

THE
FINEST
RESIDENCIESE

DEVELOPED BY

MODE
ENGINEERING

FINEST
RESIDENCIESE

FINEST RESIDENCIES



LIVE BETTER.
LIVE BEAUTIFULLY.

CONTACT DETAILS

MODE ENGINEERING PRIVATE LIMITED

NO. 5, 55th LANE, COLOMBO 06

CALL / WHATSAPP: **+94 77 154 6546**





ELEVATED COASTAL LIVING IN THE HEART OF DEHIWALA

Located at De Alwis Place, Dehiwala, within the Dehiwala–Mount Lavinia Municipal limits, The Finest Residences offers a prime coastal address with easy access to Galle Road and Marine Drive. Surrounded by leading schools, supermarkets, cafés, banks, and everyday conveniences, the location provides exceptional connectivity for modern urban living.

The development features 80 well-designed two and three bedroom residences and exclusive penthouses across fourteen residential floors, with four levels of parking. Residents can enjoy premium rooftop amenities including a swimming pool, gym, terrace spaces, and a function hall.

Designed to maximize natural light and ventilation, each home is finished with quality European fittings, granite-topped pantries, and contemporary interiors—offering a refined coastal lifestyle in one of Colombo's most desirable neighborhoods.



14
FLOORS



80
UNITS

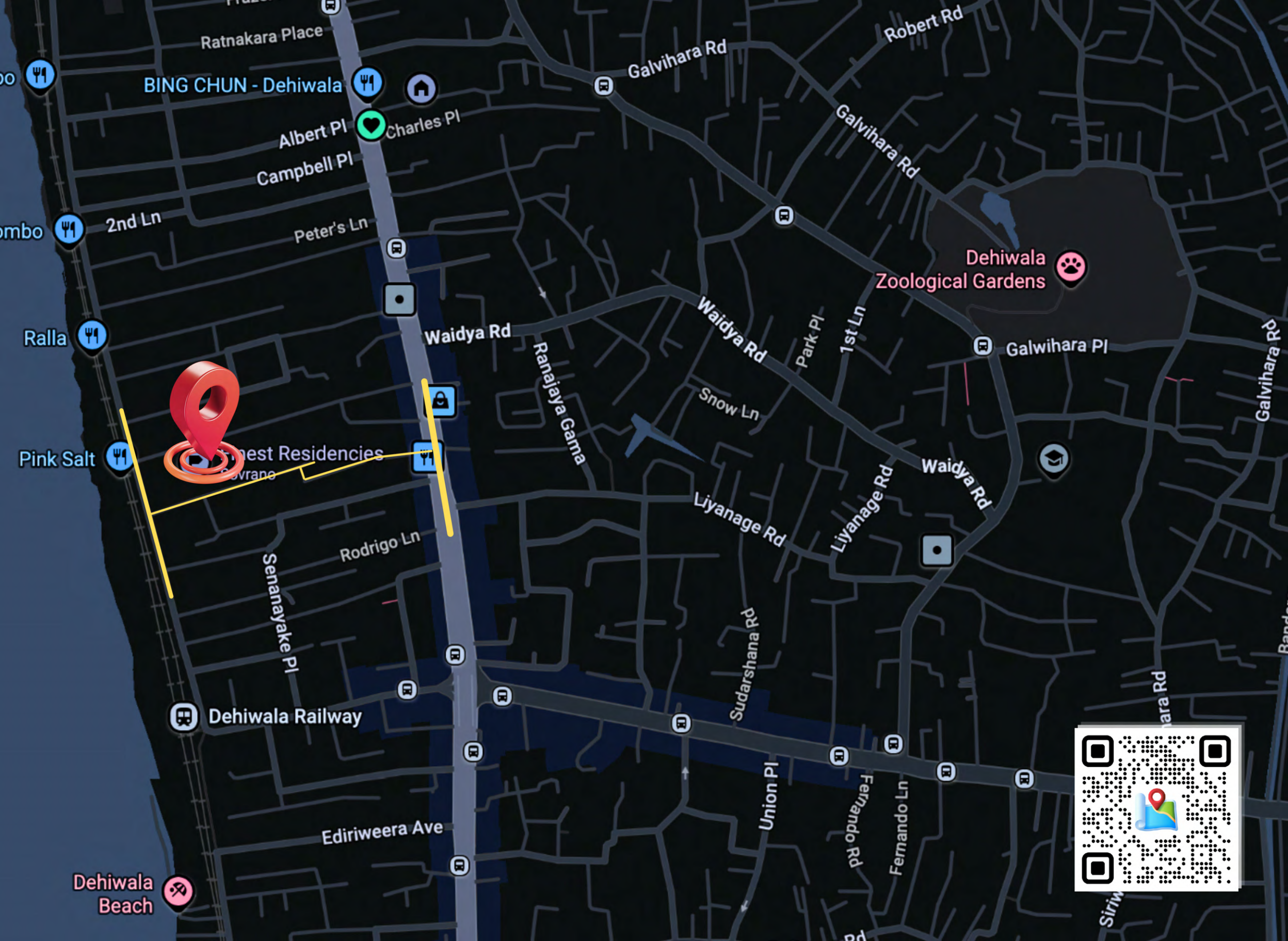


10
TYPES



FINEST

RESIDENCIES





EDUCATIONAL INSTITUTIONS

● Gateway College Dehiwala	2.1 Km
● S. Thomas' College, Mt. Lavinia	2.5 Km
● Holy Family Convent, Dehiwla	550 m
● Wycherley International School	800 m



HOSPITALS

● New Delmon Hospital	2.1 Km
● Colombo South Teaching Hospital	1.6 Km
● Royal Hospital	3.1 Km
● Medihelp Hospital	3.1 Km



PLACES OF WORSHIP

● Dehiwala Jumma Masjid	600 m
● Pinwaththa Temple	1.3 Km
● St. Mary's Church, Dehiwala	950 m
● Aishwarya Lakshmi Amman Kovil	1.6 Km

LOCATION MAP

Distance from The Finest Residencies



SUPERMARKETS

● MKB Supermarket	900 m
● Cargills Food City - Dehiwala	950 m
● Crystal Super Market	1.1 Km
● Arpico Super Center - Dehiwala	1.3 Km



RESTAURANTS

● Pizza Hut	700 m
● House Vandervort	300 m
● Soul Beach Colombo	400 m
● Fusion Food Court	1.1 Km



SHOPPING & FASHION

● Kandy - Fashion Mall	450 m
● Glitz	1.6 Km
● Fashion Bug	2.9 Km
● Odel	2.6 Km



ABOUT MODE ENGINEERING

MODE Engineering is a leading Sri Lankan construction and property development company established in 2017, committed to excellence in modern design, quality construction, and reliable delivery across the built environment. As part of the Mode Group of Companies, the business provides diversified services including construction, real estate development, property maintenance, and trading. The company has developed a strong reputation for delivering value-driven solutions that meet the needs of homeowners, commercial clients, and investors throughout Sri Lanka.

Mode Engineering's portfolio includes a mix of residential and commercial projects, with a growing base of valued clients that includes government contracts and public sector works, demonstrating the company's capability and trustworthiness in delivering complex and high-standard projects.

With strategic planning, innovative building methods, and a focus on customer satisfaction, Mode Engineering continues to shape the urban landscape of Sri Lanka through well-designed developments in key locations. The company's ongoing commitment to quality, affordability, and reliability ensures lasting value for all stakeholders.

CONDOMINIUM PROJECTS



COMPLETED PROJECT

No.28, IBC ROAD, COLOMBO 6



COMPLETED PROJECT

No.3, BEACH ROAD, MT. LAVINIA



COMPLETED PROJECT

No. 8A, IBC ROAD, COLOMBO 6



ONGOING PROJECT

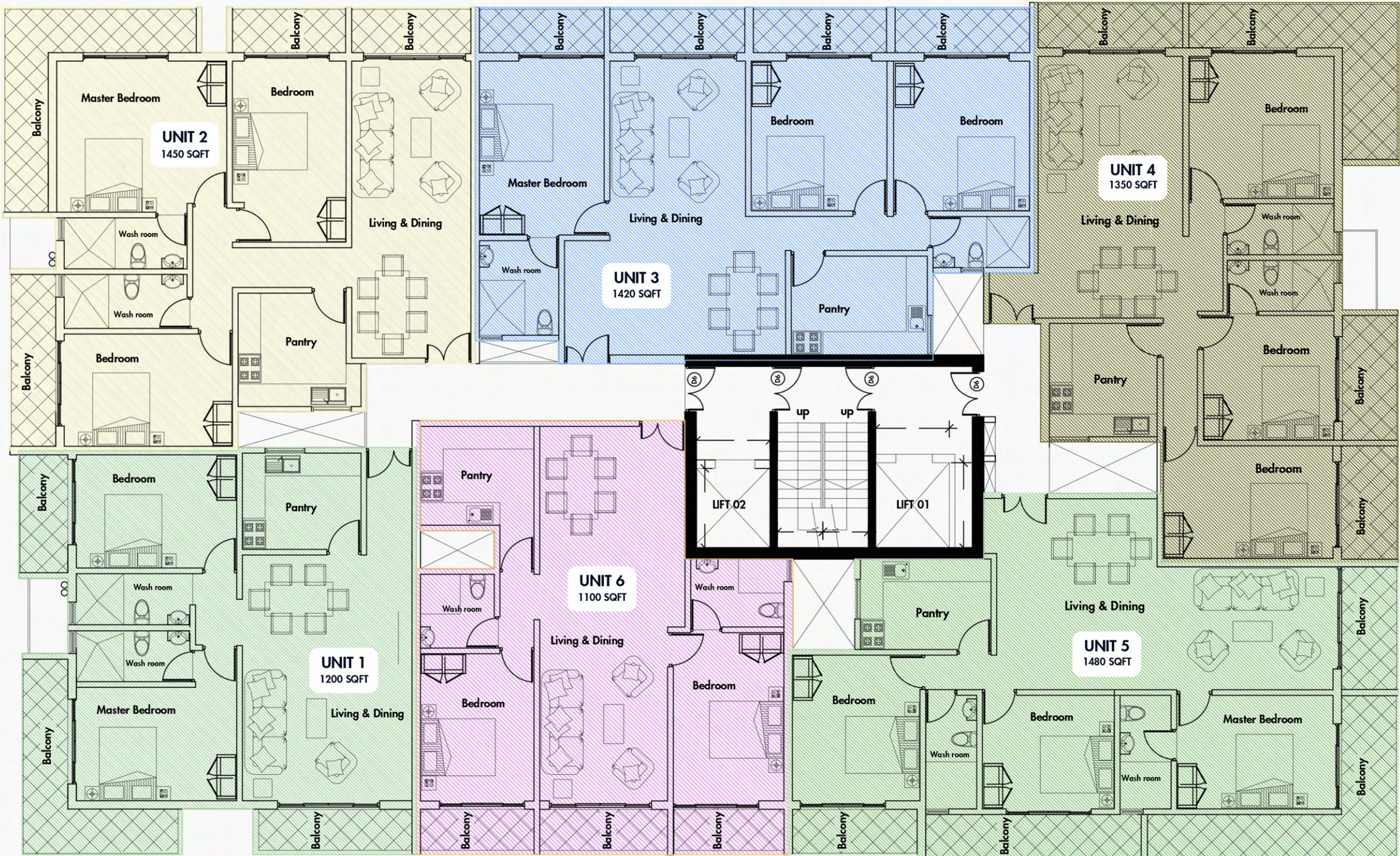
No. 39, IBC ROAD, COLOMBO 6

FINEST RESIDENCIESE



TYPICAL FLOOR PLAN

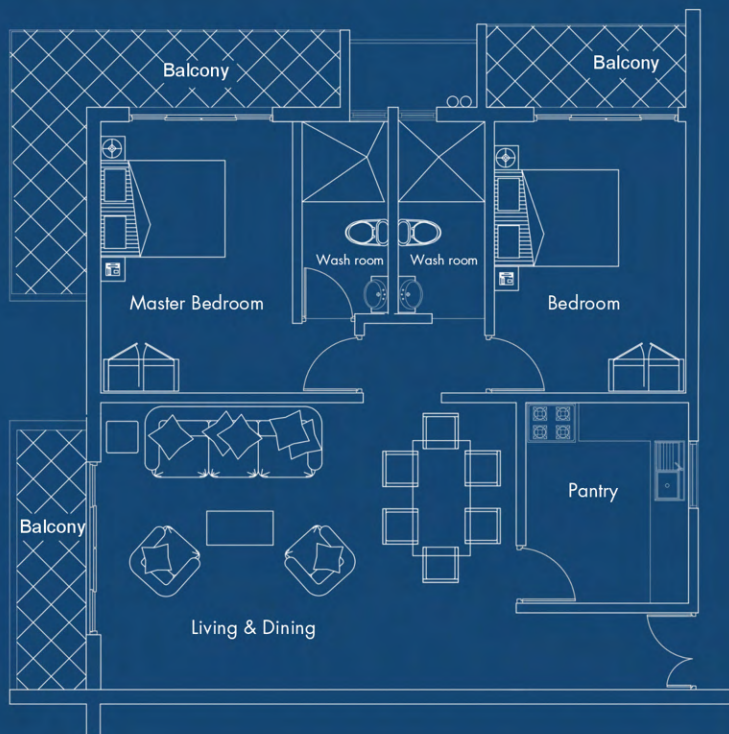
3RD TO 12TH FLOOR



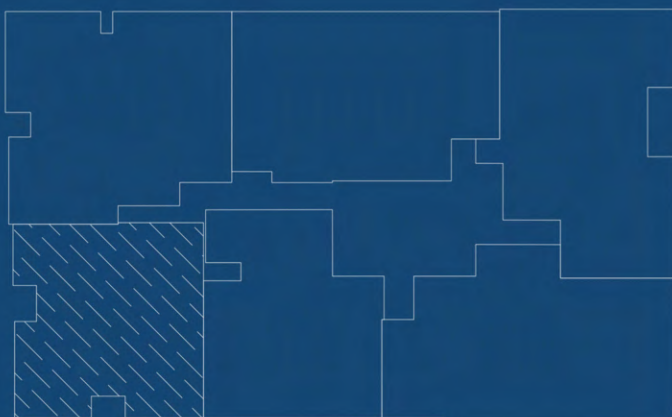
De Alwis Place

Galle Road

TYPE 1



Living & Dining	15' 00" x 21' 09"
Master Bedroom	14' 00" x 10' 00"
Bedroom	14' 00" x 10' 00"
Kitchen	10' 06" x 08' 06"
Bathroom	10' 00" x 04' 06"



1200 SQFT



BEDROOMS



BATHROOMS

3rd to 12th Floor Plan (Type 01)





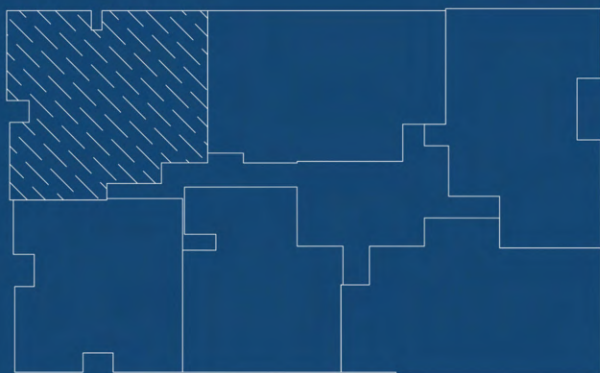
1450 SQFT

3 
BEDROOMS

2 
BATHROOMS

3rd to 12th Floor Plan (Type 02)

Living & Dining	11' 03" x 33' 00"
Master Bedroom	10' 00" x 13' 00"
Bedroom	10' 00" x 14' 10"
Kitchen	10' 00" x 08' 09"
Bathroom	06' 06" x 06' 06"
Bathroom	06' 00" x 08' 02"



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TYPE 3



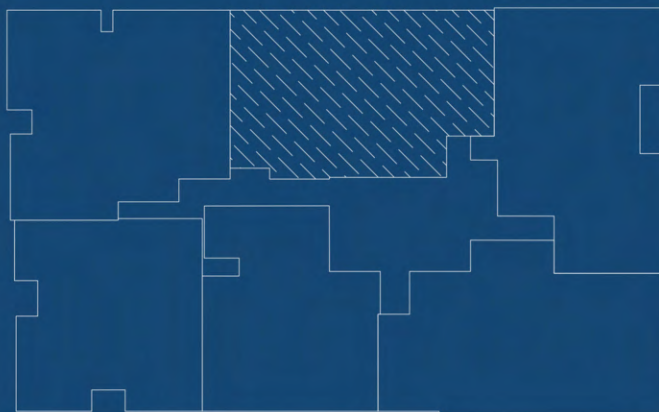
1420 SQFT

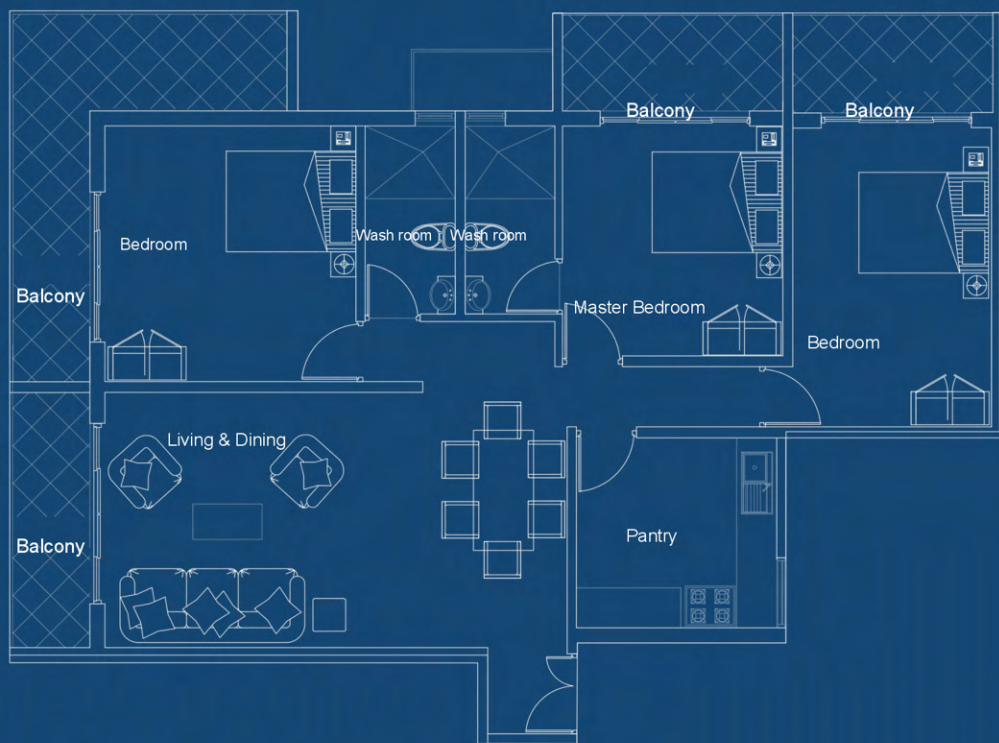
3
BEDROOMS

2
BATHROOMS

3rd to 12th Floor Plan (Type 03)

Living & Dining	10' 06" x 26' 03"
Master Bedroom	15' 00" x 10' 00"
Bedroom	14' 09" x 10' 00"
Bedroom	10' 00" x 16' 00"
Kitchen	10' 00" x 10' 00"
Bathroom	10' 09" x 04' 08"
Bathroom	10' 09" x 04' 06"





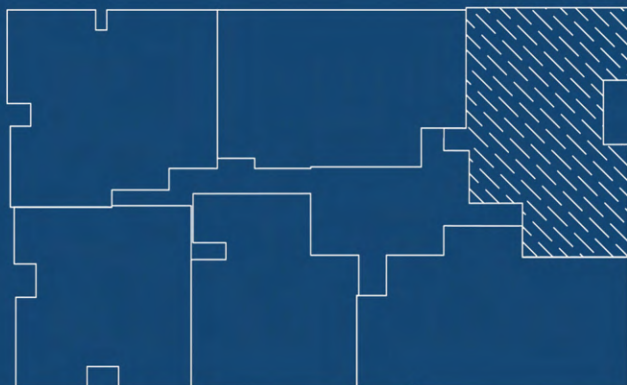
1350 SQFT

3 
BEDROOMS

2 
BATHROOMS

3rd to 12th Floor Plan (Type 04)

Living & Dining	11' 00" x 26' 00"
Master Bedroom	11' 00" x 15' 04"
Bedroom	13' 03" x 12' 00"
Bedroom	13' 03" x 12' 00"
Kitchen	12' 00" x 09' 00"
Bathroom	07' 00" x 08' 04"
Bathroom	08' 06" x 04' 06"



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TYPE 5



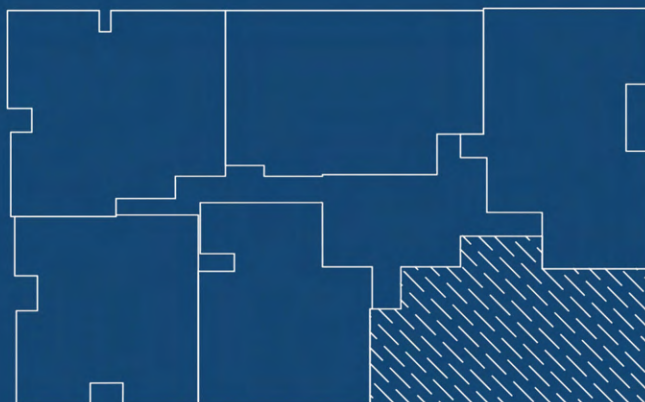
1480 SQFT

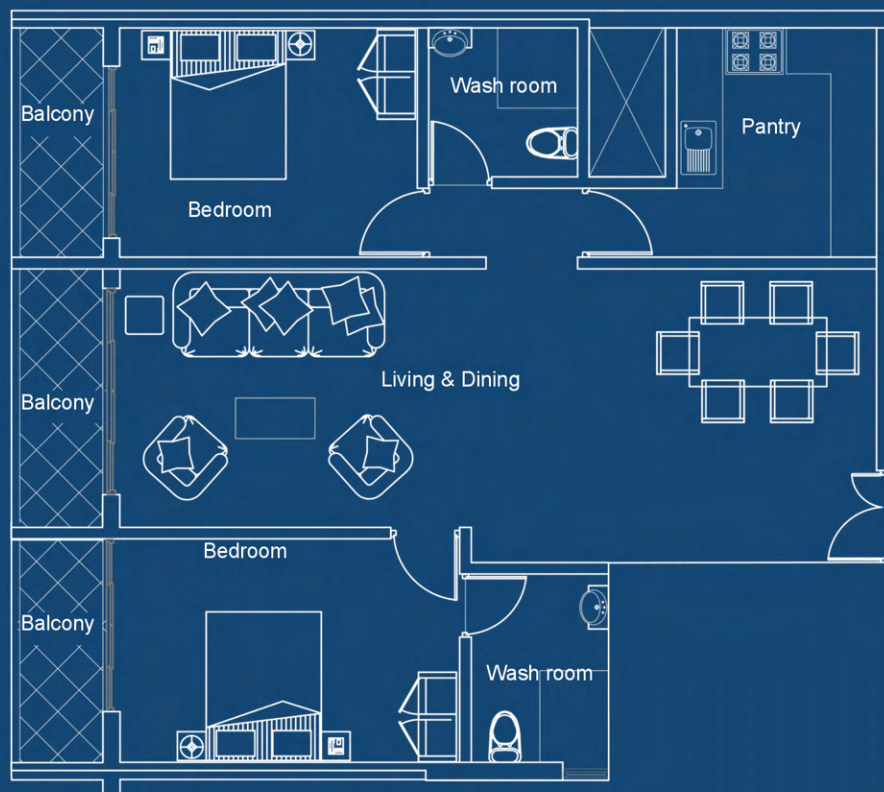
3 
BEDROOMS

2 
BATHROOMS

3rd to 12th Floor Plan (Type 05)

Living & Dining	12' 09" x 23' 00"
Master Bedroom	15' 00" x 10' 00"
Bedroom	11' 06" x 11' 00"
Bedroom	12' 09" x 12' 06"
Kitchen	09' 06" x 10' 00"
Bathroom	09' 04" x 04' 06"
Bathroom	09' 04" x 04' 06"





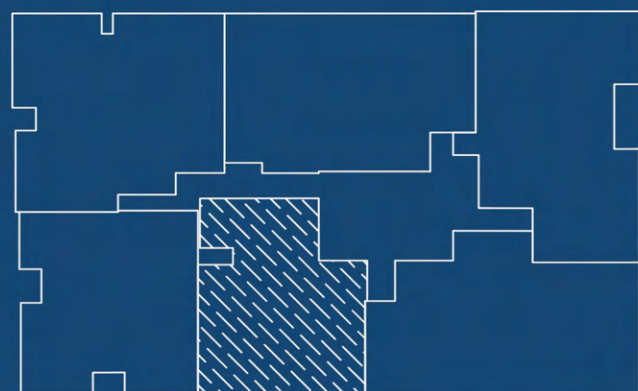
1100 SQFT

2
BEDROOMS

2
BATHROOMS

3rd to 12th Floor Plan (Type 06)

Living & Dining	11' 03" x 33' 00"
Master Bedroom	10' 00" x 13' 00"
Bedroom	10' 00" x 14' 10"
Kitchen	10' 00" x 08' 09"
Bathroom	06' 06" x 06' 06"
Bathroom	06' 00" x 08' 02"

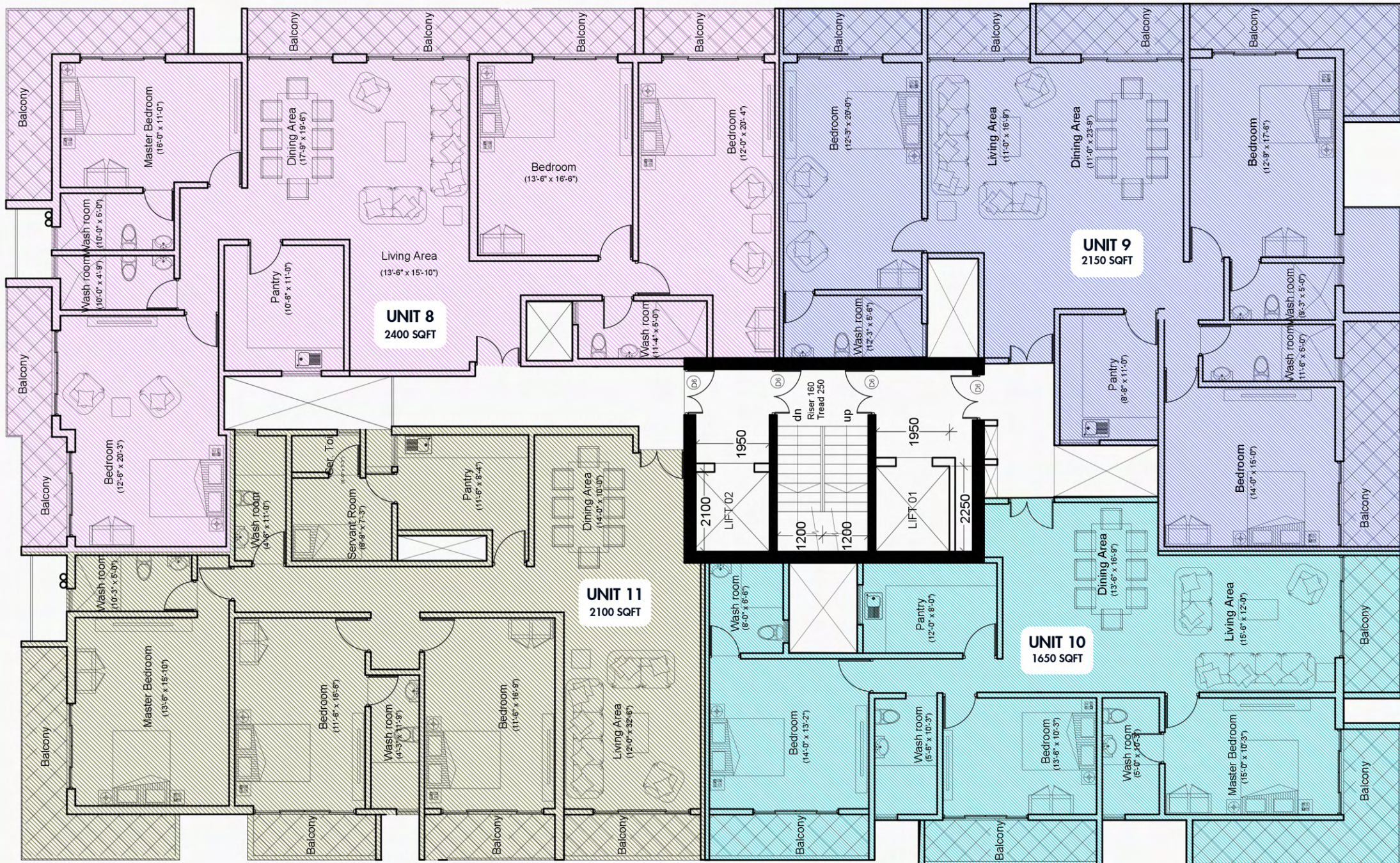


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TYPICAL FLOOR PLAN

13RD AND 14TH FLOOR



De Alwis Place

Galle Road

TYPE 8

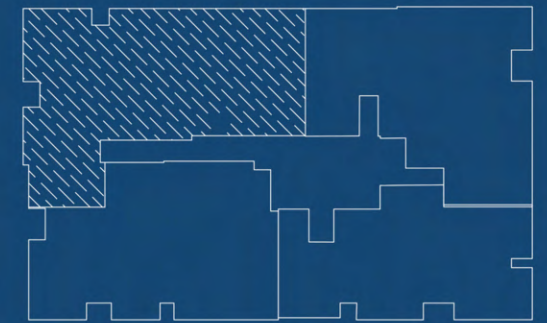


2400 SQFT

4
BEDROOMS

3
BATHROOMS

13th & 14th Floor Plan (Type 08)



Living Area	13' 06" x 15' 10"
Dining Area	17' 09" x 19' 06"
Master Bedroom	16' 00" x 11' 00"
Bedroom	12' 06" x 20' 03"
Bedroom	13' 06" x 16' 06"
Bedroom	12' 00" x 20' 04"
Kitchen	10' 06" x 11' 00"
Bathroom	10' 00" x 04' 09"
Bathroom	10' 00" x 05' 00"
Bathroom	11' 04" x 05' 00"

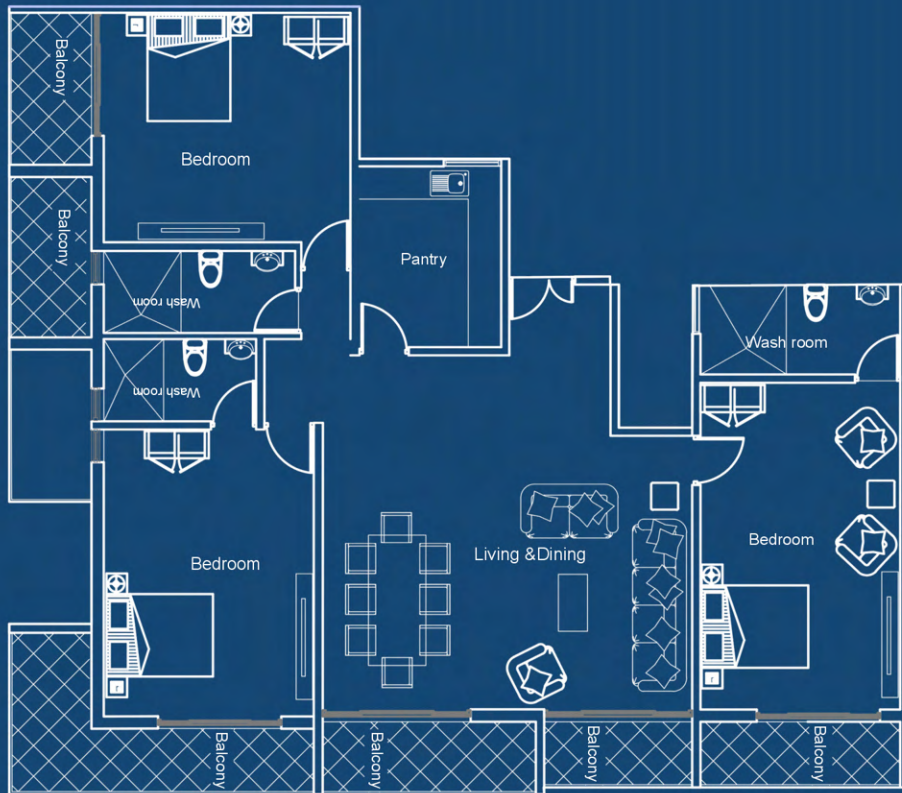


2150 SQFT

3
BEDROOMS

3
BATHROOMS

13th & 14th Floor Plan (Type 09)



Living Area	11' 00" x 16' 09"
Dinning Area	11' 00" x 23' 09"
Master Bedroom	12' 03" x 20' 00"
Bedroom	14' 00" x 15' 00"
Bedroom	12' 09" x 17' 06"
Kitchen	08' 08" x 11' 00"
Bathroom	11' 06" x 05' 00"
Bathroom	09' 03" x 05' 00"
Bathroom	12' 03" x 05' 06"



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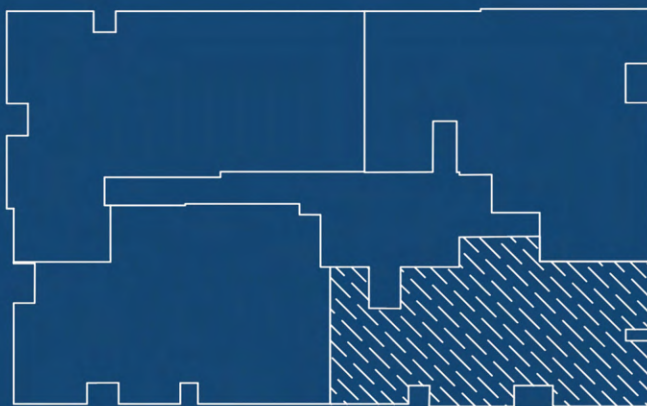




TYPE 10



Living Area	15' 06" x 12' 00"
Dinning Area	13' 06" x 16' 09"
Master Bedroom	15' 00" x 10' 03"
Bedroom	13' 06" x 10' 03"
Bedroom	14' 00" x 13' 02"
Kitchen	12' 00" x 08' 00"
Bathroom	08' 00" x 06' 06"
Bathroom	05' 06" x 10' 03"
Bathroom	05' 00" x 10' 03"



3 
BEDROOMS

3 
BATHROOMS

13th & 14th Floor Plan (Type 10)

1650 SQFT

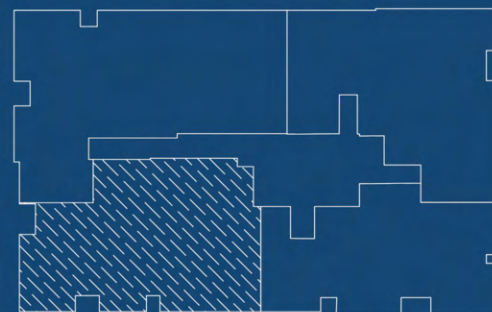


2100 SQFT

3 
BEDROOMS

3 
BATHROOMS

13th & 14th Floor Plan (Type 11)



Living Area	12' 00" x 32' 06"
Dining	14' 00" x 10' 00"
Master Bedroom	13' 00" x 15' 10"
Bedroom	11' 06" x 16' 06"
Bedroom	11' 06" x 16' 09"
Kitchen	11' 06" x 08' 04"
Bathroom	10' 03" x 05' 00"
Bathroom	04' 06" x 11' 00"
Bathroom	04' 03" x 11' 09"
Servant Room	08' 09" x 07' 03"
Servant Barhroom	06' 00" x 03' 03"



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General Specifications

- 24-hour security with CCTV monitoring and intercom system
- Standby power generator (Common area, fans & light for each apartment)
- Allocated car park slot for each apartment
- Two vertical passenger elevators including a bed sized elevator for emergency
- Rooftop garden and a tiled terrace with an infinity swimming pool
- A fully equipped Gym and a Celebration Hall
- Fire protection system accounting to the municipal regulations
- Sewerage waste water system designed to international standards
- A Lobby area for visitors
- Common stairway and spacious corridors with sensor lights

APARTMENT SPECIFICATIONS



- Double Layered Porcelain Tile floor for the Living area and the Bedrooms (Timber Flooring optional with additional cost)



- All bedrooms and Living area would be provided with Fans and Air Conditioner Units



- High Quality Treated Timber Doors with high quality and lock system



- Windows, Tempered Glass partitions and Sliding Doors to be made with rust proof powder coated quality aluminum extrusions



- Branded LED light fittings illuminating the whole apartment with Smart Technology for Lighting and Climate Control



- 3phase 30amp with separate electricity and water meters

SPECIFICATIONS



KITCHEN

- Granite stone counter tops with seamless pantry cupboards with a two bowls stainless steel sink with Chrome Mixer Tap
- Centralized Gas system provided with separate meters
- Integrated Oven and Stainless-Steel Cooker Hob enclosed with Cooker Hood



BATHROOM

- All Bathrooms are equipped with water closets and wash basin
- Wall tiles with neat designs to provide adequate space
- Shower Cubicle enclosures with Hot water facility
- Sanitary ware and fittings of international standards





FINEST
RESIDENCIES

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Eng. Anuraddha Edirisinghe

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