



FOUR FOUR SEVEN
LUNA TOWER





YOUR EXCLUSIVE URBAN
ADDRESS

447 Luna Tower is soon to take its place amidst the residential giants on the Colombo skyline. Not only will it transform the landscape of Union Place but it will occupy a coveted spot in the heart of the city. Constructed on prime real estate, 447 Luna Tower stands 44 floors tall and boasts 190 upscale apartments.

DESIGNED FOR LIVING

Lending a unique identity to the property, the design, is a blend of cultural elements and contemporary style. This elegantly crafted condominium invites you to experience luxury living, world class amenities and unparalleled views of the city.



MAKE AN ENTRANCE

The grand entranceway is reflective of the attention to detail that penetrates every aspect of the design. The two-way undivided driveway has provisions for drop-off and pick-up points; enabling direct entrance to both the resident and visitor lobby. Step into the spacious lobby to be greeted by a double height space, offset by lush greenery and soothing water features.

Come home to 447 Luna Tower and leave the bustle of the city behind. The recreational areas, including the infinity pool, clubhouse and garden terrace are located on different levels in and around the residential tower.

On level seven you will find a spacious garden terrace abundant with leafy trees on a manicured lawn.





For an intense workout avail yourself of the fully equipped fitness centre located on level seven in close proximity to the scenic garden terrace.



SEE IT TO BELIEVE IT

The pool extends into a turf garden, beyond which you will find the rooftop clubhouse; an ideal venue to gather friends and family, without leaving the comfort of your home.

ULTRA MODERN AMENITIES

- Rooftop infinity pool
- Kids' pool
- Rooftop clubhouse
- Turfed garden
- Fully equipped fitness centre



THE BEST OF BOTH WORLDS

Making 447 Luna Tower your very own urban oasis means you can enjoy a tranquil escape every day and still stay connected to the city below. Union Place is conveniently located only a stone's throw away from the business district and entertainment precincts as well as leading schools and hospitals.

Relax and unwind on the rooftop deck or in the infinity pool as sweeping panoramic city views surround you. Watch a majestic sunset over the Indian Ocean in the distance or take in spectacular views of the Beira Lake.



EXQUISITE SPACES, INSIDE AND OUT

The harmony in design is enhanced by seamless spaces that extend beyond your living room. Every apartment features clean lines, and floor to ceiling double glazed windows that filter out noise but allow plenty of natural light.

Each space is a work of art, complete with meticulously selected fittings and finishes that are the very definition of elegance and sophistication.



INTERIOR FINISHES

High quality engineered timber flooring in the living, dining and bedroom areas

Sound proof floor-to-ceiling windows

Energy saving air conditioning systems with VRF (Variable Refrigerant Flow)

PANTRY

Premium fitted kitchen
units





BEDROOM

Where luxury meets convenience, experience the comfort of design, aesthetic and pure elegance culminating to create the ultimate home.

Equipped with built-in wardrobes, floor-to-ceiling windows, elegant fixtures and soothing palettes.



BATHROOMS/ENSUITE

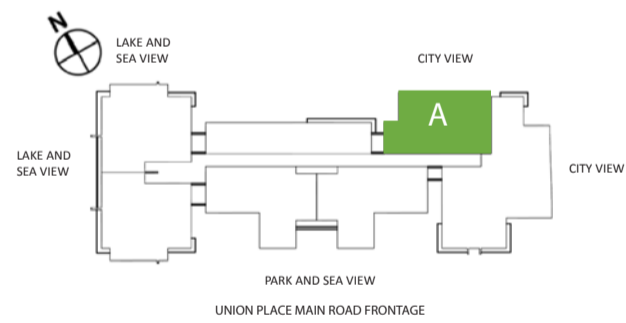
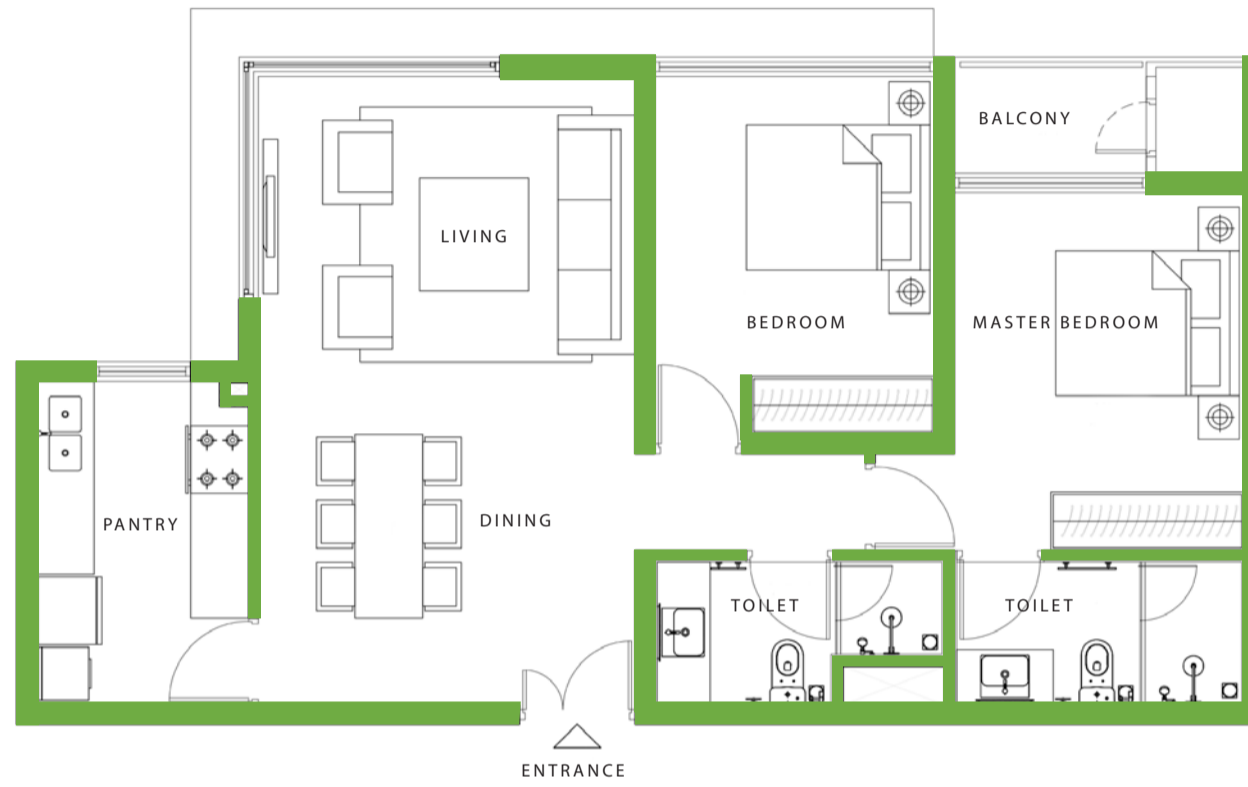
Contemporary porcelain tiles on floors and walls
Branded taps and rain shower
Under-counter fitted storage cabinetry



190 luxurious apartments spread across 44 floors with lavish amenities to create the perfect lifestyle atmosphere for the discerning urbanite.

Choose from seven apartment layouts, of which select units are designed to accommodate differently-abled needs, include an Asian inspired kitchen and staff facilities.

2 BEDROOM APARTMENT [A TYPE]



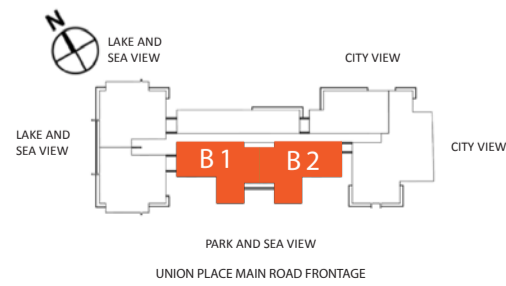
FLOOR AREA IN SQ.FT = 842
FLOOR AREA IN SQ.M = 78

Tolerance of +/- 2% is possible in the unit areas on account of design and construction variance

2 BEDROOM APARTMENT [B1 TYPE]



2 BEDROOM APARTMENT [B2 TYPE]

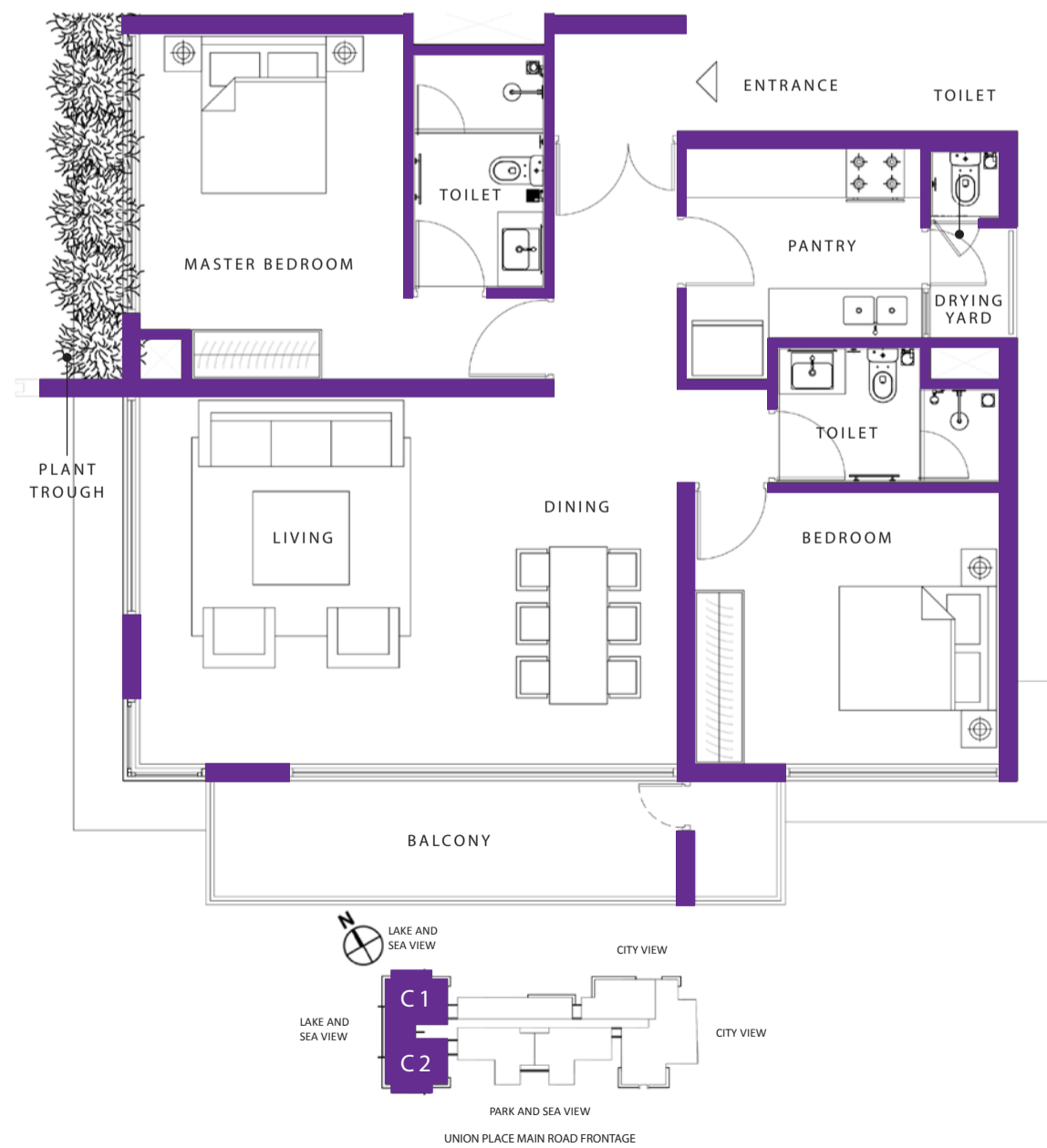


FLOOR AREA IN SQ.FT = 993
FLOOR AREA IN SQ.M = 88

2 BEDROOM APARTMENT [C1 TYPE]

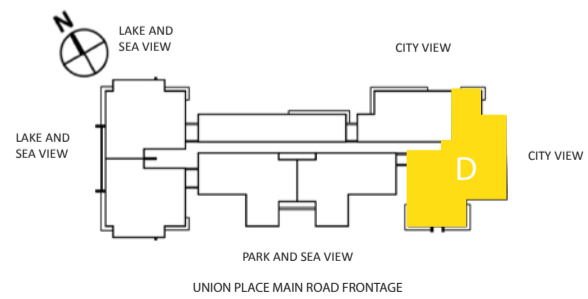
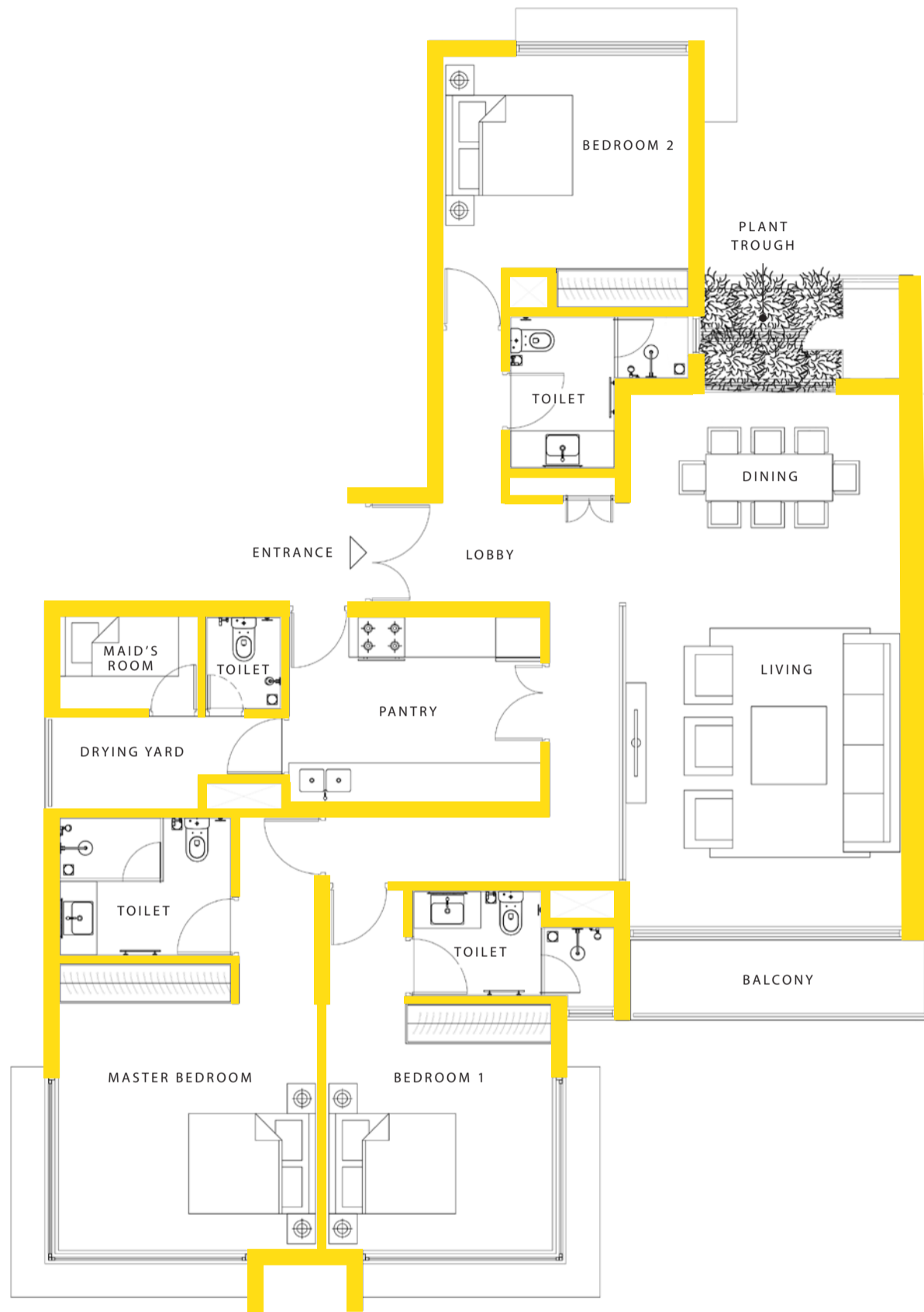


2 BEDROOM APARTMENT [C2 TYPE]



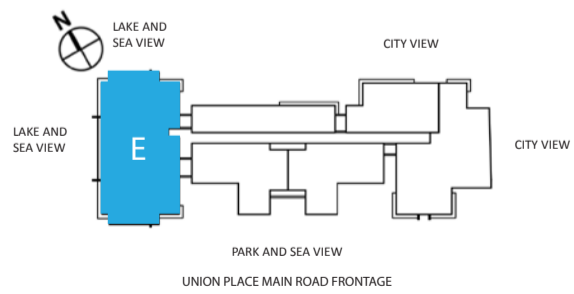
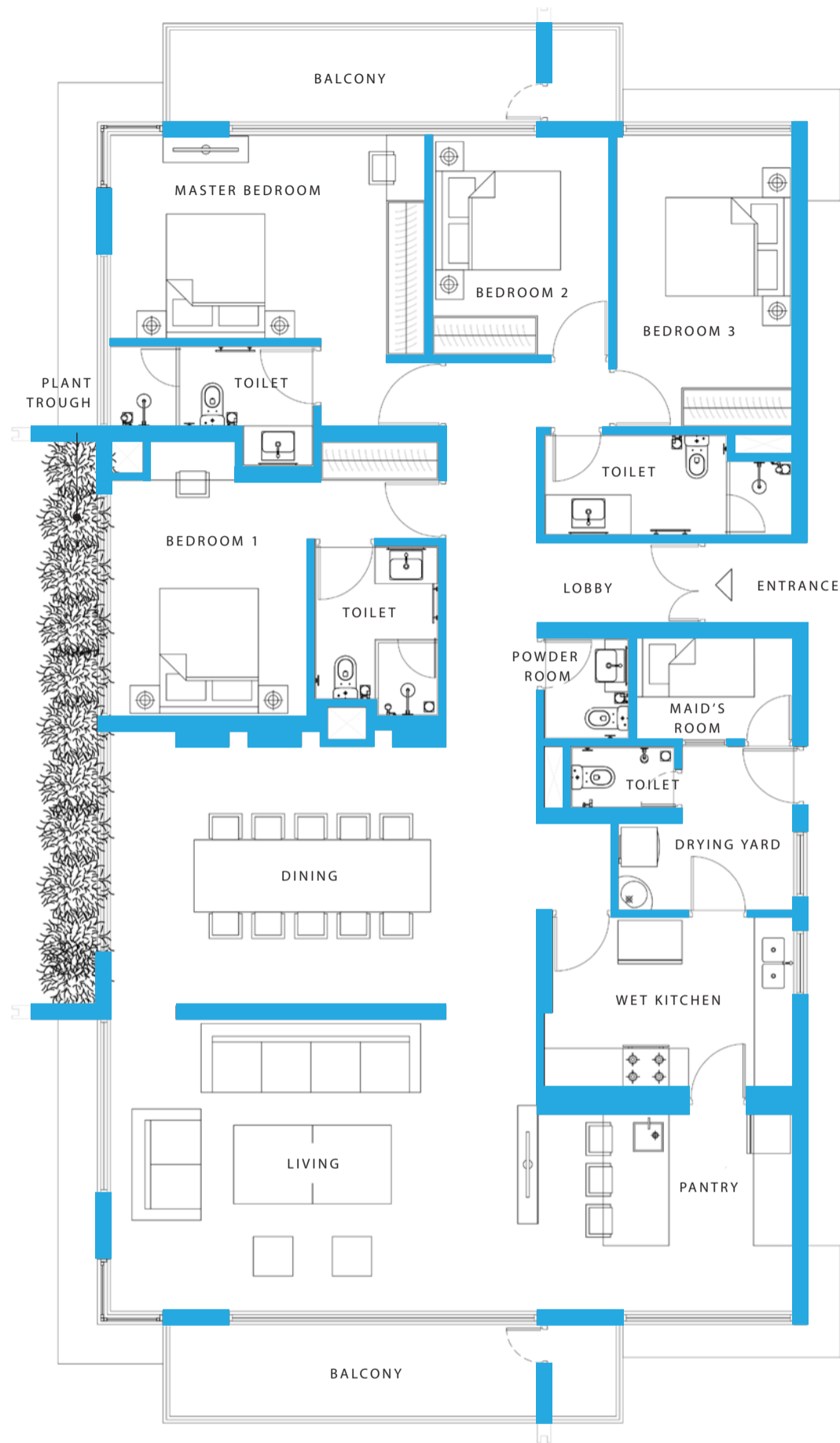
FLOOR AREA IN SQ.FT = 1070
 FLOOR AREA IN SQ.M = 99

3 BEDROOM APARTMENT [D TYPE]



FLOOR AREA IN SQ.FT = 1690
FLOOR AREA IN SQ.M = 157

4 BEDROOM APARTMENT [E TYPE]



FLOOR AREA IN SQ.FT = 2283
 FLOOR AREA IN SQ.M = 212

Tolerance of +/- 2% is possible in the unit areas on account of design and construction variance

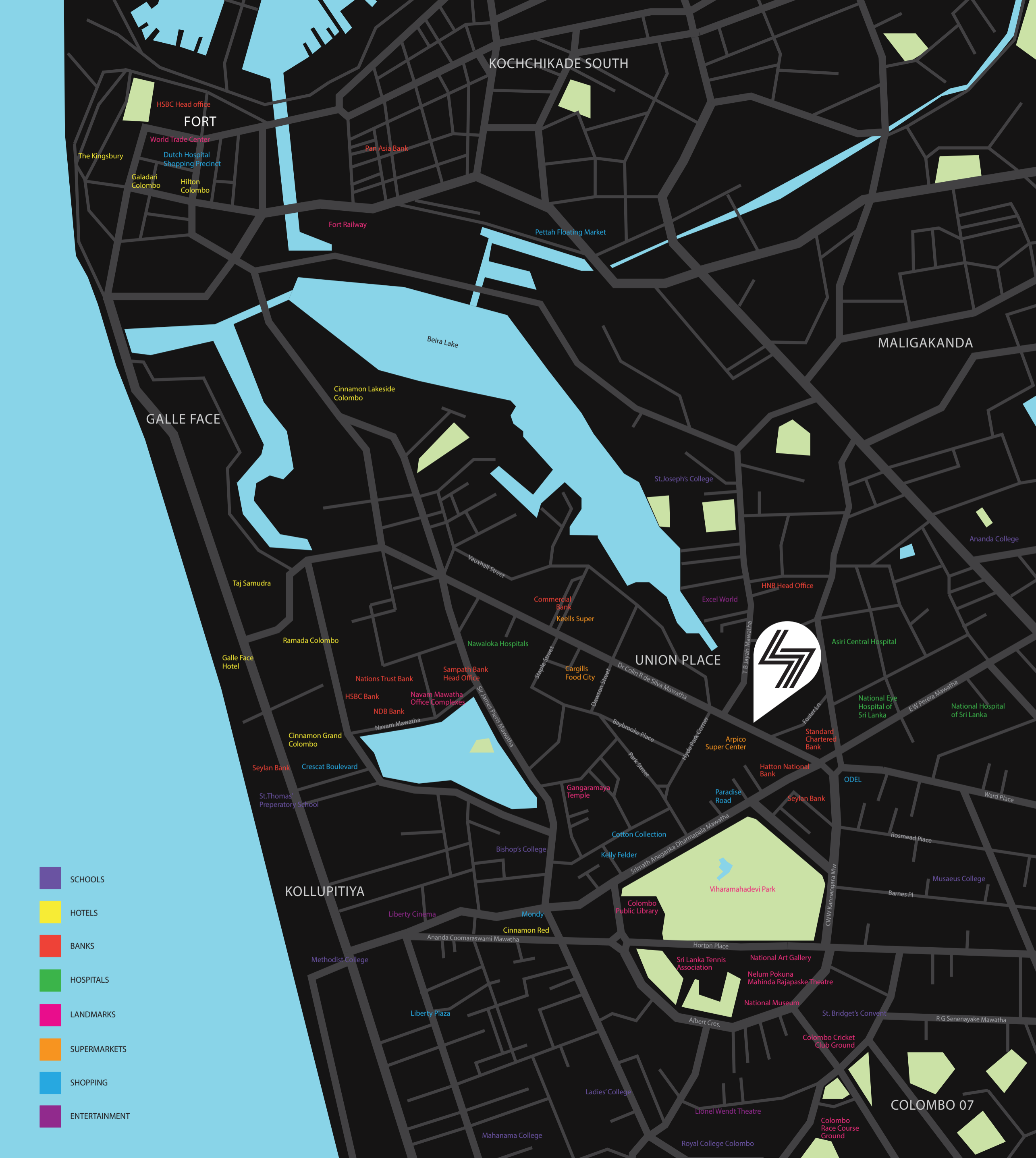


FACILITY MANAGEMENT

- Separate visitor and resident lobbies to ensure security for residents
- Extensive parking in the basement + six levels of car parks with access control systems
- Standby power generator
- Building management control system
- Electronic access control to the building
- High-speed elevators
- High-speed optical-fibre connection
- Telephone units in dining room, kitchen and master bedroom

SECURITY AND SAFETY FEATURES

- CCTV system in public areas, building entrances and car park
- Audio visual door entry system for every apartment
- Smart card door access control
- Multi-locking system for front door of every apartment
- Smoke, heat and LPG detectors in every apartment
- Standard fire detection and protection systems
- Standard cooling and electrical systems that meet required safety standards
- Standard lightning protection systems



- SCHOOLS
- HOTELS
- BANKS
- HOSPITALS
- LANDMARKS
- SUPERMARKETS
- SHOPPING
- ENTERTAINMENT



KOCHCHIKADE SOUTH

FORT

MALIGAKANDA

GALLE FACE

UNION PLACE

KOLLUPITIYA

COLOMBO 07

HSBC Head office
World Trade Center
Dutch Hospital
Shopping Precinct
The Kingsbury
Galadari Colombo
Hilton Colombo

Pan Asia Bank

Fort Railway

Pettah Floating Market

Beira Lake

Cinnamon Lakeside Colombo

St. Joseph's College

Taj Samudra

HNB Head Office

Galle Face Hotel

Ramada Colombo

Commercial Bank
Keells Super

Excel World

Nawaloka Hospitals

Nations Trust Bank

Sampath Bank Head Office

Cargills Food City

Asiri Central Hospital

Cinnamon Grand Colombo

HSBC Bank
NDB Bank

Navam Mawatha Office Complexes

Seaple Street

Dr. Colin R. de Silva Mawatha

T.B. Jayah Mawatha

National Eye Hospital of Sri Lanka

Seylan Bank

Crescat Boulevard

Navam Mawatha

Dr. Jayasinghe Mawatha

Baybrooke Place

Hyde Park Corner

Standard Chartered Bank

St. Thomas' Preperatory School

Gangaramaya Temple

Paradise Road

Hatton National Bank

Seylan Bank

ODEL

Cotton Collection

Kelly Felder

Smath Anagarika Dharmapala Mawatha

Viharamahadevi Park

Rosmead Place

Musaeus College

Liberty Cinema

Mondy

Colombo Public Library

Barnes Pl

Methodist College

Ananda Coomaraswami Mawatha

Cinnamon Red

Horton Place

Sri Lanka Tennis Association

National Art Gallery
Nelum Pokuna Mahinda Rajapaske Theatre

National Museum

St. Bridget's Convent

R.G. Senenayake Mawatha

Liberty Plaza

Albert Cres.

Colombo Cricket Club Ground

Ladies' College

Lionel Wendt Theatre

Mahanama College

Royal College Colombo

Colombo Race Course Ground

EVERYTHING YOU NEED IS JUST AROUND THE CORNER

HOTELS

Hilton Colombo
The Kingsbury
Galadari
Cinnamon Lakeside
Taj Samudra
Galle Face Hotel

Cinnamon Grand
Ramada Colombo
Cinnamon Red

SHOPPING

Liberty Plaza
Cotton Collection
Paradise Road
Mondy
Barefoot
ODEL

Kelly Felder
Crescat Boulevard
Dutch Hospital

SCHOOLS

Bishop's College
Ladies' College
St. Joseph's College
St. Bridget's Convent
Methodist College
St. Thomas' Preparatory

Royal College
Musaeus College
Mahanama College
Ananda College

HOSPITALS

Nawaloka Hospital
Asiri Central
National Eye Hospital

SUPERMARKETS

Arpico Super Centre
Cargills Food City
Keells Super

ENTERTAINMENT

Liberty Cinema
Lionel Wendt Theatre
Excel World

You are also a short stroll away from trendsetting restaurants & lounges, world-class spas and a vibrant, upbeat nightlife.

CORPORATE HUBS & BANKS

World Trade Centre
HSBC
Sampath Bank
NDB
Nations Trust Bank
Navam Mawatha Offices

Standard Chartered Bank
Hatton National Bank
Seylan Bank
Commercial Bank
Pan Asia Bank

LANDMARKS

Nelum Pokuna
National Museum
Gangaramaya Temple
Viharamahadevi Park
Independence Square

Race Course
Beira Lake
National Art Gallery

TEAM CREATING YOUR HOME

DEVELOPERS



BELLUNA CO. LTD, JAPAN

Belluna Co. Ltd is headquartered in Japan and listed on the Tokyo Stock Exchange.

It holds a diversified portfolio with its main investments in the real estate sector spanning across the globe from Myanmar to the USA, including projects in Hollywood and Los Angeles.



ASIA CAPITAL PLC

Asia Capital PLC is the largest Investment Bank to be listed on the Colombo Stock Exchange. The company's operations encompass various financial advisory services, wealth management, private equity and venture capital services.

Belluna Co. Ltd, Japan and Asia Capital PLC in alliance with Union Place Apartments (Pvt.) Ltd are the developers of 447 Luna Tower

ARCHITECTURAL & DESIGN PARTNERS



PWA ARCHITECTS
HEADED BY ARCHITECT
PHILIP WEERARATNE

PWA is a leading architectural and design firm in Sri Lanka with extensive projects under its belt; minimalist homes to upmarket hotels and even iconic buildings. Philip Weeraratne's vision for 447 Luna Tower is vertical living in a visually compelling and functionally efficient facility.



ONG & ONG, SINGAPORE
ADVISORY CONSULTANTS TO PWA

Ong & Ong, Singapore is an international industry leader that operates in 13 cities across three continents. They provide unrivalled technical expertise as Advisory Consultants to PWA on 447 Luna Tower.

STRUCTURAL ENGINEERING PARTNERS



NCD CONSULTANTS (PVT) LTD.
CHARTERED CONSULTING ENGINEERS

NCD CONSULTANTS (PVT.) LTD

NCD Consultants (Pvt.) Ltd is renowned for delivering innovative, robust and efficiently designed structures for local and international clients.

ARUP

ARUP

Arup is a global powerhouse in structural engineering and backs NCD Consultants with its world-class creative and technical expertise to create living spaces that are attractive and functional.

CONTACT US

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BUILDING

Exclusive tower of 44 floors

APARTMENT LOCATION

447, Union Place, Colombo 02, Sri Lanka

RESIDENTIAL UNITS

190 apartments

132 x 2 bedroom apartments

36 x 3 bedroom apartments

22 x 4 bedroom apartments

CORPORATE OFFICE

Union Place Apartments (Pvt.) Ltd
21st Floor, West Tower,
World Trade Centre, Echelon Square,
Colombo 01, Sri Lanka



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