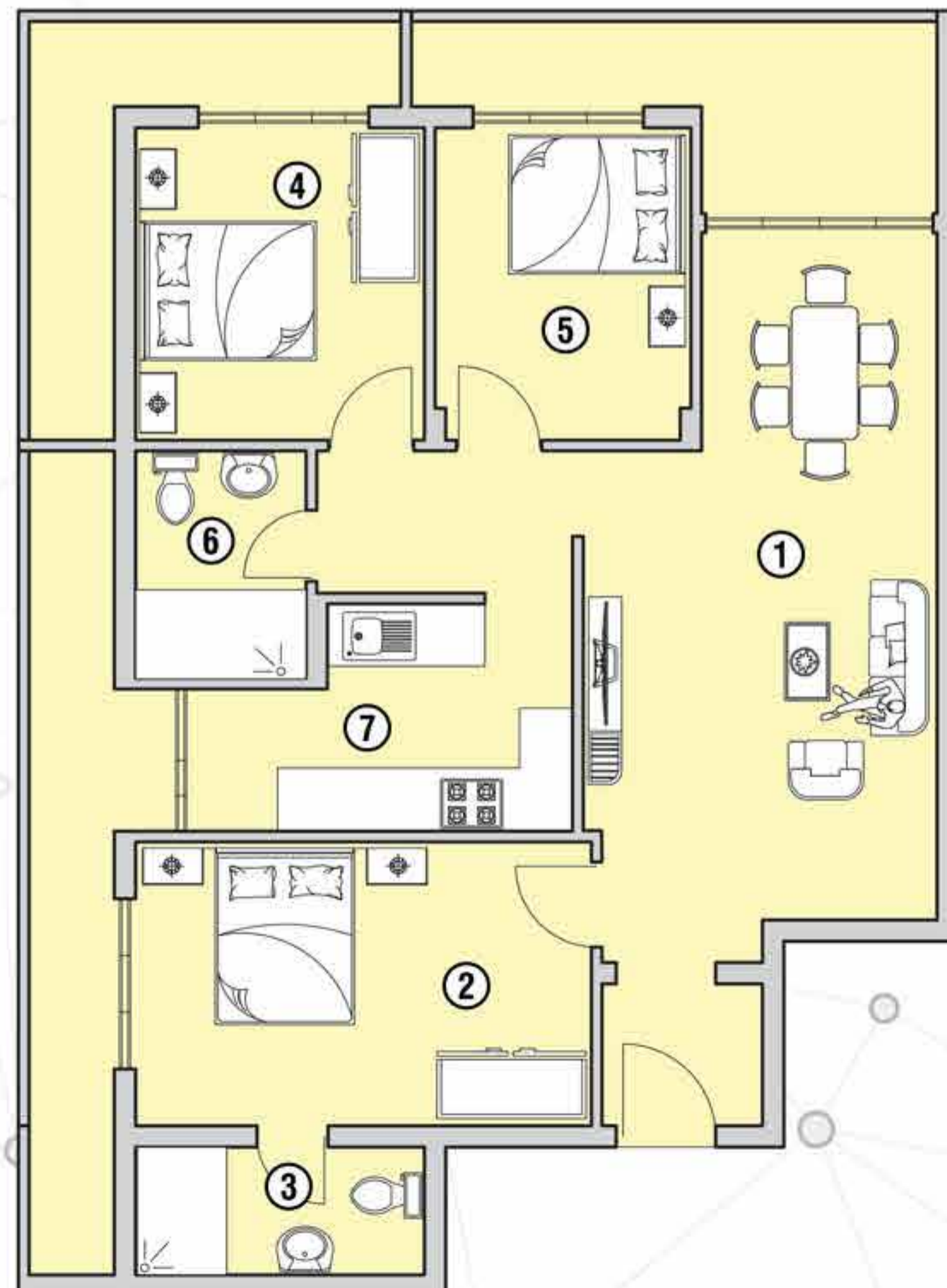
- 01. Living 13' 01" X 12' 04"
- 02. Dining 09' 06" X 12' 08"
- 03. Master Bedroom 10' 06" X 16' 00"
- 04. Master Toilet 04' 06" X 10' 02"
- 05. Bedroom 09' 06" X 13' 07"
- 06. Bedroom 09' 09" X 10' 03"
- 07. Common Toilet 05' 09" X 09' 03"
- 08. Kitchen 07' 00" X 12' 08"

**3** BEDROOMS | **2** BATHROOMS



# UNIT - E 1320 sq.ft

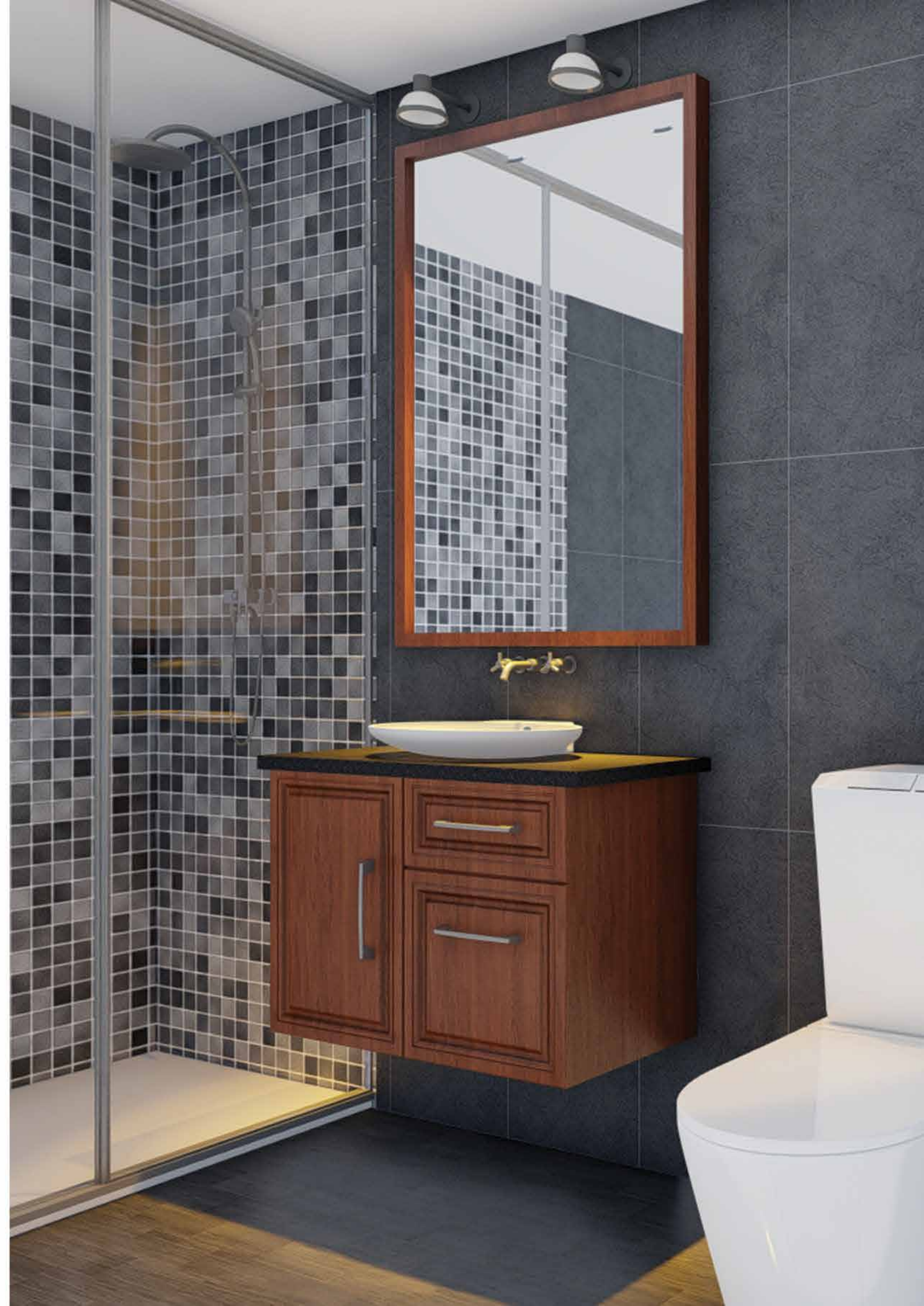
BEDROOM 03, BATHROOM 02



- 01. Living Dining 24' 02" X 12' 05"
- 02. Master Bedroom 10' 00" X 16' 00"
- 03. Master Toilet 04' 06" X 10' 02"
- 04. Bedroom 11' 00" X 10' 02"
- 05. Bedroom 11' 00" X 09' 00"
- 06. Common Toilet 08' 00" X 06' 00"
- 07. Kitchen 07' 05" X 12' 06"

**3**  
BEDROOMS

**2**  
BATHROOMS







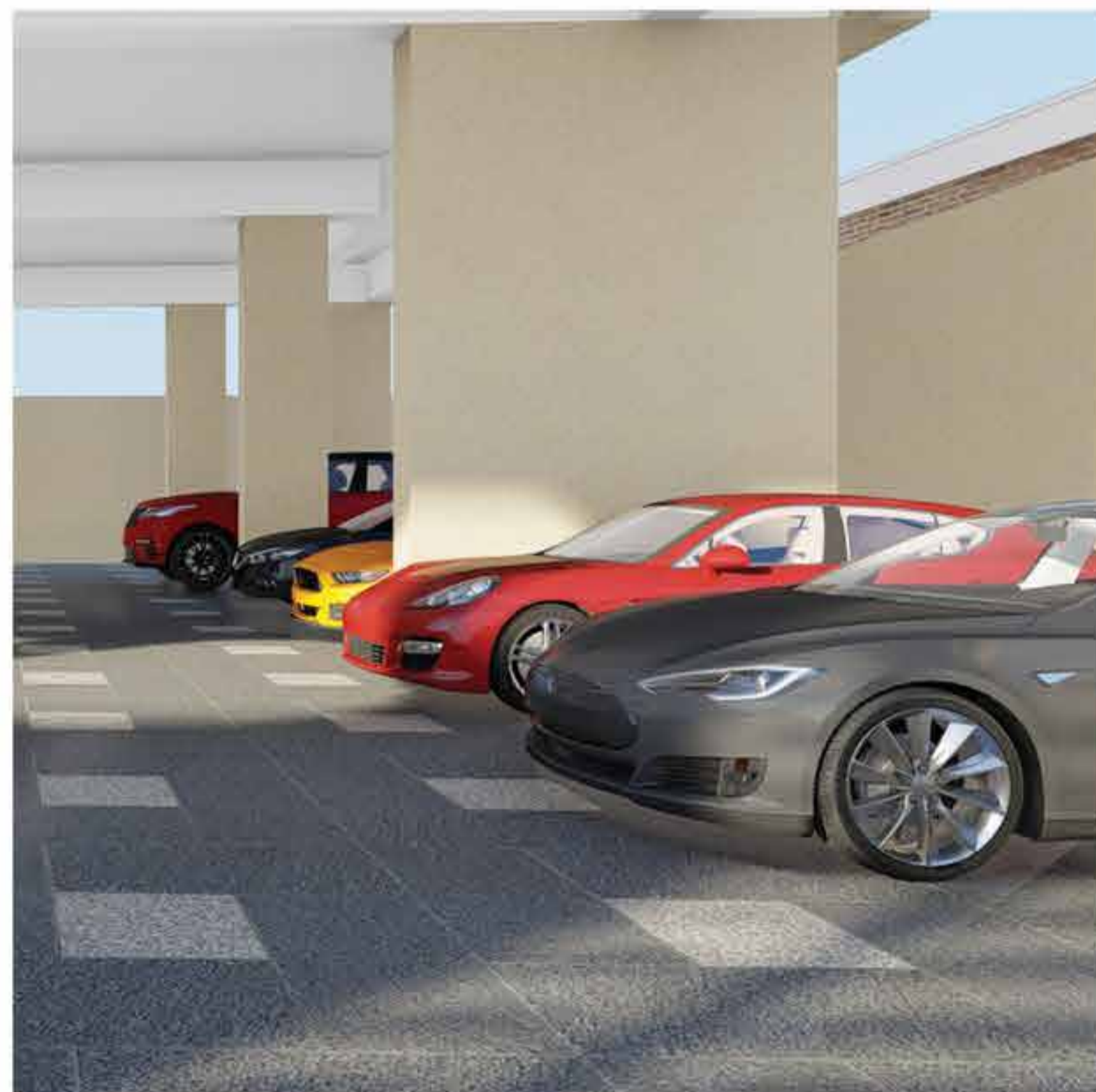






# Car Parks

# Specifications



## Features

- Parking for each apartment
- Three phase electricity supply for each unit
- Standby electrical power backup generator
- High speed two elevators servicing all levels up to roof top & staircase facility
- Air conditioning provision for living area and bedrooms
- Hot water provision for all bathrooms
- Intercom & telephone provisions
- Living, Dining & bedroom are with private balconies
- Party facilities at rooftop level
- Safe lightning arrester system
- Fire protection according to fire dept. requirements
- Garbage room as per CMC regulations
- Securite hut at ground floor level & 24 - hour security with full CCTV coverage
- Cable TV and telephone out lets in living area & masterbedroom

### FLOORING

Imported Polished porcelain tiles flooring in living & all bedroom  
Tiling for rooftop and car park

### WALL

Skim coat application with five coat paint system finish

### KITCHEN

#### PANTRY

Built 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 bowl sink  
Stainless steel Faucet tap (water geyser - optional)

#### KITCHEN APLIANCES

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

### JOINERY

High quality solid timber (teak) designed panel door  
Rush free power coated 100mm sectional aluminium glazed windwos

### BATHROOM & TOILET

Floor	Porcelain matt-finish tiles
Wall	Porcelain glazed wall tiles
Door	Wooden Door(Water resistant)

Stylish Wasbasin and mixture tap  
Single lever shower mixer with telephone shower  
Hand bidet spray  
Close couple water closet  
Stainless steel bathroom accessories

#### Note

This brochure is purely a conceptual presentation and not a legal offering.  
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit





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