



Epitome of Luxury Living

YOUR DREAM



COMES TRUE

- Royal Tower



PERFECTLY LOCATED.

ACTUAL VIEW FROM ROOFTOP



Royal Property Holdings is a privately held building construction firm based in Colombo, Sri Lanka. Royal Property Holdings manages, develops and acquires Commercial and Residential Real Estate for its own account, as well as for its various Limited Liability / Partnerships. This includes Shopping Complex, Office Buildings and other investment grade properties.

Royal Property Holdings Pvt Ltd was incorporated in 2003 under the company Act of 1982 and is also a B.O.I approved company. Royal Property has more than a decade experience in the construction field during which we have successfully completed large scale projects, both residential and commercial.

Our long term passion is to create homes for people to live in rather than apartments to sell and close the chapter. It is also our priority to ensure our clients complete satisfaction throughout the building period and there after. We offer innovative design and construction methods with a variety of flexible options to meet all your changing lifestyle needs.

Completed Project
Wasala Residencies
No.100, Wasala Road,
Colombo 13.

Ongoing Project
55 Mayfield Tower
No.55, Mayfield Road,
Colombo 13.

Ongoing Project
Royal Tower
No.10, Nelson Place,
Colombo 06.



EXTERNAL **HALL OF FAME**

The living room at Royal Tower is the heart of these modern apartments, thoughtfully designed to accommodate the many different aspects of everyday life, from relaxing to entertaining. With large windows and spacious balconies you will never feel cramped up as there is a good view of the outside world.



A portfolio of exquisite
apartments with
SPECTACULAR
CITYSCAPE VIEWS
& OCEAN VIEWS
is accommodated over
10 residential floors.
(Actual view from balcony)

At home, work or play, inner
city living presents an idealic lifestyle
balance and

ROYAL TOWER

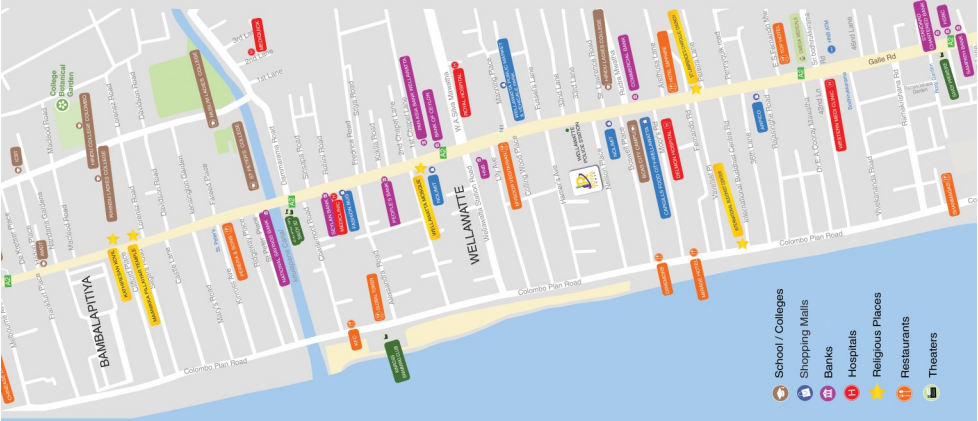
goes one step further, offering residents
CONTEMPORARY STYLISH
LIVING IN
the ultimate lifestyle setting.



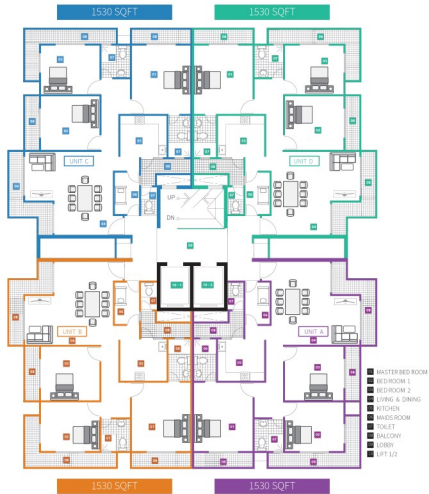


ON YOUR DOORSTEP

- COLONIA HINDI COLLEGE
- ST. PATRICK'S COLLEGE
- RAMANATHAN HINDU LADIES COLLEGE
- HINDU LADIES COLLEGE
- ST. PAUL'S COLLEGE
- ST. JOHN'S COLLEGE
- ICBT
- AMT
- NOI ART
- FASHION BUG
- APRICO
- CARELLS
- COMMERCIAL BANK
- BANK OF Ceylon
- Bank of India
- PROSPER BANK
- SETLAN BANK
- HSEC
- ROYAL BANK
- STANDARD CHARTERED BANK
- SAMPATH BANK
- DELMON HOSPITAL
- WELLAWATTE MEDICAL CLINIC
- MEDQUICK
- ROHIL HOSPITAL
- GLOBAL TOWER
- HOTEL SAPPHIRE
- THE IRIDIA
- SHANMUGAS
- SANDY PREMIER
- SANDY 3D
- KINROSS SWIMMING CLUB



- School / Colleges
- Shopping Malls
- Banks
- Hospitals
- Religious Places
- Restaurants
- Theaters



NELSON PLACE

NELSON PLACE



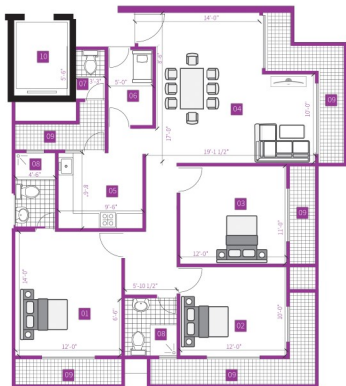
UNIT A

1530SQFT



UNIT A

1530SQFT



- 01 MASTER BED ROOM
- 02 BED ROOM 1
- 03 BED ROOM 2
- 04 LIVING & DINING
- 05 KITCHEN

- 06 MAIDS ROOM
- 07 MAIDS TOILET
- 08 TOILET
- 09 BALCONY
- 10 LIFT

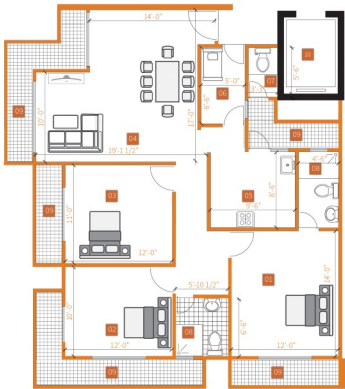




UNIT B
1530SQFT



UNIT B
1530SQFT



- | | |
|--------------------|-----------------|
| 01 MASTER BED ROOM | 06 MAIDS ROOM |
| 02 BED ROOM 1 | 07 MAIDS TOILET |
| 03 BED ROOM 2 | 08 TOILET |
| 04 LIVING & DINING | 09 BALCONY |
| 05 KITCHEN | 10 LIFT |

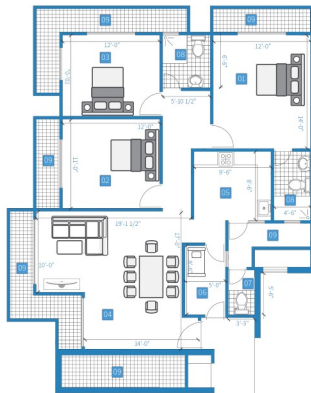




UNIT C
1530SQFT



UNIT C
1530SQFT



- | | |
|--------------------|-----------------|
| 01 MASTER BED ROOM | 06 MAIDS ROOM |
| 02 BED ROOM 1 | 07 MAIDS TOILET |
| 03 BED ROOM 2 | 08 TOILET |
| 04 LIVING & DINING | 09 BALCONY |
| 05 KITCHEN | |





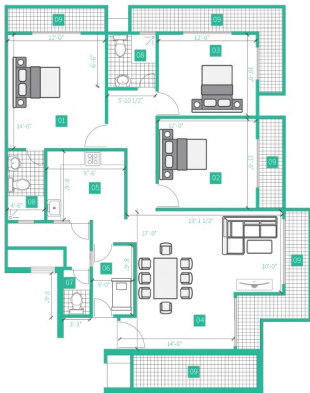
UNIT D

1530SQFT



UNIT D

1530SQFT



- | | |
|--------------------|-----------------|
| 01 MASTER BED ROOM | 06 MAIDS ROOM |
| 02 BED ROOM 1 | 07 MAIDS TOILET |
| 03 BED ROOM 2 | 08 TOILET |
| 04 LIVING & DINING | 09 BALCONY |
| 05 KITCHEN | |





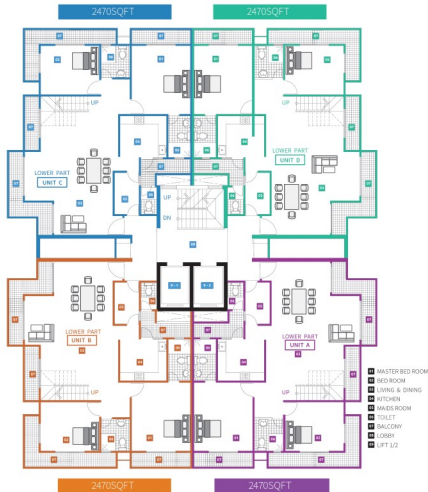
RESPECT FOR YOUR **PERSONAL SPACE**

Your space is something personal and it needs to be special.
We did not compromise on this space in the Bedrooms.
King size beds, Wardrobes, Dressing tables will all fit within
the spacious bedrooms of Royal Tower.

LOWER FLOOR DUPLEX UNIT



LOWER FLOOR DUPLEX UNIT



NELSON PLACE

NELSON PLACE





DUPLEX UNIT A

LOWER FLOOR

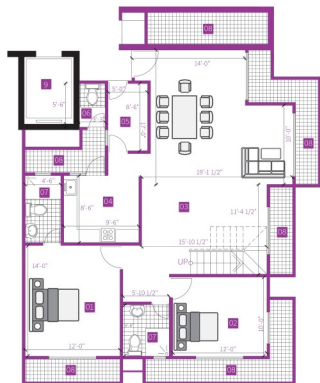
2470SQFT



DUPLEX UNIT A

LOWER FLOOR

2470SQFT



NELSON PLACE

- | | |
|--------------------|-----------------|
| 01 MASTER BED ROOM | 06 MAIDS TOILET |
| 02 BED ROOM | 07 TOILET |
| 03 LIVING & DINING | 08 BALCONY |
| 04 KITCHEN | 09 LIFT |
| 05 MAIDS ROOM | |





DUPLEX UNIT B

LOWER FLOOR

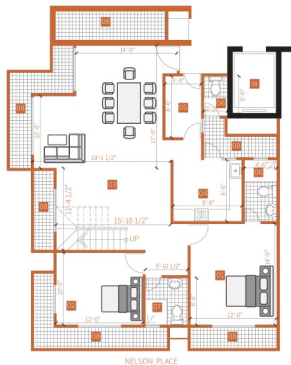
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DUPLEX UNIT B

LOWER FLOOR

2470SQFT



- | | |
|--------------------|-----------------|
| 01 MASTER BED ROOM | 09 MAIDS TOILET |
| 02 BED ROOM | 10 TOILET |
| 03 LIVING & DINING | 08 BALCONY |
| 04 KITCHEN | 09 LIFT |
| 05 MAIDS ROOM | |





DUPLEX UNIT C

LOWER FLOOR

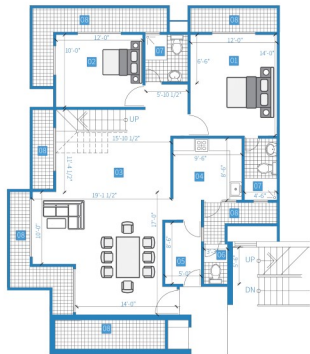
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DUPLEX UNIT C

LOWER FLOOR

2470SQFT



- 01 MASTER BED ROOM
- 02 BED ROOM
- 03 LIVING & DINING
- 04 KITCHEN
- 05 MAIDS ROOM

- 06 MAIDS TOILET
- 07 TOILET
- 08 BALCONY





DUPLEX UNIT D

LOWER FLOOR

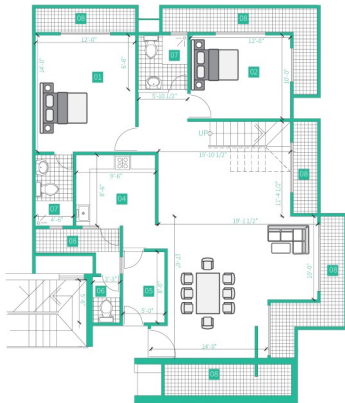
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DUPLEX UNIT D

LOWER FLOOR

2470SQFT



- | | |
|--------------------|-----------------|
| 01 MASTER BED ROOM | 06 MAIDS TOILET |
| 02 BED ROOM | 07 TOILET |
| 03 LIVING & DINING | 08 BALCONY |
| 04 KITCHEN | |
| 05 MAIDS ROOM | |





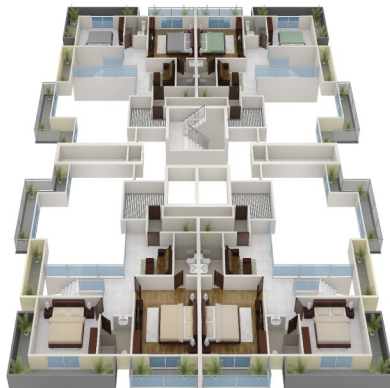
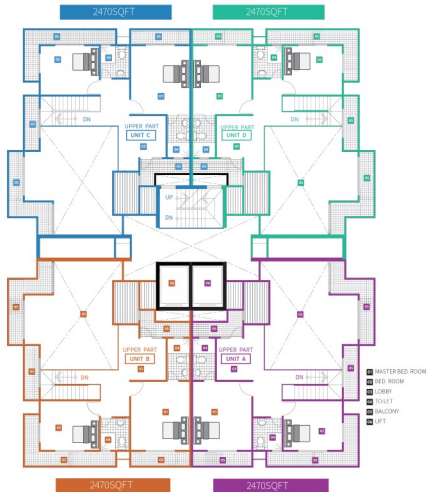
THE SKY GARDEN

The sky garden is unique and is a truly uplifting space in the most iconic location with superb 360° views.

UPPER FLOOR
DUPLEX UNIT



UPPER FLOOR
DUPLEX UNIT



NELSON PLACE

NELSON PLACE



DUPLEX UNIT A

UPPER FLOOR

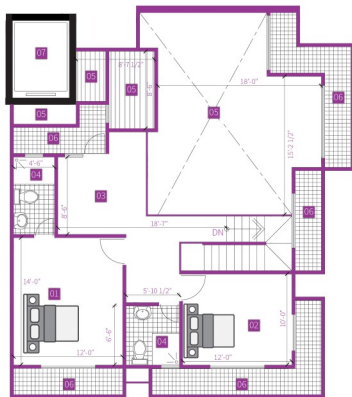
2470SQFT



DUPLEX UNIT A

UPPER FLOOR

2470SQFT



- 01 MASTER BED ROOM
- 02 BED ROOM
- 03 LOBBY
- 04 TOILET
- 05 VOID

- 06 BALCONY
- 07 LIFT WELL





DUPLEX UNIT B

UPPER FLOOR

2470SQFT



DUPLEX UNIT B

UPPER FLOOR

2470SQFT



- | | |
|--------------------|------------|
| 01 MASTER BED ROOM | 06 BALCONY |
| 02 BED ROOM | 07 LIFT |
| 03 LOBBY | |
| 04 TOILET | |
| 05 VOID | |





DUPLEX UNIT C

UPPER FLOOR

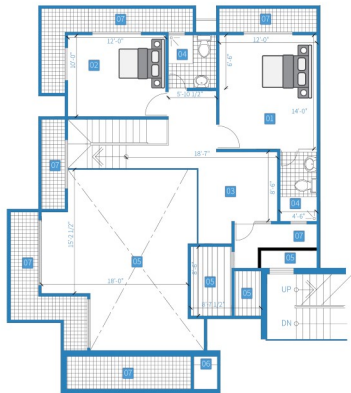
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DUPLEX UNIT C

UPPER FLOOR

2470SQFT





DUPLEX UNIT D

UPPER FLOOR

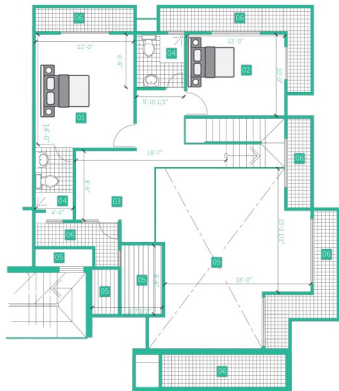
2470SQFT



DUPLEX UNIT D

UPPER FLOOR

2470SQFT



- 01 MASTER BED ROOM
- 02 BED ROOM
- 03 LOBBY
- 04 TOILET
- 05 VOID

06 BALCONY





A SEAMLESS COMBINATION OF DESIGN AND FUNCTIONALITY

The kitchens at Royal Tower are the perfect example of form following function, creating a stylish space that stands up to daily use. Exclusively furnished with built-in pantry cupboards and ample space to give you the freedom you need to prepare and Enjoy the warm fine meals of your choice.

SPECIFICATIONS

SAFETY & SECURITY SYSTEM

- 24 Hour Security Service & CCTV Camera.
- Fully secured parapet wall right around.
- Optimal balance in lighting, ventilation and privacy.
- High quality switches and fixtures with safety panels and high grade trip switch.
- Three phase electricity & Separate meters for each residents.
- Backup Power Generator for common areas with Auto change over system.
- Telephone outlets in master bedroom & living.
- Inter communication system from apartment to security room.
- Fire Detection System & Lightning conductor protection.
- Hose reels for fire protection & Wet riser as per Fire Department Requirements.
- A/C Garbage Storage & Disposal System & Collection.

HIGH QUALITY INTERIOR & FITTINGS

- A/C provided for Master Bedroom
- Livings and bedrooms are fitted with ceiling fans.
- Provisions for Cable TV in Master Bedroom & Living.
- High Speed Optical Fiber Broadband Internet Connectivity for all units.
- High Quality Light Fittings with LED System.
- High Quality Imported porcelain tiles.
- High Speed Elevator & Emergency Stairways.
- Designed High Quality Wooden Doors.
- Rust proof powder coated Aluminum Windows.
- Servant Washroom powder coated aluminum door.
- Cooker Hob & Hood System.
- High Quality Wooden Pantry with Granite Top.
- Imported tiles for pantry walls.
- Provision for washing machine.
- European standard sanitary fittings for all Bathrooms.
- Hot Water Geyser provided for Master Washroom.
- European Standard taps and fittings.

HIGH QUALITY EXTERIOR FITTINGS

- Main supply from Water Board, Water pump and Individual Water Meters.
- Water Storage Sump & Overhead Water Tank on rooftop with pressure system.
- Municipal Sewerage Lines & Waste Water System designed to International Standard.

EASY ACCESSIBLE PROXIMITY

- Close proximity to leading Schools, Shopping Malls and all religious places.
- Easy access for Marine Drive, Galle Road, Havelock Road and greater Colombo.

SPECIAL FEATURES

- Car Parking slots for each residents.
- Roof terrace garden with Gymnasium.
- Rooftop open area for B.B.Q & Recreational activities.



THE BODY ACHIEVES WHAT THE MIND BELIEVES

The resistance that you fight physically in the gym and the resistance that you fight in life can only build a strong character.

WHERE
CRAFTSMANSHIP
TAKES
CENTRE STAGE

The bathrooms at Royal Tower take our reputation for high-quality artisanal design and exceptional attention to detail to a new level. Fitted with world class fittings, your bathroom is your luxurious individual space of privacy to refresh your body every morning, day and night.





LIVE YOUR LIFE IN YOUR OWN KINGDOM
AT **ROYAL TOWER.**



IMPRESSIVE YET
BEAUTIFULLY
UNDERSTATED
ROYAL TOWER
REFLECTS THE STYLE AND SPIRIT
OF ITS SURROUNDINGS
ITS DISTINCTIVE STAGGERED
CONSTRUCTION



SITE OFFICE:

ROYAL TOWER

No.12, Schofield Place, Colombo 03.



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